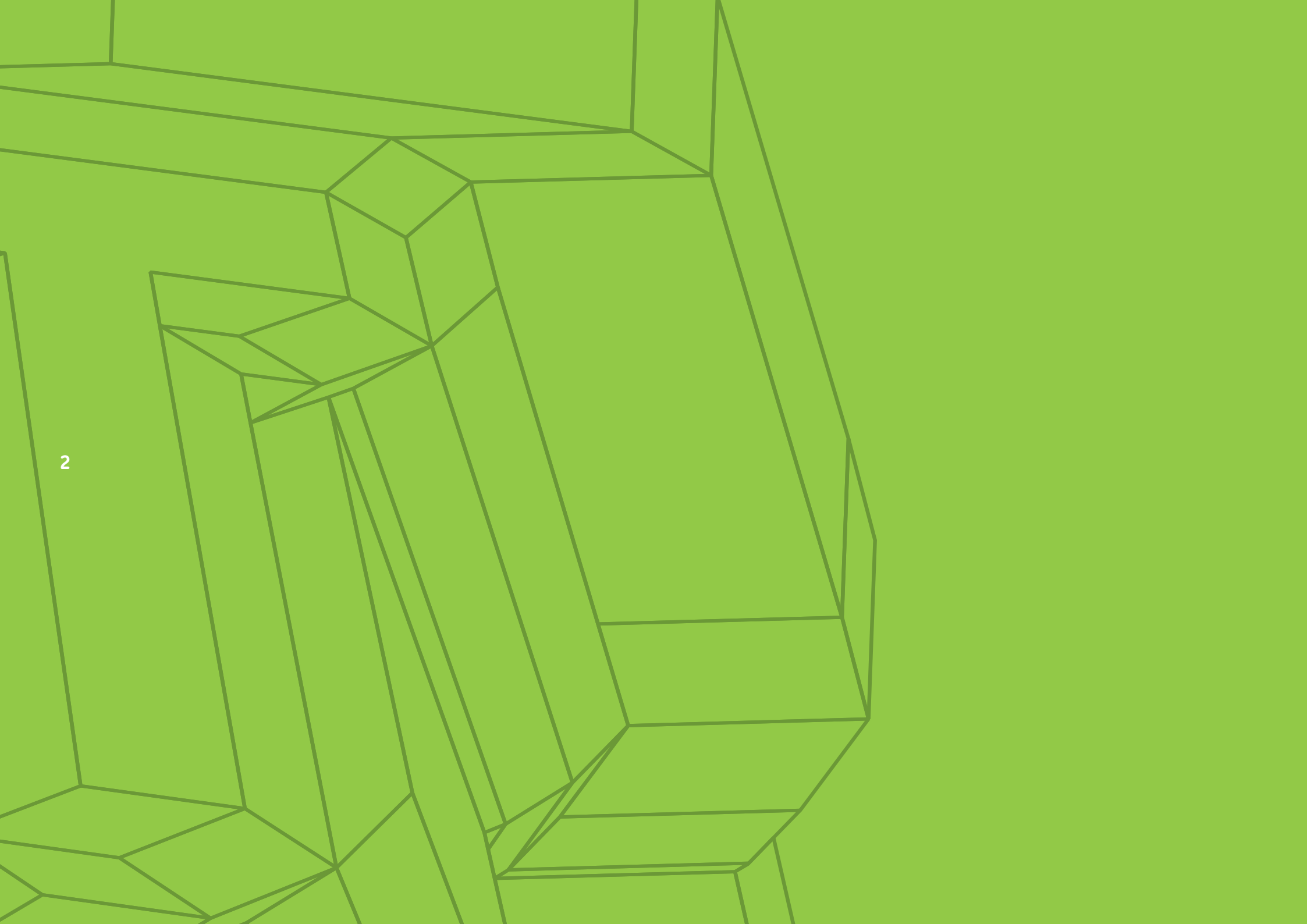


Tonsley

Innovation District

RenewalSA





2

A photograph of two men in a laboratory or workshop setting. The man on the left, with grey hair and wearing a dark jacket, is pointing at a tablet computer. The man on the right, with brown hair and wearing a red shirt, is looking at the tablet. They are surrounded by various electronic equipment, including a rack of server-like units and a large monitor in the background. The image has a dark, semi-transparent overlay on the right side, which is decorated with a green geometric pattern of lines and shapes. The number '3' is visible in the green area on the right.

BRINGING TOGETHER

LEADING-EDGE RESEARCH AND EDUCATION INSTITUTIONS,
ESTABLISHED BUSINESSES AND START-UPS,
BUSINESS INCUBATORS AND ACCELERATORS,
AS WELL AS GOVERNMENT AND THE WIDER COMMUNITY
TO CONNECT AND COLLABORATE IN AUSTRALIA'S
MOST AWARDED INNOVATION DISTRICT.

TONSLEY AUSTRALIA'S FIRST INNOVATION DISTRICT

Tonsley has been designed to unite progressive individuals, businesses and researchers looking to collaborate, test, build and grow in a flexible and supportive environment.

With a specific focus on the high-value manufacturing sector, Tonsley's masterplan incorporates collaborative meeting and working spaces providing world-class facilities to help take new ideas from concept to market.

In an era where connectedness is paramount to drive innovation and entrepreneurship, the redevelopment of the former Mitsubishi automotive manufacturing plant required a visionary approach beyond that of a traditional science or office park.

What was initially described as developing Tonsley's soft as well as hard infrastructure, incorporates bringing research and industry together, encouraging business-to-business collaboration, clustering activity from businesses with a shared industry focus in fields where South Australia has a comparative advantage, and creating an environment that supports entrepreneurial activity and a culture of innovation. This is why Tonsley has been designed as a mixed-use district that incorporates high density residential, retail, education, commercial and industrial land uses.

THE INNOVATION DISTRICT MODEL

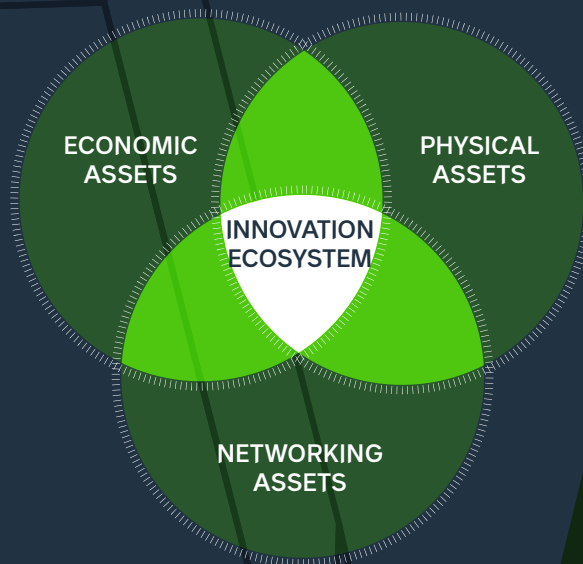
The model for achieving the Tonsley vision has been based around a triple helix partnership between government, university and industry. This model incorporates the development of high amenity, mixed use urban development (physical assets), populated with anchor businesses as well as research and training institutions (economic assets) in an environment that supports entrepreneurial activity and a culture of innovation (networking assets) to create an innovation district.

A HISTORY OF INNOVATION

Tonsley has been the home of innovation since the 1800s when the Ragless family farmed the site and developed several automated harvesting technologies.

For almost five decades, Tonsley was also a cornerstone of South Australia's manufacturing industry, the home of Chrysler Australia and later Mitsubishi Motors. Both companies developed their own innovations at the site. For instance, Mitsubishi deployed extensive robotics and automation systems throughout the MAB.

A MODEL OF INNOVATION



A MIXED-USE ACCESSIBLE DISTRICT

Tonsley is planned for success. The 20-year masterplan encompasses all the components that add up to create a sustainable innovation district.

HIGH VALUE INDUSTRY / COMMERCIAL

- 24 hectares designated for business (light industry or commercial use)
- Focus on health, medical devices and assistive technologies, cleantech and renewable energy, automation, software and simulation, and mining and energy services

EDUCATION AND TRAINING

- Flinders University's College of Science and Engineering
- TAFE SA's Sustainable Industries Education Centre
- 8,500 students attending these facilities each year

RETAIL AND CIVIC SPACE

- Town square in the former car manufacturing plant, the Main Assembly Building (MAB)
- Centre for social activity beyond 9-5 business hours
- Shops, cafes, services and facilities

RESIDENTIAL

- 11 hectares set aside for approximately 850 homes, accommodating 1,200 residents
- To be built to 21st century environmental and design guidelines
- Cosmopolitan apartment living and townhouses
- Homes situated among green open spaces

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To inspire innovation across key industry sectors, Tonsley brings together a number of land uses on its 61-hectare site.

KEY

- High value industry / commercial
- Education and training
- Retail
- Residential
- Site boundary
- Main Assembly Building

This indicative masterplan is used to illustrate how Tonsley may look at the completion of the redevelopment.



A FOCUS ON HIGH-VALUE MANUFACTURING

Manufacturing is seen as an essential element in a resilient and prosperous South Australian economy. The redevelopment of Tonsley is providing the opportunity for the manufacturing industry in South Australia to transform, using the most advanced technology to manufacture high-value products.

Tonsley's four focus sectors of health, medical devices and assistive technologies, cleantech and renewable energy, automation, software and simulation, and mining and energy services reflect South Australia's economic strengths and opportunities.

Working within a collaborative environment and connected to these opportunities, businesses benefit from broad support and advocacy to accelerate products and services to market.





Since the implementation in 2012 of a 20-year redevelopment project, Tonsley is now recognised as the hub of high-value manufacturing in South Australia. Many companies have already co-located at Tonsley across industry areas where South Australia has greatest opportunity for sustainable growth.

HEALTH, MEDICAL DEVICES AND ASSISTIVE TECHNOLOGIES

Tonsley's focus on this sector provides important connections between companies, researchers, grant programs, policy makers and market opportunities in the medical and assistive technology industries.

The emerging cluster – based in and around Tonsley and including Adelaide BioMed City – of research institutions and successful companies developing and commercialising medical and assistive devices and services is the largest of its kind in the southern hemisphere.

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TOGETHER AT TONSLEY

ZEISS, an international optical and optoelectronics firm, is a leading developer, producer and distributor of measuring technology, microscopes, medical technology, eyeglass lenses, camera and cine lenses, binoculars and semiconductor manufacturing equipment.

Micro-X develops and manufactures innovative, ultra-lightweight, mobile x-ray imaging systems for medical and security applications in global markets.

Somark manufactures a medical research data collection and management system for the animal testing stage of pharmaceutical trials.

Flinders University's **Medical Device Research Institute** supports companies in the health and medical devices sector with research, development and testing of new technologies.

The **Global Centre for Modern Ageing** is an initiative for the trialling of new technologies and products focused on the ageing well principle.

"What we are trying to achieve through Tonsley is a growing ecosystem in medical devices; a cluster of research, industry, service providers and government organisations, centred around the Tonsley development."

Professor Karen Reynolds
Director, Medical Device Research
Institute, Flinders University



CLEANTECH AND RENEWABLE ENERGY

Tonsley has become the centre for clean energy innovation in South Australia and is home to a number of businesses leading the way in this growing sector. Tonsley also provides a platform from which organisations can test and trial new technologies in this developing field.

South Australia is a leader in adopting renewable energy, and is also an emerging leader in cleantech with investors in this sector benefiting from South Australia's supportive policy and regulatory frameworks.

TOGETHER AT TONSLEY

SIMEC ZEN Energy is Australia's first 100% renewable energy utility provider and developer of energy storage technology. Early in 2018, SIMEC ZEN Energy announced they would build the world's largest storage battery in South Australia.

Tesla will build a service hub at Tonsley that will allow technicians to monitor and service what is currently the world's largest lithium-ion battery, their Supercharger stations installed across the state, and residential Powerwall installations.

The **Sustainable Industries Education Centre** is home to South Australia's building and construction vocational trade training. It is training more than 5,000 student per year in next generation sustainable construction.

Australian Gas Infrastructure Group, Australia's largest gas distribution business, will develop and operate the country's first hydrogen production and distribution facility at Tonsley. The power-to-gas demonstration plant will produce hydrogen from renewable electricity, which will then be injected into the local gas distribution network.

In a partnership between Flinders University, Mitsubishi, Renewal SA and others, a **Solar Garage** will be constructed at Tonsley. This electric vehicle charging station will utilise solar energy to charge electric vehicles of all makes and models.

3RT has commercialised technology to make a composite timber product by converting timber offcuts and pulpwood into a highly sustainable tropical hardwood substitute.



AUTOMATION, SOFTWARE AND SIMULATION

Automation, software and simulation technology is critical enabling-technology for many product and service innovations throughout the global economy. It applies across key industry sectors such as manufacturing, defence, health, mining and resources, building and construction, energy and others.

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Tonsley has attracted a number of businesses across this sector, which has been a catalyst for growing new business opportunities amongst the Tonsley community and beyond.



TOGETHER AT TONSLEY

SAGE is Australia's leading provider of industrial automation and control services and has specialist skills and experience in the defence, infrastructure, manufacturing and utilities sectors.

AZZO provides energy management, electrical engineering and industrial automation services to businesses across Australia and globally to over 15 countries around the world.

Phoenix Contact is a global leader and innovator in the fields of electrical engineering and automation offering over 60,000 products to customers worldwide.

Voxon Photonics are creators of the Voxon VX1 – a world-leading three-dimensional (3D) volumetric display that provides new ways for people to interact with digital content.

The **Tonsley Manufacturing Innovation (TMI) Hub**, works with local manufacturers to promote the understanding and application of the Industry 4.0 agenda, including robotics and automation in highly networked and flexible cloud-based production systems. TMI is being driven by Flinders University, the South Australian Government and the Manufacturing Co-operative Research Centre.

Flinders University's facility at Tonsley offers accredited courses and best practice teaching, research and consulting in Information Technology and Software Engineering, Biomedical Engineering, Design and Technology Innovation and Civil, Electronic and Mechanical Engineering.



MINING AND ENERGY SERVICES

South Australia is one of the most attractive regions in the world for minerals and energy resources, and the South Australian Government is committed to ensuring major projects are linked to local companies with appropriate capabilities.

Tonsley is a hub of this activity, with education facilities focused on skills and training, as well as companies who service this sector.

✓ South Australia is a globally significant copper, uranium and zircon producer, with increasing production of iron ore.

✓ South Australia has 80% of Australia's identified uranium resources and 23% of the world's uranium resources.

✓ Home to Australia's largest onshore oil and gas province.

✓ World-leading minerals and energy assets — ranked as Australia's number one low risk resource investment destination.

TOGETHER AT TONSLEY

The **Siemens Tonsley Service Centre** maintains turbomachinery (wind turbines, gas turbines, steam turbines and compressors) for the energy and resources sectors and allows Siemens to undertake work in South Australia which was previously sent offshore.

Radical Torque Solutions develops and manufactures torque tools and controlled bolting solutions for the energy and resources sectors, as well as others.

The **Onshore Petroleum Centre of Excellence Training Facility** is a fully simulated centre providing training to onshore petroleum operation and maintenance staff from companies including Santos, Beach Energy and Senex Energy and their suppliers. Industry can now train workers in a purpose-built centre without the need for costly and time consuming fly-in fly-out arrangements.

The world-class **South Australia Drill Core Reference Library** at Tonsley is the home of South Australia's entire collection of drill cores from 120 years of exploration. It also provides mineral and oil and gas explorers with state-of-the-art sample analysis equipment including digitising equipment and a 3D visualisation room.



"Technology precincts have great potential for industry, government and research coming together... This is what has attracted us to Tonsley. (It's) the best example that we can see in Australia for such a technology precinct."

David Pryke,
Siemens

A 61 HECTARE PLAYGROUND FOR INNOVATORS

Tonsley offers a 61 hectare collaborative playground for testing and trialling new innovations and technologies in a real-world setting. The complex and multi-faceted nature of the Tonsley development provides great opportunities to translate and apply new thinking and question the status quo.

Given the related variety of industry sectors and ongoing research activities at Tonsley, there are many opportunities for organisations to initiate or take part in innovative, ground-breaking pilot projects.

Following are examples of current special projects and research opportunities at Tonsley.

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AUTONOMOUS VEHICLE TRIALS

As part of the South Australian Government's Future Mobility Lab Fund, two autonomous vehicle trials are currently taking place at Tonsley testing last-mile transport applications.

The Aurigo Pod, a four seater driverless vehicle, is being trialled within common spaces of the MAB at Tonsley for cargo and passengers.

The Navya Arma is an eight seater shuttle that will transport passengers around Tonsley via the road network. It will be charged by renewable energy at the Solar Garage (p9).

DISTRICT ENERGY SCHEME

A centralised District Energy Scheme will be delivered at Tonsley in a partnership between Enwave Energy, SIMEC ZEN Energy and Siemens. This will incorporate up to 5MW of on-site renewable power generation from rooftop solar PV, battery storage and smart metering technologies. The District Energy Scheme will generate at least 30% of Tonsley's energy demand, including business and residential, from renewable sources.

HYDROGEN PRODUCTION AND DISTRIBUTION FACILITY

An Australian first, Hydrogen Park SA, delivered by the Australian Gas Infrastructure Group (p9) will utilise a 1.25MW Siemens electrolyser to produce 100% pure hydrogen from electricity. The only by-product from this process will be 100% pure oxygen. The power-to-gas demonstration plant will play a crucial role in demonstrating how electrolyzers can be integrated into electricity networks and paves the way for the commercial deployment of a hydrogen economy in Australia.

AGEING WELL INITIATIVE

Tonsley will be the focus of a number of developments that capture the complete assistive care value chain associated with the ageing well principle.

The Global Centre for Modern Ageing (p8) will be supplemented by a residential, research and education facility of approximately 30 apartments to be located at Tonsley. The facility will incorporate co-design thinking and the latest assistive technologies applied to support and improve the lives of older people.





A COMMITMENT TO SUSTAINABILITY

Tonsley has been recognised as a world-leader in environmentally sustainable design and building practices after being awarded the internationally recognised 6 Star Green Star - Communities certification. Tonsley was Australia's first urban renewal development to achieve this level of certification and it is a testament to the world-class design principles which have guided the redevelopment of the site. The 6 Star Green Star - Communities accreditation is an internationally recognised certification, awarded by the Green Building Council of Australia (GBCA).

green building council australia

6 greenstar

Communities PILOT 2015

Sustainability is the cornerstone of the Tonsley redevelopment, with current and planned sustainability features including:

- /// The adaptive re-use of the former automotive manufacturing Main Assembly Building, preventing the loss of approximately 90,000 tonnes of carbon emissions.
- /// Tonsley's leadership in adaptive re-use will continue through the retention and redevelopment of the Western Plant and Boiler House facilities.
- /// A public place where water sensitive urban design principles will support sustainability and reduce operating costs. This includes on-site rain gardens and the use of recycled water from the Oaklands Wetland.
- /// An regional integrated transport approach that includes walking and cycling paths for easy access to public transport, end-of-trip facilities, such as showers and bicycle repair stations, and the introduction of a car share scheme.
- /// The District Energy Scheme (p12) will reduce greenhouse gas emissions while increasing resilience to the existing national electricity grid supply.

A PERFECT FIT

Tonsley actively seeks organisations that align with the strategic vision of the site and can build synergies in a way that supports innovation.

Following are several benefits of being located at Tonsley Innovation District.



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OPTIMISED FOR COLLABORATION

Our target industry sectors relate to the industry clustering concept of 'related variety', where the greatest opportunity for innovation is between organisations where there is enough common ground to start a relationship, but enough differentiation for each party to bring new expertise into a collaboration.

Tonsley's collaborative potential is further enhanced due to the co-location of research and industry.

As per the *Innovation District Model* (p4), Tonsley mobilises the district's networking assets, actively encouraging and facilitating business-to-business and business-to-research collaboration. This includes directly establishing connections with private and public sector counterparts and research institutions in and around Tonsley, as well as providing regular networking events, sporting competitions and other activations.

Businesses at Tonsley also gain ongoing national and international exposure to targeted industry stakeholders that can lead to business development opportunities.

ACCESS TO A SKILLED WORKFORCE

Tonsley's collaborative culture means the education institutions in the district are heavily embedded in industry activity – so there's a skilled workforce that is readily employable on your doorstep. Together, Flinders University and TAFE SA have 6,500 students studying and training at Tonsley every year. This will increase to 8,500 at the completion of the development.

- /// Flinders University's College of Science and Engineering is preparing graduates to work in all of the industry sectors that are a focus for Tonsley – with core high-value manufacturing capabilities a primary focus.
- /// TAFE SA's Sustainable Industries Education Centre has consolidated all trade training to Tonsley.
- /// TAFE SA has a proven record of forming partnerships with businesses at Tonsley to provide industry relevant training.
- /// In South Australia, you will find advanced supply chains with a skilled workforce developed over 100 years of manufacturing history.

ATTRACTING AND RETAINING TALENT

High quality, mixed-use, urban redevelopment is an essential feature of Tonsley to meet the demands of knowledge-intensive industries and innovative businesses seeking to attract and retain highly-skilled knowledge workers.

Tonsley is being developed to integrate residential, retail, leisure and work, with easy access to public transport and global access to fast internet connectivity, enabling a seamless blend of work and life.

- /// Retail services and recreational areas including a town square, forests and plazas, cafes, table tennis, three-on-three basketball and a world-first 24/7 all glass squash court.
- /// A residential development, Tonsley Village, providing 850 dwellings, accommodating up to 1,200 residents.
- /// Adelaide is ranked as the 5th most livable city in the world.
- /// Adelaide has the lowest residential property prices of all Australian mainland capital cities.

A VARIETY OF SHARED FACILITIES

Tonsley features a range of rooms, theatres, labs and spaces that extend business development opportunities and may be used for product launches, training, workshops, board meetings and more. Facilities include:

- /// Formal and informal meeting and event spaces, such as the Tonsley Pod, Town Square, Central Forest and Western Plaza
- /// Two lecture theatres (80 and 120 person capacity) within the Flinders University building
- /// Boardrooms and function rooms with the Tonsley TAFE facility, State Drill Core Reference Library and Administration Building
- /// Research and training labs within the Flinders University building such as the advanced surgical training facility, biomechanics and implants lab, advanced material lab, digital fabrication lab and serious gaming and haptics lab.

A man and a woman are sitting at a desk in a dimly lit office, looking at a computer screen. The woman, on the left, is smiling and holding a white mug. The man, on the right, is looking intently at the screen. The background is blurred, showing some office equipment and a plant.

ENTREPRENEURIAL SUPPORT

The location of various commercialisation, incubation and business support services at Tonsley adds to its strong entrepreneurial focus.

Tonsley's entrepreneurial support network includes:

- /// **Innovyz** – provides end-to-end support to help innovators build and grow companies and bring innovations to market. Their nine month commercialisation program offers continual expert analysis, intensive mentoring, and peer to-peer learning.
- /// **CO-HAB** – provides co-working spaces and support for start-ups, entrepreneurs and small businesses in an affordable, collaborative environment.
- /// **New Venture Institute (NVI)** – mentors and helps the next generation of ideas to become a reality and is Flinders University's centre of innovation and entrepreneurship.
- /// **NVI also hosts eNVision** – a collaborative incubator and co-working space for people driven by innovation. eNVision provides office and meeting facilities and connections to help grow new businesses.

CONNECTED PHYSICALLY AND VIRTUALLY

Tonsley's strategic location and world-class telecommunications infrastructure connects businesses in the district with Adelaide and the world.

Tonsley is located in close proximity to:

- // Adelaide CBD
(10km, 20min by car/train)
- // Adelaide Airport
(12km, 20min by car)
- // Flinders Medical Centre and Flinders University
(2km, 5min by car/train).

Tonsley is connected to GigCity:

- // Offering gigabit internet speeds of up to 100 times the national average at affordable costs from AU\$49.90 per month
- // GigCity opens the door to new collaborations and opportunities to develop high-tech applications – from image processing and simulation, to big data analytics and cloud computing.



DESIGN EXCELLENCE

The physical design of Tonsley's redevelopment has been undertaken with the idea of supporting innovation.

Tonsley is pedestrian friendly and there is a network of high quality formal and informal places for people to meet and exchange ideas – important for encouraging collaboration. Designers are now referring to these kinds of physical features as “collision spaces” that support serendipitous networking that can lead to the kind of knowledge spill over that feeds innovation.

Tonsley's design excellence has been acknowledged with a series of industry awards, including international acclaim, winning the 2015 World Architecture News Award for Adaptive Reuse.

Other notable awards include:

- // 2017 National Good Design Awards
 - Good Design Award for Sustainability
 - Best Overall for Architectural Design
- // 2016 Urban Design Institute of Australia (UDIA) National Awards
 - UDIA National Award for Excellence
 - UDIA South Australian Award for Excellence
- // 2016 National Architecture Awards
 - David Oppenheim Award for Sustainable Architecture (for the Main Assembly Building and Pods)
 - National Colorbond Award for Steel Architecture (for the South Australia Drill Core Reference Library)
- // 2016 South Australian Architecture Awards
 - Winner of seven awards

THE MAB



The Main Assembly Building, known locally as the MAB, is a central and key feature of Tonsley. The adaptive re-use of the former automotive Main Assembly Building respects the industrial heritage of the site and creates its unique identity.

The building features contemporary public spaces including internal forests, exhibition and meeting spaces, with eating and lounge areas and Wi-Fi hotspots. The MAB is Tonsley's social hub, attracting workers, students, residents and many local and international visitors.



A network of internal streets gives priority to pedestrians, providing easy access to services and facilities but still providing the necessary vehicle access for industrial premises.

KEY FEATURES

BENEFITS

Five hectare building adapted for re-use	<ul style="list-style-type: none"> Retains the embodied carbon in the structure, the equivalent of removing 25,000 cars from the road for a year Provides an 'umbrella' for businesses in one central precinct, helping create a focus for business and community activities
Planned solar array on the MAB and TAFE roofs	<ul style="list-style-type: none"> Access to affordable and sustainable energy Generating enough on-site renewable energy to supply at least 30% of Tonsley's energy demand, including business and residential.
Adaptable, flexible floor plan	<ul style="list-style-type: none"> Options to occupy individual purpose-built tenancies that can be designed to meet specific requirements Space for multi-storey construction with a six metre clearance to the underside of the truss line Smaller modular accommodation available, in short lead times
Centrally provided services and infrastructure	<ul style="list-style-type: none"> Loading dock Central cooling and heating Service cores (lockers, toilets, showers, bike storage) Services distributed throughout building (including electricity, gas, water, sewer, IT, fully-compliant sprinkler system coverage) Parking Building management administration – based on site Retail facilities in the town square
Security	<ul style="list-style-type: none"> On-site security presence during core business hours and security patrols at nights and weekends Proximity card reader on all access points and common area facilities

TONSLEY LIVING

The future of work, live and play will be both seamless and agile. As work arrangements become more flexible and urbanisation more localised, the demand for geographically dense microcosms within larger cities will be high.

This is a reason why Tonsley has been designed as a mixed-use district. As much importance has been placed on delivering modern, high-quality residential, retail and hospitality spaces as on creating an active and sustainable high-value manufacturing hub.

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TONSLEY VILLAGE

The north western portion of Tonsley Innovation District will be home to approximately 1,200 residents. The 11 hectare residential development, Tonsley Village, will feature contemporary living options built to 21st-century environmental and design guidelines, attracting people from a range of backgrounds to live at Tonsley.

Accommodation will include secure, cosmopolitan apartment living and townhouses, all in landscaped plots among green open spaces. The development will be integrated with the existing and proposed Tonsley road network and will include a central reserve as well as a linear park for pedestrians and cyclists along the rail line.

A RETAIL AND ENTERTAINMENT DESTINATION

A retail and entertainment precinct will be developed at Tonsley to further activate the site. This will become Tonsley's most popular meeting, entertainment and retail place and a major destination for the southern Adelaide region.

The heart of the retail development will be the iconic Boiler House. The adaptive reuse of the 1960s industrial building into a microbrewery, bar, restaurant, and cafe will transform it into Tonsley's main social hub.

Adjacent to the Boiler House will be a 1.2 hectare retail development that will incorporate a supermarket and specialty retail outlets.

A STUNNING REGION

Tonsley is on the doorstep to a mix of cultural, sporting, leisure and shopping experiences, all against a backdrop of hills, open space and the coast.

- /// The world-renowned McLaren Vale and Adelaide Hills wine regions are less than an hour's drive from Tonsley.
- /// Stunning beaches, including Glenelg and Brighton are just 15 minutes away.
- /// The Fleurieu Peninsula, with popular destinations such as Victor Harbour, Goolwa and Port Elliot are an easy drive away via the Southern Expressway. You can also catch a ferry from the peninsula to the world famous nature haven of Kangaroo Island.





COMMERCIAL OPPORTUNITIES

Tonsley has several property and accommodation options to suit a variety of uses. These options exist within the eight-hectare Main Assembly Building and across the remainder of the 61-hectare site.

There are allotments of varying sizes with potential to adjust allotment sizes to suit business needs.

MAIN ASSEMBLY BUILDING

Businesses in the Main Assembly Building can occupy purpose-built tenancies designed to meet specific operational requirements.

Floor area	From 30 to 2,000 square metres
Accommodation types	Office, workshop, manufacturing (up to 5.5 metre clearance), display and sales, and laboratory uses
Lease terms	Tailored to suit business requirements
Construction period	Six to 12 months from lease execution depending upon the size and complexity of the design
Gross rental costs (inclusive of outgoings)	<ul style="list-style-type: none">Workshop accommodation commencing at AU\$250 per square metre per annumOffice accommodation commencing at AU\$320 per square metre per annum <p>Final rent is determined based on accommodation needs and lease term</p>





FREEHOLD LAND ALLOTMENTS

Twenty four hectares of land at Tonsley has been designated for high-value manufacturing and commercial purposes. Options are flexible with the ability to tailor-make allotment sizes to accommodate individual requirements. Businesses that prefer to lease their premises can work with local property developers to deliver their facility under suitable lease terms for purpose-built accommodation.

Allotment sizes	From 1,000 to 10,000 square metres
Build height	Up to 15 levels depending on allotment location
Development potential	Serviced and titled allotments that are development ready with mixed-use opportunities across high-value manufacturing, commercial, retail and residential land uses
Price	Commencing at AU\$300 per square metre (excluding GST) depending on location within the district


LEASE WITHIN MULTI-LEVEL DEVELOPMENT

There is also potential for lease of commercial office space within future multi-level mixed-use developments at several prominent locations on site.

FROM START TO FINISH

The Tonsley team has the expertise and capabilities to pair you with appropriate local architects and builders that will develop your premises that are the perfect fit for your business.





“Innovation lives in places. It needs a home... a place where the creative process is at the centre. A place where the innovation process is a professional discipline and not a rare, singular event, and where people can meet, interact, experiment, ideate and prototype new solutions.”

US innovation expert John Kao,
author and former Harvard Business School Professor

Tonsley

Innovation District



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Government
of South Australia

