



**Gold Coast  
Health and  
Knowledge  
Precinct**



# Location, Location, Location

**Part 1 | The Power of a Perfect Location**

**Your Guide to Landing the Next Location For  
Your Health, Life Sciences, or Tech Business.**



**Queensland  
Government**





## The Asia-Pacific Life Sciences Industry is Thriving, Unveiling Significant Opportunities.

Small-to-medium-sized enterprises (SMEs) are joining the wave of life sciences organisations looking for prime real estate across Asia and the Pacific, in a booming and competitive market. And Australia is becoming a 'hot spot' for life sciences, with investment in the industry forecast to grow to AU\$24 billion<sup>1</sup> in the next decade.

### What Creates a 'Hot Spot' of Life Sciences Activity?

Life science, health, and technology businesses are flocking to the Asia Pacific region, lured by advantages<sup>2</sup> including access to:



Growing markets



A destination that attracts global talent



Robust local infrastructure



Cutting-edge technology



Consumer demand for quality healthcare



Growing concentration of peer organisations



High-quality talent



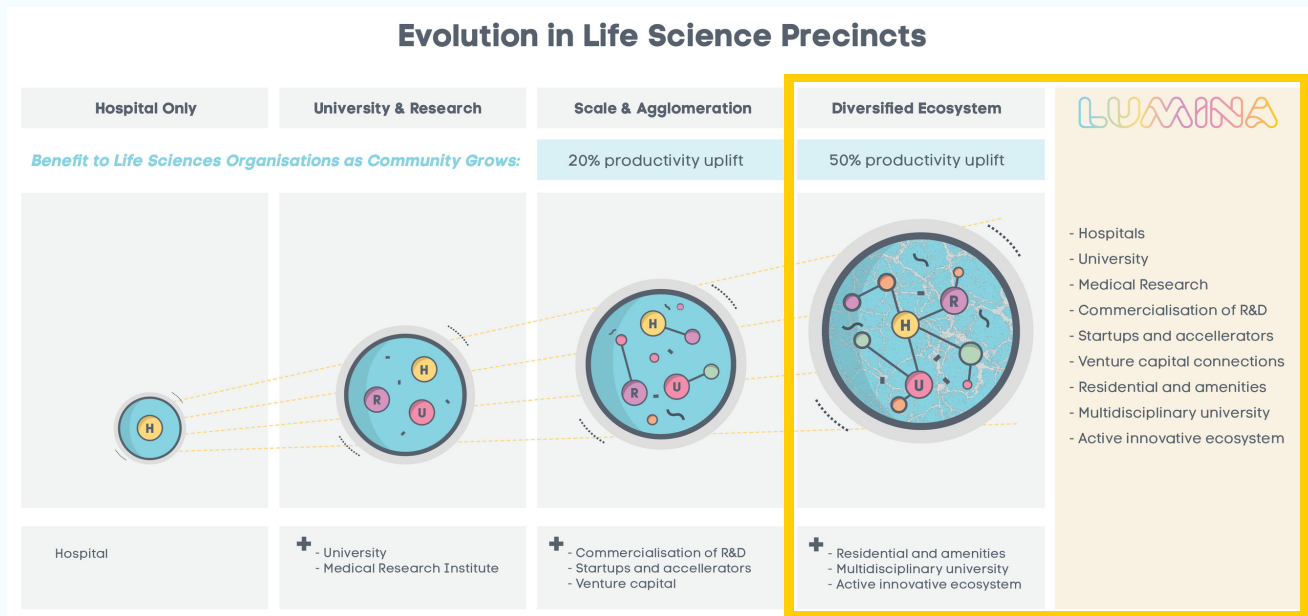
Strong R&D environments

1. CBRE Australia Major Report - 'A New Era of Growth in Life Sciences - Australia Overview', August 2021. P.29.

2. JLL Research Report - 'Life Sciences in Asia Pacific - a booster for growth', May 2022. P.9.



# The Value of Real Estate Within an 'Innovation Precinct'



Growing SMEs operating in the health, life sciences, and technology sectors are driving a competitive commercial real estate market – location decisions play an important role in their future success. Increasingly, this industry is being drawn together, creating connected communities in 'Innovation Precincts'. These Precincts are hyper-local geographic 'ecosystems' occupied by large anchor institutions like universities and hospitals, other companies, and start-ups, that foster collaboration by leveraging the advantages of proximity.

## Innovation precincts help to:

- strengthen local and regional competitiveness,
- grow new jobs,
- create and grow new businesses, and
- bring innovations to market faster.

## The GCHKP is a Mature Innovation Precinct

The 200-hectare Gold Coast Health & Knowledge Precinct (GCHKP) is Asia-Pacific's emerging health and innovation hub. It is a unique global business location for high-tech industry development, research collaboration and jobs of the future.

The GCHKP is anchored by Griffith University, the Gold Coast University Hospital, Gold Coast Private Hospital and Cohort Innovation Space - a cluster of high-growth startups and a catalyst for early industry attraction.

Established or 'mature' innovation precincts like the GCHKP are a particularly appealing destination for life science, health and tech companies. There is a significant benefit to this community – mature precincts have been shown to deliver a 50% productivity uplift<sup>3</sup> attributable to their co-location with hospitals, research institutes and innovative commercial communities.

## Be Part of a Global Network of Innovation Districts

The Gold Coast Health & Knowledge Precinct is proud to be officially recognised on the Global Institute's Network of Innovation Districts, joining an exclusive network of approximately 100 global precincts, including from Europe, North America, Latin America, the Caribbean, Asia and Australia.

The Institute was established to recognise and learn from 'best practice' innovation precincts.

Their network supports the progress of each participating innovation district, through cutting-edge research that assesses each district's strengths, and through convening peer-learning sessions.

Within the network, the GCHKP can benefit from access to learnings from other innovation precincts, such as strategic guidance on programs and governance, and collaboration opportunities that support continued growth and impact.

# An Innovation Precinct Supports the Growth of Many Types of SMEs

## SMEs Need Specific High-Quality Spaces to Unlock Their Growth Potential

Within these precincts, there is a broad range of real estate opportunities that accommodate the specific needs of small and medium enterprises, such as:

- Health professionals' clinics
- Technology businesses offices and specialty facilities
- Research and development laboratories
- Education and training providers' facilities

Access to the 'right' real estate plays a critical role in unlocking growth opportunities and gaining a competitive advantage. Superior working environments and quality real estate assets also help attract and retain top talent.

## What's on a Prime Location 'Wish List?'

The following features<sup>4</sup> are high on the list of importance when considering a new location for operations:

- ✓ Proximity to Key Partners
- ✓ Flexible Space
- ✓ Cost Efficiencies
- ✓ Bespoke Fit Outs
- ✓ Green & Sustainable
- ✓ Attractive Lifestyle
- ✓ Cutting-edge R&D Facilities

## The Gold Coast Health & Knowledge Precinct - Asia-Pacific's Emerging Health and Innovation Hub

The GCHKP leverages existing world-class expertise to attract investment and talent around the globe, building an exciting ecosystem backed by the city's enviable climate, environment and lifestyle.

It is the ideal location for organisations looking to grow - it is home to 15,000 workers including 1,000 researchers, 20,000 students, 2,500 residents and 50 SMEs and tech companies.



## The Last Available Space to Join the GCHKP: Introducing Lumina

The Queensland Government's 9.5-hectare Lumina commercial cluster sits within the GCHKP and is dedicated to growing the life sciences, health, and technology-related businesses.

Lumina represents a unique opportunity to secure development-ready land and lease offices or labs, co-located with hospitals and Griffith University in the thriving Precinct.

As landowner, master developer and planning authority, Economic Development Queensland (EDQ) – part of the Department of State Development, Infrastructure, Local Government and Planning – is responsible for the development of Lumina over the next 10 to 15 years.

EDQ's vision for Lumina is to curate a sustainable, universally recognised health and knowledge community on the Gold Coast through facilitation of private and public investment that empowers collaboration and innovation that transforms lives.



# Top 10 Reasons to Make the Move to Lumina

The growing demand for life sciences, health and tech talent, specialised spaces, and the adoption of hybrid working is leading SMEs to rethink their real estate strategy. There are many compelling reasons you should consider securing space for your growing business within the Lumina innovation hub. Lumina is a new way to work, seamlessly taking businesses from startups to scale-ups and beyond.

When you secure a space in Lumina, your business can benefit from:

## 1. Flexible Workspaces



Large-scale flexible working spaces are a priority in a post-pandemic environment. They help companies create hybrid work programs for their teams, which can open larger talent pools and even present relocation opportunities for employees, as well as offer an effective way to manage expenses.

## 2. Cutting-Edge Facilities



World-class facilities will help attract top talent and expand research in one location, without having to lease an additional space from elsewhere, driving up costs and creating research inefficiencies. Advanced technical laboratories for R&D will be available in many of the upcoming developments nearing completion and will be a core focus of several future Lumina developments.

## 3. Proximity to Key Partners



Lumina-based organisations can benefit from proximity to leading clinicians, patient clinical studies, researchers and academics, entrepreneurs and cutting-edge facilities. The wider GCHKP is home to Griffith University (ranked in the top 2 per cent of universities worldwide), two leading hospitals - the Gold Coast University Hospital (ranked 7th in Australia) and the Gold Coast Private Hospital, and the award-winning Cohort Innovation Space.

## 4. Green Certified Spaces



All new Lumina developments will be built with energy efficiency in mind to meet green industry standards. Certified environmentally sustainable business locations offer attractive financial and investment benefits, such as reduced operational costs.

## 5. Great Employee Lifestyle



The GCHKP is close to the world's best beaches (spanning 70km of coastline) and is set up with robust infrastructure to support travel within and to Brisbane, with 2 light rail stations, an airport, and upgrades continuing to the highway to ease traffic congestion. It is a booming region with a relaxed, coastal lifestyle that will appeal to a range of top talent.



# Top 10 Reasons to Make the Move to Lumina continued...



## 6. Bespoke Fit-Outs

Lumina occupiers can partner with investors and developers to deliver bespoke fit-outs that meet demand for more collaborative, informal spaces, such as lounge-style spaces for impromptu meetings, and the inclusion of technologies such as smart whiteboards and teleconferencing equipment.



## 7. Cost-Efficient Incentives

A range of government investment attraction incentives and services that offer benefits such as lease rebates, tenancy rebates, capital and R&D incentives are available to eligible national and international companies, ranging from \$28,000 to \$350,000. For more information about the available incentives including eligibility criteria, application process and assessment, contact the GCHKP Project Office at [contact@gchkp.com.au](mailto:contact@gchkp.com.au) or visit [gchkp.com.au](http://gchkp.com.au)



## 8. Training Programs, Mentors & Support

Lumina's tenants, including Cohort Innovation Space, regularly run tailored mentoring and training programs, that foster close collaboration and networking amongst residents. Griffith University within the wider GCHKP also offers a Clinician Entrepreneurship Change Agents Program and many opportunities to network with their experts.



## 9. Proximity to APAC Peers

A \$370 million expansion of the Gold Coast airport is well underway, making it more efficient than ever for interstate and overseas health, tech, and life science experts to travel to and from the Gold Coast. An additional international terminal was unveiled in late 2022, launching new flights direct to Singapore and Japan from the Gold Coast.



## 10. High-Quality Infrastructure

Beyond the \$5 billion State Government boost in targeted Precinct health, education, and transport infrastructure, ongoing Government infrastructure investment is making access and transport around the Gold Coast and connections to Brisbane better than ever. There are targeted investments in transport infrastructure (including a \$3.4 billion Gold Coast Light Rail extension), and planned improvements to the Coomera Connector, in addition to the existing main highway between Brisbane and Gold Coast (the M1).





# Dedicated to Growing the Life Sciences, Health & Technology Businesses of Today & Tomorrow

## High-Quality Spaces Unlock Growth Potential

Currently, two state-of-the-art multi-storey buildings, Proxima and RDX Lumina, are under construction, nearing completion (Proxima at the end of 2023 and RDX Lumina in early 2025). Both are accepting expressions of interest for leasing opportunities.

Two other substantial, DA-approved developments (North Star and the Gold Coast Life Sciences Centre) are also soon to be underway, with completion due in 2025. They are accepting leasing and strata expressions of interest to secure whole floors or smaller spaces, to house medical suites, office suites, or laboratory and research facilities.

## Your Chance to Grow in Lumina's Leading Health and Life Sciences Precinct

The current boom in the APAC life sciences industry, the robust Australian health sector, and the high demand for specific space to accommodate medical offices and R&D facilities indicate that remaining locations within Lumina Gold Coast will be quickly secured over the next few years.

Lumina is welcoming expressions of interest from businesses with innovative ideas and market-ready solutions in the life sciences, health, and technology sectors, such as:

- Healthcare and specialist services and clinics
- E-health and health software, integrated healthcare and medical technology
- Medical imaging, devices, wearable technologies, and diagnostics
- Big data, data analytics, and translatable applications
- Artificial intelligence, machine learning, and robotics
- Human genomics, chronic diseases, and infectious diseases
- Pediatric health and education services
- Advanced design and additive manufacturing
- Biotechnology
- Micro and nanotechnology and next-generation molecules
- Support services and supply chains for life sciences, health, and technology-related businesses.

## Contact Us Today



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# Let's Get Moving!

**Part 2 | Expert Tips for Moving into a New Space at Lumina**

**Your Guide to Planning & Executing  
a Seamless Move of Your Health, Life  
Sciences, or Tech Business.**



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Artist Impression - Indicative Only

## Planning a Business Move to Lumina? Ask a Gold Coast Leasing Expert.

There are many factors to consider when assessing if a new space is the 'right move' for your business including your growth plan, budget, infrastructure, layout, and design requirements. Leasing agencies dedicated to supporting the new developments across Lumina offer tailored guidance to help you assess the needs of your business and find you the ideal space.

The Lumina team caught up with **Bede Blatchford, Director of Leasing, Office Leasing & Investment Services at Colliers**, the agency dedicated to leasing the 'Proxima' building, to ask about the top questions businesses have when planning their move to Lumina.

### Planning your Size, Layout & Design Requirements

#### **Q. Do the developments at Lumina offer flexibility for my health, life sciences, and tech business?**

One of the many advantages of planning to secure space within a new Lumina development is that there is flexibility for your business to influence design and fit out of your space, especially if your business secures space early. This is a key benefit of reserving in advance with the new developments at Lumina.

Leasing agents within Lumina will facilitate introductions to their network of established design and fit out consultancies, including architects if required, and this can help to estimate how much floor space you need to secure. Together you can also collaborate on a bespoke design concept and fit out to suit your business's immediate and future needs, within your desired budget.

Every business's needs are different. A healthcare business might have specific consulting room fit out requirements, such as accommodating diagnostic and treatment equipment or patient privacy needs. A medical researcher may require a specific dry or wet lab set-up, as well as a custom high-tech fit out. A fast-growing technology business may have 5 employees now but needs to plan for rapid scaling of a workforce requiring flexible space.

Expansion provisions in all Lumina developments can be negotiated with a leasing agent and are subject to the individual development. The earlier a potential tenant can pre-commit to a space, the more opportunity exists for designing their space to meet their future business requirements.



## Planning for the Workplace and Workforce of the Future

### **Q. What makes Lumina a superior location over other opportunities in South East Queensland that my business might consider? And how might this impact my workforce?**

New developments at Lumina are being built with the needs of occupiers and their workforce as priority – and there are great benefits to being located in a brand new precinct development over other commercial areas.

Our prime location is a key attractor for workers – the Gold Coast lifestyle, proximity to both work and leisure have been strategic considerations in some company's recruitment strategies. Along with access to major hospitals, universities, the G-Link light rail transport network, an international airport and highway to Brisbane offer convenience and connection for your workforce.

Compared to other commercial hubs in the Gold Coast and Brisbane, Lumina offers a unique

set of modern and accessible amenities, such as parking, efficient public transport, natural environments like green terraces, and on-site food and retail facilities. These major drawcards play a key role in recruiting and retaining talent, as well as appealing to visitors, clients, referrers, collaborators, and patients.

Businesses moving to Lumina are also attracted to the modern architecture, high-quality materials and carefully considered design aesthetics. Modern organisations are increasingly seeking spaces that meet environmental standards and offer wellness features, such as green space, outdoor entertaining areas and appealing design. A first-class workforce is looking for a first-class workspace, and a great experience for clients and visitors.

In a tight labour market, offering employees an accessible commute, and an office space with attractive design features and amenities are important factors to consider when assessing a potential new business space.





# Planning a Business Move to Lumina - Frequently Asked Questions



## **Q1. How will my business benefit from the investment going into delivering on the vision for Lumina?**

The scale and magnitude of the master plan vision for Lumina inspires future tenants - the vision is to curate a sustainable, universally recognised health and knowledge community on the Gold Coast. The Queensland Government has backed its future by investing \$5 billion in boosting infrastructure and incentivising purpose-driven development in the area, with more investment planned over the next 5-15 years to benefit existing businesses and future tenants.



## **Q2. Should I wait until the new buildings are completed before securing a space?**

Jump on the Lumina opportunity now - the Gold Coast is approaching a 14-year historic low commercial vacancy rate, and Lumina offers a significant opportunity to take advantage of a limited, new supply of space. Tenants or buyers securing a space in new Lumina buildings are among the privileged 'first movers' in what is a very tight supply pipeline of new office buildings. Joining Lumina offers the only remaining opportunity for securing valuable real estate within the wider Gold Coast Health and Knowledge Precinct, next to leading hospitals and universities. Also, the earlier a new occupier can pre-commit, the more opportunity exists for designing a bespoke, and customised space.



## **Q3. Can I secure space in Lumina now?**

There are 5 multiple-storey, state-of-the-art developments that are under construction (or in Development Approval stages) within Lumina, with completion dates from early 2024 onwards. Their construction is led by multiple developers who have worked closely with Economic Development Queensland (EDQ) to create purpose-designed buildings with health technology and sciences businesses in mind. The new developments are available now for precommitments to buy or lease entire floors or office space. Building renders and the Lumina master plan are also available.



## **Q4. What sort of leasing arrangements are available in developments located within Lumina?**

Lumina developers and leasing agents encourage an open conversation with potential new tenants and welcome discussions on components of a lease that can be tailored to a tenant business and their growth trajectories. Depending on the specific building, there are varied opportunities to lease floor space. Proxima for example, offers a variety of lease-only opportunities with floor areas from 90sqm to 4,000sqm across eight levels. We also welcome opportunities to purchase strata space, which is also available in some buildings.



## **Q5. What does sustainable and green design mean for the developments at Lumina, and how does it benefit my business?**

All new developments within Lumina will be built with energy efficiency in mind to meet green industry standards. Sustainably designed buildings help future-proof your business and supports your corporate responsibility. It can also deliver long-term economic benefits for tenants and occupants, for example, impacts can be direct, through lower energy bills and indirect, as your workforce becomes more environmentally conscious in their choice of workplace.



# Your Lumina Move Checklist



Securing a new space for your business is an exciting time. To ensure everything goes smoothly for your business, staff and clients, the earlier you can start planning the move, the better. Below is a brief practical checklist based on key milestones, designed for health, life sciences, and technology organisations who are planning their move to their new home at Lumina.

## Planning your Move

- ☐ Develop a detailed budget
- ☐ Draft a moving schedule that minimises employee downtime and interruption to services
- ☐ Consult a design and fit out consultancy about your new space
- ☐ Assess IT infrastructure and telecommunications needs

## Finishing your Lease

- ☐ Check your lease termination agreements
- ☐ Clarify in writing about the 'making good' provision on the premises and your financial obligations
- ☐ Give written notice to your landlord
- ☐ Recover your bond, deposit, or bank guarantee
- ☐ Consider if building strip-outs, end-of-lease electrical decommission/recommission of equipment or deep cleaning is needed

## Moving

- ☐ Consider if speciality removalists are required for high-value, delicate medical or specialist equipment relocation or temporary storage
- ☐ Consider if you require secure and confidential file transfers – eg, patient records
- ☐ Arrange security access to your new space for employees, contractors and visitors
- ☐ Arrange employee orientation on new facilities, amenities, access and safety

## Starting at your New Location

- ☐ Update your online presence with your new contact and location details
- ☐ Inform your patients, clients, collaborators, referrers and key stakeholders
- ☐ Update your Google business listing
- ☐ Audit and update your marketing materials such as letterhead and email signatures
- ☐ Set up mail forwarding with Australia Post

**Australian companies can access numerous online resources that can assist them in planning and implementing a business relocation.**

The below resources provide tailored guidance, tools, and valuable information specific to the Australian context.

### **Australian Government Business:**

A wealth of information for businesses, including guides on relocating a business, legal requirements, and assistance programs.  
[business.gov.au](https://business.gov.au)

### **Australian Trade and Investment Commission (Austrade):**

Insights into the Australian market, export and investment services, and a valuable resource when relocating internationally.  
[austrade.gov.au](https://austrade.gov.au)

### **Australian Chamber of Commerce and Industry (ACCI):**

Resources on various aspects of business operations, including relocating your business.  
[acci.asn.au](https://acci.asn.au)

### **Australian Small Business and Family Enterprise Ombudsman (ASBFEO):**

Resources and support for small businesses, including tips on moving or expanding your business.  
[asbfeo.gov.au](https://asbfeo.gov.au)

# Dedicated to Growing the Life Sciences, Health & Technology Businesses of Today & Tomorrow

## High-Quality Spaces Unlock Growth Potential

Currently, two state-of-the-art multi-storey buildings, Proxima (led by Evans Long) and RDX Lumina (led by Northwest), are under construction, nearing completion (Proxima in early 2024 and RDX Lumina in early 2025). Both are accepting expressions of interest for leasing opportunities.

Two other substantial, approved developments (Trilogy's North Star Centre and Niecon's Gold Coast Life Sciences Centre) are due to commence construction. They are accepting leasing and strata expressions of interest to secure whole floors or smaller spaces, to house medical suites, office suites, or laboratory and research facilities.

*"As a new Lumina tenant, I look forward to working with like-minded individuals and companies in an environment that will facilitate partnerships and possibly lead to innovative new ideas, technologies and growth opportunities for all. It's an easy drive in for my team and the whole Precinct has a buzz about it. I truly believe that this is already the place for Medtech companies and the like to be and this will only become more so over the next few years."*

**Kirk Lavagna-Slater**  
VP IDM Phenox



**Lumina is welcoming expressions of interest from businesses with innovative ideas and market-ready solutions in the life sciences, health, and technology sectors, such as:**

- Healthcare and specialist services and clinics
- eHealth and health software, integrated healthcare and medical technology
- Medical imaging, devices, wearable technologies, and diagnostics
- Big data, data analytics, and translatable applications
- Artificial intelligence, machine learning, and robotics
- Human genomics, chronic diseases, and infectious diseases
- Paediatric health and education services
- Advanced design and additive manufacturing
- Biotechnology
- Micro and nanotechnology and next-generation molecules
- Support services and supply chains for life sciences, health, and technology-related businesses
- The wellness economy including the sports tech sector and sports innovation

## Contact Us Today



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Artist Impression – RDX Lumina, Northwest Healthcare Properties

# Fit-out Formulas

**Part 3 | Tailoring Your Space for Clinical, Research, and Office**

**Your Guide to Planning & Executing  
a Seamless Move of Your Health, Life  
Sciences, or Tech Business.**



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## **Locked in a new space? It's time to make purposeful design & fit-out decisions.**

### **What is (and isn't) included as part of 'design' and 'fit-out'?**

Design and fit-out of a space typically includes equipping the interior of a space for its intended use by the occupants. While design focuses on the aesthetic and functional aspects, the fit-out phase delves into the physical transformation of the space to align with the envisioned design. It can include improvements to and customisations of interior walls, plastering, flooring, lighting, and more, and may include consultants in lighting and electrical, interior builders and decorators.

### **Why is design & fit-out important for organisations within the Health and Knowledge Precinct?**

Thoughtfully designed environments are emerging as a crucial asset, positively influencing both visitors and staff. In the contemporary business landscape, workplaces must accommodate flexible workforces, foster collaboration, and meetings, all while enhancing employee productivity, satisfaction and wellness. In a competitive employment market, a modern workspace can be a key factor in attracting staff.

Carefully considered design and fit-out in healthcare services can also have a positive impact on patients. According to JLL research, more than one-third of a patient's positive feelings during an outpatient visit can be attributed to the modern environment of the facilities.

### **What happens during the design and fit-out stage?**

The standard space delivered by developers is typically a "white box" or "shell." White box or shell construction typically involves elements such as:

- Base flooring
- Standard white walls
- Standard ceilings
- Heating, ventilation, and air conditioning
- Plumbing
- Restrooms.

The design and fit-out typically include addition and customisation of:

- Floor coverings (tiles, laminate etc)
- Wall materials (wallpaper, decorative panels, paint colours)
- Equipment, devices, and lighting (electrical and mechanical)
- Partitions and doors
- Furniture and cabinetry
- Decorative elements.

Design and fit-out contractors are usually engaged directly by the tenant. The tenant and designer or fit-out contractor will often collaborate to discuss the space needs of the business. An engineer, architect or other specialised contractors may be required, depending on the scale of the fit-out required by the tenant.

There are several companies in Southeast Queensland who focus specifically on medical suite fit-outs, research lab fit-outs, and general office space fit-outs.



## Design and Fit-out Considerations: Healthcare Practices

In clinical practices, thoughtful fit-out choices can transform medical suites into places of comfort and care. From the moment a patient steps through the door, the environment they encounter can shape their healthcare experience. Consider the following five factors relating to healthcare design:

### 1. Patient-Centred Design



Healthcare spaces need to be accessible, inclusive, and as comfortable as possible. While ensuring disability inclusion may be mandated, prioritising thoughtful convenience and accessibility benefits all patients. Considerations might include width of corridors for wheelchairs, height of switches, door handles and reception counters and choices of furniture for patients.

Caring for patients also requires consideration of privacy. Ensuring both visual and auditory privacy is critical for security of patient's personal information and also adds comfort for discussion of personal and sensitive matters.

Colour psychology can also impact design choices in medical suites. Colours can affect patients' mood and sense of wellbeing, potentially reducing anxiety, easing difficult conversations or aiding recovery.

### 2. Infection Control in Healthcare Practice Design



Infection control has always been a cornerstone in healthcare practice design. Material selection is critical – opting for non-porous, durable, and easily cleanable surfaces for counters and benches enhances hygiene protocols. Additional considerations for larger busy practices may include considering circular patient flow to minimise contact between individuals and reduce opportunity for cross-contamination.

### 3. Enhancing Sustainability and Wellbeing



Sustainable design principles are not only a positive environmental factor, they are also associated with improving health outcomes for staff and visitors. Considerations including ample natural light, superior air filtration and incorporation of plants not only contribute to environmental sustainability but also promote better health for tenants and patients alike.

### 4. Embracing Changing Communications Technologies



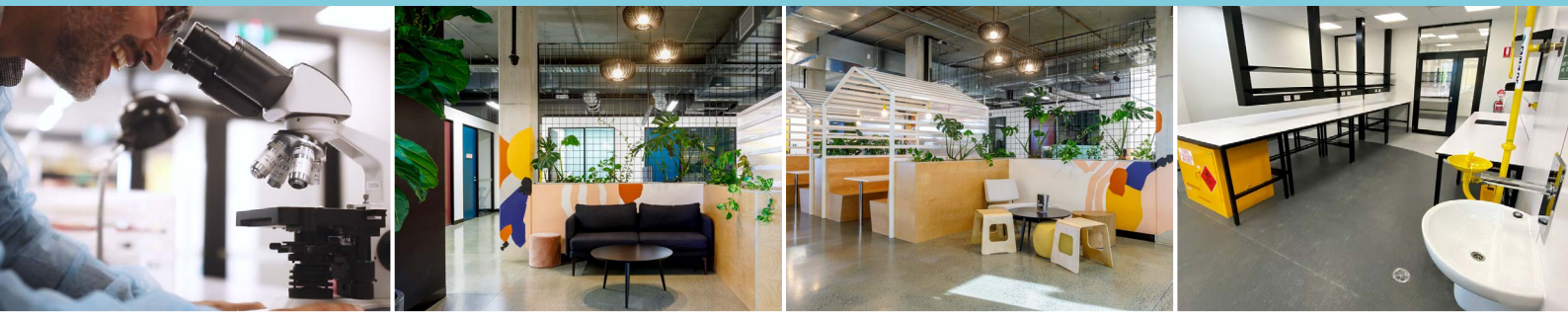
Online healthcare consultations and online meetings have become common for health professionals. Design considerations go beyond access to digital infrastructure - they will include thoughtful positioning of the clinician's desk and computer, availability of natural or additional lighting, noise regulation and an appropriate and professional background while online.

### 5. Specialised healthcare environments



Specialised fit-out requirements may be needed for testing or diagnostic equipment, storage and disposal of hazardous materials, sterilisation and cleaning, or specific procedure areas. Consideration may also be required for patient changing areas and storage of personal items while undergoing procedures.

# Design and Fit-out Considerations: Life Sciences Researchers



Life Sciences organisations can have a range of needs from standard office spaces through to highly specialised infrastructure, for example clean rooms, vivariums, and negative-pressure rooms. Here are six factors to consider:

## 1. Researcher Input

Talk to your lab users and ask about their range of processes, current design challenges or bottlenecks and how they use their lab space. Ask them about what would make their research work more efficient or effective. By soliciting feedback directly from researchers, you can tailor the design and fit-out to meet their specific needs and optimise workflow efficiency.



## 2. Specialist Equipment

Identifying the required specialist equipment and determining their optimal placement within the lab space is important. Considerations include power requirements, space constraints, accessibility, workflow, and integration with other lab components.



## 3. Specialised Utilities

Facilitating easy access to essential utilities such as gases, water and ventilation is vital for maintaining laboratory functionality. Designing the lab space to accommodate service access points ensures efficient maintenance and troubleshooting, reducing disruptions to research activities.



## 4. Safety & Security

Prioritising safety and security measures is paramount in laboratory design. Assessing the use of hazardous chemicals and implementing appropriate safety features such as resistant worktops is critical. Secure doors and windows and access control systems will safeguard researchers and their data and ensures a secure and compliant working environment.



## 5. Collaborative Spaces

Incorporating dedicated collaborative areas within the lab design encourages interaction and idea-sharing among scientists. These spaces serve as hubs for discussions, brainstorming, networking and knowledge exchange.



## 6. Storage

Allocating sufficient space for equipment storage and materials chemical cupboards is essential for maintaining organisation within the lab. Considerations include the need for hot or cold storage options, temperature-controlled environments, and adequate shelving or cabinetry to accommodate research materials and supplies.





# Design and Fit-out Considerations: Office-Based Businesses

Office-based health and technology businesses within Lumina are increasingly looking for spaces characterised by modernity, technological sophistication, and adaptability. The workspace has become a reflection of innovation and the dynamic nature of their highly skilled workforce, and an increasingly important factor in recruitment. Explore these five factors when designing your upcoming health and technology office:



## 1. Hybrid Workforce

With remote and hybrid work arrangements becoming the norm, mobility and flexibility are critical in design. On-site work is increasingly prioritised for meetings, while solo focussed work may be performed remotely. Design must strike a balance between flexible individual workstations and creating spaces for collaboration between small or large groups of people.



## 2. Variety of Different Space Uses

The different uses within an organisation will also inform the design of their space. More formally designed meeting rooms offer a structured environment for presentations or meeting clients, while informal areas may promote more casual collaboration. Online communications are required in both large and small spaces, so designs that consider privacy and noise reduction are also important.



## 3. Environmentally Conscious Design

Organisations are increasingly aware of their environmental impact and considering ways to reduce carbon footprint, conserve energy, and use sustainable materials in their design. This can not only reduce environmental impact but can also save on operating costs and contribute to the health and wellness of staff.



## 4. Fostering Wellness and Productivity

Organisations are increasingly designing their workspaces to support staff health and wellness and promote productivity benefits. Design considerations include use of healthier material choices such as low-VOC paints and formaldehyde-free furniture, plants for improved indoor air quality, ergonomic and adaptable furniture and thoughtful use of lighting and colour.



## 5. Modern Workplace Amenities in Leading Organisations

While days of excess in workplace facilities may be behind us, leading technology organisations are still investing in amenities for their staff as a key recruitment and productivity strategy. Breakout spaces, stocked kitchens, dedicated exercise or recreational spaces for use between periods of focus, or supporting extended working days are still being considered by larger organisations.

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# Dedicated to Growing the Life Sciences, Health & Technology Businesses of Today & Tomorrow

## High-Quality Spaces Unlock Growth Potential

Currently, there are two state-of-the-art multi-storey developments underway or nearing finalisation. Proxima, developed by Evans Long and scheduled for completion in early 2024, and RDX Lumina, led by Northwest Healthcare Properties anticipated to be finished in mid 2025. Both are accepting expressions of interest for leasing opportunities.

Two additional substantial projects, Trilogy's North Star Centre and Niecon's Gold Coast Life Sciences Centre, have received development approval are due to commence construction. These developments are accepting expressions of interest for leasing and strata, offering opportunities to secure entire floors or smaller spaces for medical suites, office suites, or laboratory and research facilities. For more detailed information, download the Lumina Opportunities Pack from our website.

*"When planning our spaces, we need to ensure they are fit for purpose – for our children and our team. We take this responsibility quite seriously and are always open to further collaboration with leading industry experts that help bring our vision and goals to life.*

*For Sanctuary Early Learning Adventure, we have taken a uniquely collaborative approach for our latest centre within Proxima – working with Economic Development Queensland, Griffith University, LMS Architects from the ED Roberts Campus in Berkeley, USA and Cody QJ Goldberg – Founder and Executive Director of Harpers Playground, SJB Architects and Wearthly. This has ensured a truly one-of-a-kind centre enabling us to deliver a best-in-class service that is fit for purpose for all children.*

*Everything from our quiet zones to our colour palette has been thoughtfully selected from a completely inclusive approach."*

**Lauren Hall, Co-founder**

**Sanctuary Early Learning Adventure**



**Lumina is welcoming expressions of interest from businesses with innovative ideas and market-ready solutions in the life sciences, health, and technology sectors, such as:**

- Healthcare and specialist services and clinics
- eHealth and health software, integrated healthcare and medical technology
- Medical imaging, devices, wearable technologies, and diagnostics
- Big data, data analytics, and translatable applications
- Artificial intelligence, machine learning, and robotics
- Human genomics, chronic diseases, and infectious diseases
- Paediatric health and education services
- Advanced design and additive manufacturing
- Biotechnology
- Micro and nanotechnology and next-generation molecules
- Support services and supply chains for life sciences, health, and technology-related businesses
- The wellness economy including the sports tech sector and sports innovation

## Contact Us Today



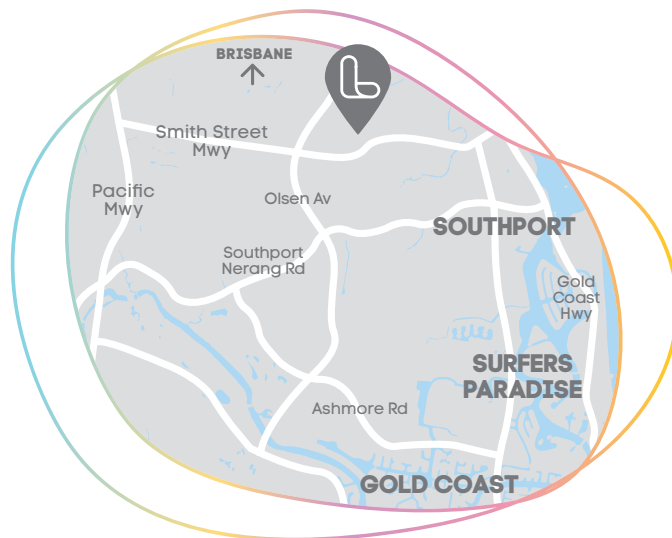
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