



Gold Coast  
Health and  
Knowledge  
Precinct



# Prime commercial land for development

Bring your new development to life at Lumina: the Gold Coast's entrepreneurial health, life sciences and tech innovation precinct.



Economic  
Development  
Queensland

Contact Steve Dolores on 0409 425 456  
[luminagoldcoast.com.au](http://luminagoldcoast.com.au)



Queensland  
Government





**Stake your claim at Lumina – a 9.5-hectare health and innovation hub within the Gold Coast Health and Knowledge Precinct (GCHKP). Explore a range of opportunities across freehold commercial land, office spaces, suites, and labs tailored to meet the needs of forward-thinking businesses and innovators.**



## About Lumina Gold Coast

Lumina is the final development stage in the 200-hectare GCHKP, in Southport, Queensland, and is your last chance to co-locate with hospitals, universities, and established health and tech businesses in a precinct featuring over \$5 billion in health, education, transport, and residential infrastructure. Lumina is the Gold Coast's prime location for businesses in the health and technology sectors. Lumina offers a commercial cluster with unique opportunities for land development for Australian and international businesses looking to expand within a world-class innovation ecosystem. Expressions of Interest are welcome now from developers and investors keen to bring new buildings to light at Lumina.

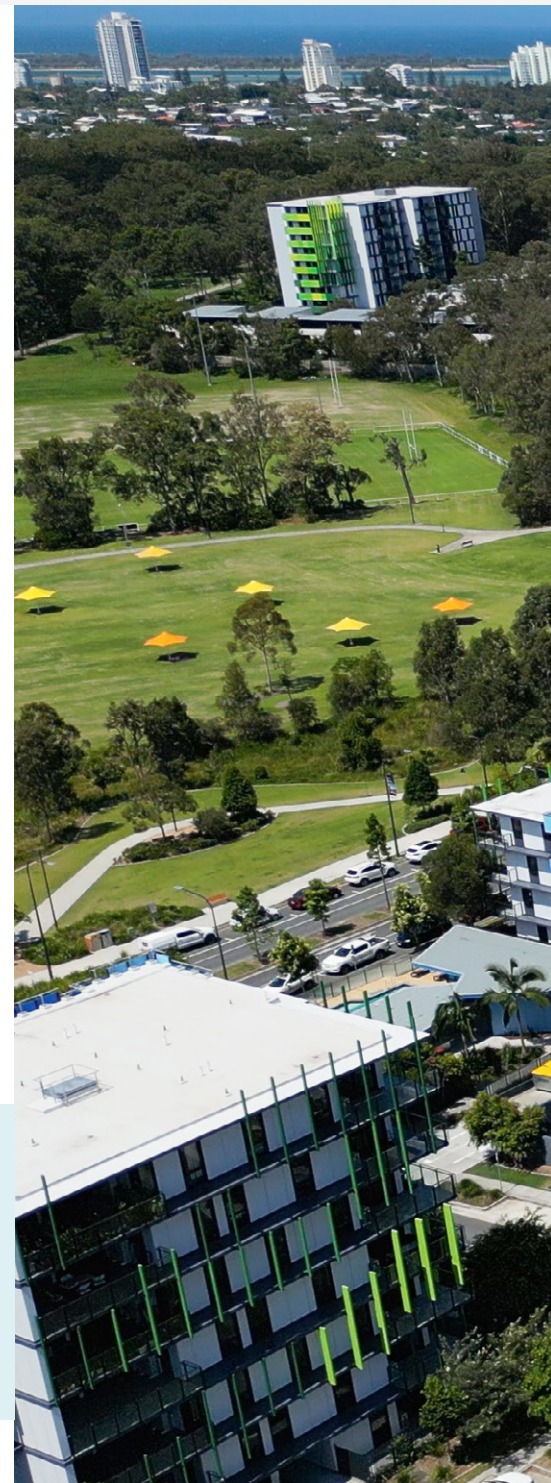
## The Opportunity: Commercial Land for Sale

Purchase development-ready, serviced, freehold commercial land suited to businesses of any size: with lots ranging from 1,400m<sup>2</sup> to 1.7 hectares and the opportunity to subdivide or purchase multiple lots. Whether you're an established business or solo operator seeking land for development and a building of your own, Lumina has the site to meet your needs. Head to the masterplan on page 8 to view the commercial land opportunities available now for Expressions of Interest.

At Lumina, you'll benefit from being part of a connected economic hub, leveraging commercial and collaborative partnerships with internationally recognised researchers and specialised services. Join a vibrant community in Australia's fastest-growing major city – the Gold Coast – and access the support of the GCHKP Precinct Office to facilitate opportunities for your business to collaborate with universities, hospitals and more. Government incentives and streamlined support services may be available to make it easier for your business to establish and expand in this thriving innovation precinct.

## Acknowledgment of Country

We acknowledge the Traditional Owners for the land and waters of the place we now call Lumina at the Gold Coast, their elders past and present, and to all Aboriginal and Torres Strait Islander Peoples. We acknowledge that we stand on the sacred Country of the Yugambeh people whose lands were never ceded.





**If we've sparked your interest in bringing a new development to light at Lumina – to house the next generation of health, life sciences or tech businesses – contact EDQ at [lumina@edq.qld.gov.au](mailto:lumina@edq.qld.gov.au)**

## About EDQ

Economic Development Queensland (EDQ) – the Queensland Government's land use planning and property development agency – is facilitating the development of the Lumina health, life sciences and tech innovation hub over the next 10 to 15 years as landowner, master developer and planning authority. EDQ's vision for Lumina is to curate a sustainable, world-renowned health and knowledge community on the Gold Coast powered by collaboration and innovation.







**Anchored by Griffith University, Gold Coast University Hospital and Gold Coast Private Hospital, the Gold Coast Health and Knowledge Precinct and its Lumina commercial cluster is a prime investment location for healthcare and tech innovation, particularly in medical and digital health technologies.**

At Lumina, the GCHKP Precinct Office is supporting businesses, hospitals and universities to collaborate and bring the future of medicine and technology to light, today. By offering an ecosystem of connected innovative businesses, researchers, technology innovators and medical facilities with complementary skills and offerings – all embedded in an entrepreneurial culture – at Lumina, we're creating not just a location but the perfect environment to spark world-class innovation.

### **Who's Already Sparking Innovation at Lumina**

All around the world, cluster precinct models have been proven to accelerate business collaboration, growth and success. And here, at Lumina, we're already seeing ground-breaking achievements come to light. World-renowned businesses, centres, institutes and researchers at the precinct are delivering research excellence and technological innovation. They're combining new materials with digital technologies, AI, and machine learning to customise surgeries and to develop bespoke medical implants, diagnostic tools, nanotechnologies, wearable health devices, advanced neurorehabilitation technologies and more.





## Who We're Inviting to Join the Lumina Innovation Hub

Lumina Gold Coast offers premium commercial land for sale and is already home to some of Australia's leading property developers and innovators – delivering state-of-the-art facilities – including Northwest Healthcare Properties, Evans Long and Niecon Developments.

**Lumina is seeking expressions of interest for purchase of premium commercial land tailored to developments of varying sizes to house – or to attract tenants offering – new, innovative ideas or market-ready solutions in:**

- Advanced design & additive manufacturing
- Big data, data analytics & translatable applications
- Artificial intelligence, machine learning & robotics
- Biotechnology
- Micro / nanotechnology & next generation materials
- Medical imaging, devices, wearable technologies & diagnostics
- E-health & health software, integrated healthcare & medical technology
- Human genomics, chronic diseases & infectious diseases
- Human healthcare
- Paediatrics
- Support services & supply chains for life sciences, health & technology-related businesses
- General business tenants from any industry.



# Commercial Land for Sale at Lumina

**Looking to buy premium commercial land?**  
**Position your business for success at Lumina.**

## The Opportunity

Purchase premium, freehold commercial land at Lumina. Benefit from co-location with hospitals, universities, and established tech and health businesses in the 200-hectare Gold Coast Health and Knowledge Precinct (GCHKP) with over \$5 billion of public infrastructure already in place.

Lumina is adjacent to the Smith Collective – a thriving build-to-rent residential and retail community – as well as shopping, dining, parkland and the Southport Sharks entertainment precinct. Your business will benefit from being located a short drive from domestic and international airports with access to more than 30,000 people living, working and studying at the GCHKP.

The population of the Gold Coast is estimated to grow by 50% by 2040, indicating significant growth and opportunity. In terms of potential, the Gold Coast outperforms Brisbane, Sydney, and Melbourne, showcasing the advantages of an economy that competes with capital cities.\*

**This is the final stage of development at the GCHKP: your last chance to ignite your business potential as part of the Lumina innovation hub.**

## Property Details

**Development-ready, freehold sites ranging from 1,370m<sup>2</sup> to 7,500m<sup>2</sup>.**

Choose from 34,000m<sup>2</sup> of premium commercial land – with significant Gross Floor Area (GFA) potential – across 8 lots with flexible boundaries, allowing the purchase of part or multiple lots.

All sites are already connected to water, power, sewer, gas, NBN, and SurfNetwork – one of Australia's fastest and largest fibre optic networks.

## Address

**Nexus Way, Southport, Queensland 4215.**

Benefit from major arterial access to the Smith Street Motorway and Parklands Drive as well as numerous public transport options, including G:link light rail and nearby heavy rail.

## Local Government Authority

**Gold Coast Council.**

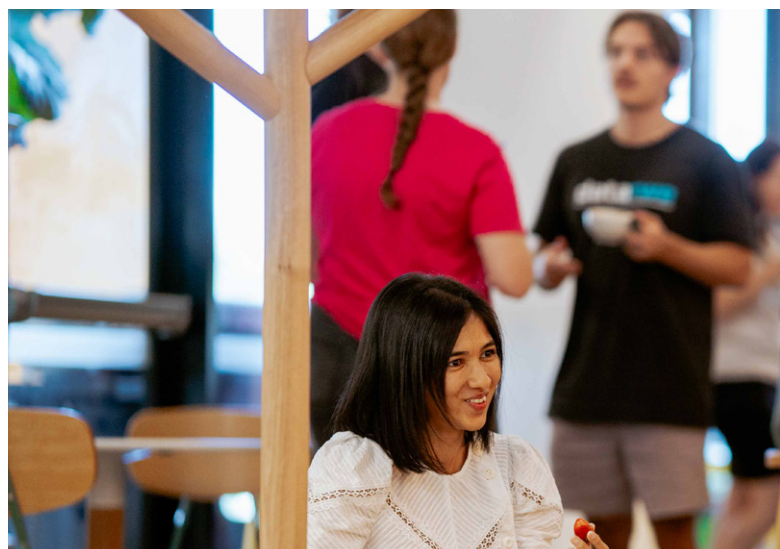
## Zoning

**Commercial, zoned within the [Parklands Priority Development Area](#).**

## Remaining Lots Available

With flexible boundaries, you have the option to purchase multiple lots for larger developments or subdivide for smaller developments.

SITE	SITE AREA (m <sup>2</sup> )	ALLOWABLE GFA (m <sup>2</sup> )
2A	7,500	11,539
2C	5,000	7,693
2D	6,000	9,231
2E	6,250	9,616
3A-1	1,807	6,175
3B	4,336	16,950
6D	1,733	8,600
6E	1,370	7,370





## Why Lumina?

The many benefits of being located at Lumina:



**Co-located with Griffith University**  
& the Institute for Biomedicine  
and Glycomics



**Co-located with 2 hospitals:**  
Gold Coast University Hospital &  
Gold Coast Private Hospital



**Co-located with established tech  
& medical businesses**



**\$5 billion in health, education  
& transport infrastructure**  
at the GCHKP



**Cohort Innovation Space**  
& business community, home  
of LuminaX: Australia's largest  
healthtech accelerator



**Vibrant community hub**  
with places to eat, shop, work  
& socialise



**Adjacent to residential & retail  
community** the Smith Collective



**Access to 30,000 people** living,  
working & studying at the GCHKP



**Located in Australia's fastest-  
growing major city:** the Gold Coast



**Major arterial access** with signage &  
visibility opportunities to 50,000  
motorists daily



**Excellent public transport access**  
including G:link light rail



**Close to domestic & international  
airports**



**50 minute drive to Brisbane**  
& 70 minutes via express train



**Extensive parklands & recreational  
spaces** including the Southport  
Sharks entertainment precinct



**16 minute drive to Surfers Paradise**

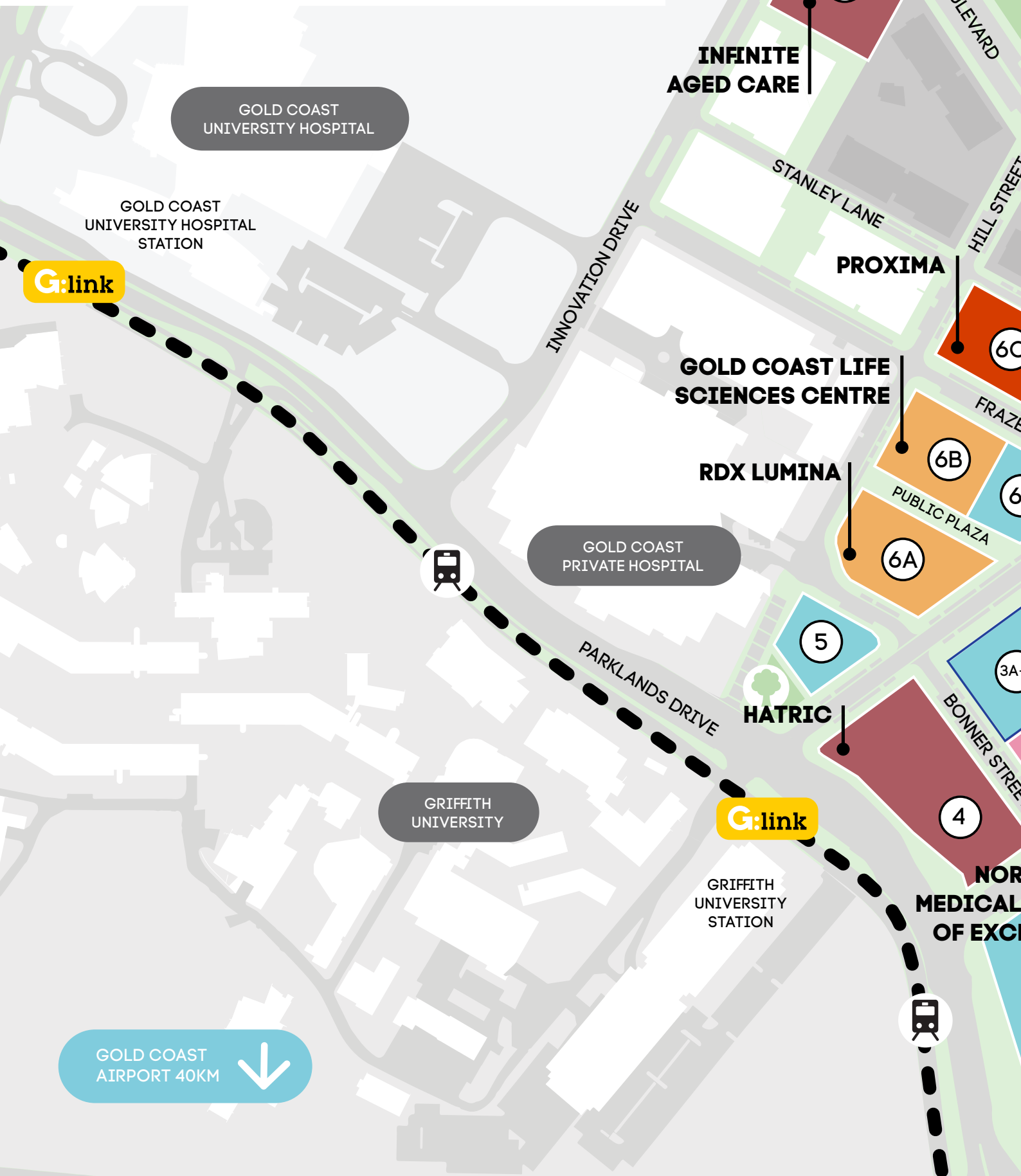


**300 days of sunshine each year**  
& close proximity to beaches  
for an enviable coastal lifestyle



# Master Plan

Lumina's master plan integrates commercial, residential and retail spaces and is designed to foster innovation and collaboration.







SOUTHPORT  
SHARKS 0.4KM

BRISBANE  
CBD 70KM



SOUTHPORT  
CBD 5KM



SURFERS  
PARADISE 8KM



VILLAGE HEART  
PARK

Gold Coast Health  
and Knowledge  
Precinct Office

THE  
DISC

SMITH COLLECTIVE  
RESIDENTIAL  
AND RETAIL

**FUTURE  
RESIDENTIAL**

SHOPS

6D

ER STREET

E

NEXUS WAY

SHOPS

WOOLWORTHS  
BWS

SHOPS

VILLAGE BOULEVARD

CLARKE STREET



1

VON ITZSTEIN STREET

3B

-1

PUBLIC PLAZA

3A-2

KNOWLEDGE STREET

2D

2E

2C

2B

2A

TH STAR  
CENTRE  
ELLECE

SMITH STREET



COMPLETE



LAND FOR SALE,  
AVAILABLE FOR EOI



UNDER NEGOTIATION



UNDER CONTRACT



SOLD/DA APPROVED



UNDER CONSTRUCTION





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## Your chance to purchase premium development-ready land at Lumina

**Bring your own success story to light at Lumina: an ever-evolving health and tech hub offering the Gold Coast Health and Knowledge Precinct's last 20,000 sqm of land for commercial development.**

Join leading property developers and innovators delivering state-of-the-art facilities – including Northwest Healthcare Properties, Evans Long and Niecon Developments – at **Lumina, where success stories come to light.**

Proxima – the first private development at Lumina – is now open for business. This world-class centre of excellence has quickly become a hub for paediatric education, health and childcare having attracted many tenants to its state-of-the-art facility. Key tenants include Child Development Services, Mater pathology, Sanctuary Early Learning Adventure, Gold Coast Health, and Cancer Radiology and Therapy.

Dirk Long, Director at Evans Long the developer of Proxima, describes the benefits of being part of Lumina: *"Proxima's location within Lumina and the Precinct puts it at the centre of the city's brains trust and at the heart of an emerging world-class hub for innovation. ... The ability to share ideas and work hand-in-hand with surrounding businesses is a major drawcard [for Proxima's tenants]."*



**To lodge an Expression of Interest to purchase prime development-ready land at Lumina Gold Coast, head to:**  
[luminagoldcoast.com.au/developers](http://luminagoldcoast.com.au/developers)



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