



Tonsley

Innovation District

BRINGING TOGETHER

ESTABLISHED
BUSINESSES
AND START-UPS

LEADING-EDGE
RESEARCH AND
EDUCATION
INSTITUTIONS



SIEMENS



GOVERNMENT
AND THE WIDER
COMMUNITY

BUSINESS
INCUBATORS AND
ACCELERATORS

TO CONNECT AND
COLLABORATE
IN AUSTRALIA'S
MOST AWARDED
INNOVATION
DISTRICT.

TONSLEY AUSTRALIA'S FIRST INNOVATION DISTRICT

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

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

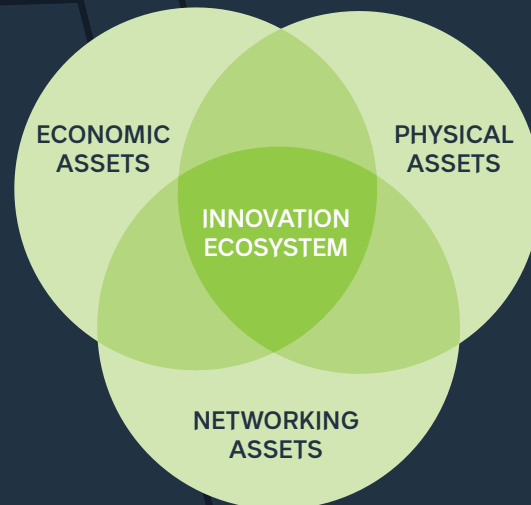
In an era where connectedness is paramount to drive innovation and entrepreneurship, the redevelopment of the former Mitsubishi automotive manufacturing plant required a visionary approach beyond that of a traditional science or business park.

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 MODEL OF INNOVATION



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 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 Main Assembly Building (MAB).

A MIXED-USE ACCESSIBLE DISTRICT

Tonsley is planned for success. The 20-year masterplan that commenced in 2012 encompasses all the components that 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

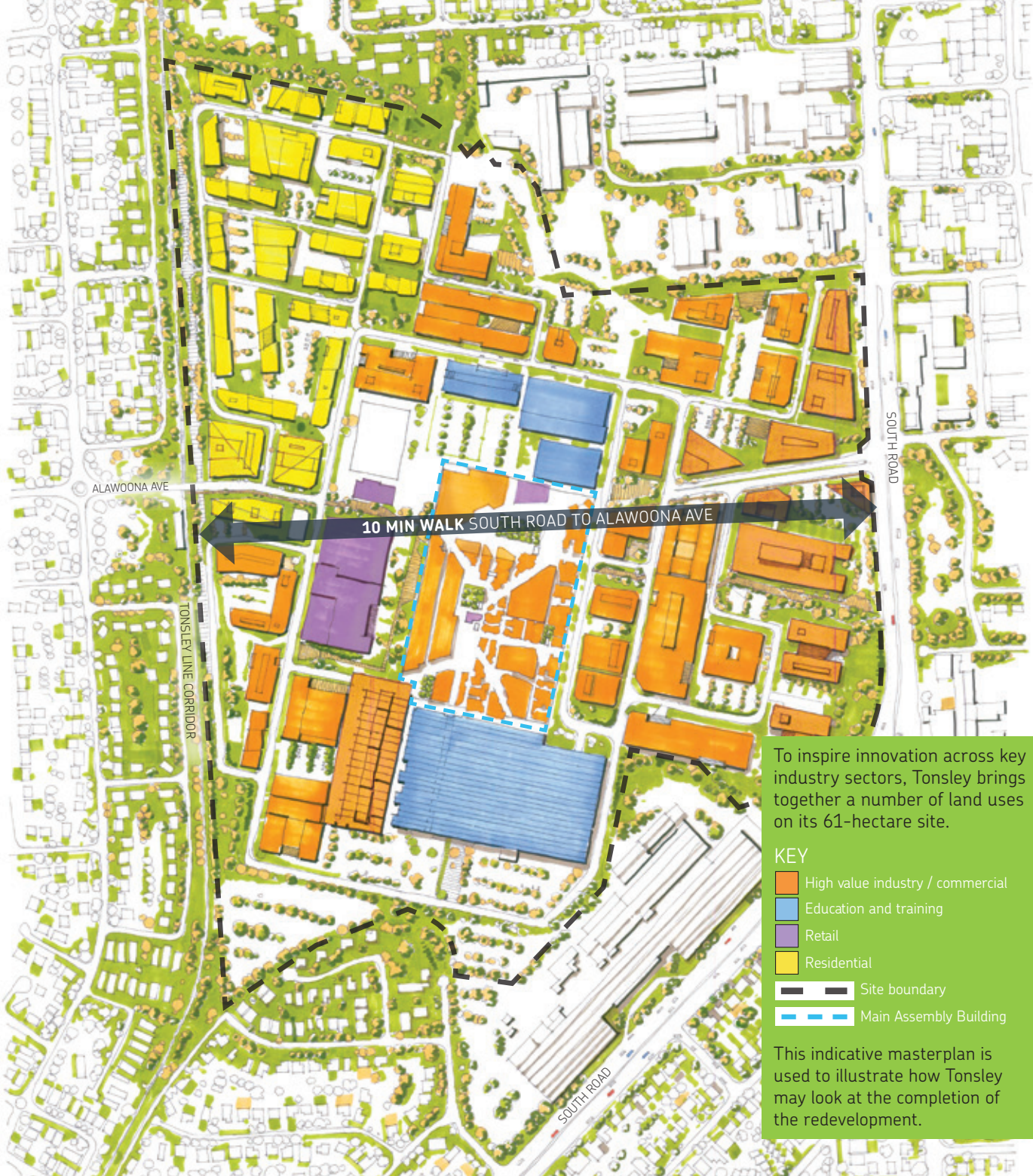
- Flinders University's College of Science and Engineering
- TAFE SA Building and Construction
- 8,500 students attending these facilities each year

RETAIL

- Town square in the Main Assembly Building (MAB)
- Retail development, shops, cafés, services and facilities, including the Boiler House microbrewery and restaurant

RESIDENTIAL

- 11 hectares being developed for approximately 900 homes, accommodating 1,800 residents
- Built to the latest environmental and design guidelines
- Cosmopolitan apartment living and townhouses situated among green open spaces



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 adapt and better utilise its strengths, transitioning from traditional to high-value manufacturing.

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 the connected and collaborative environment Tonsley offers, businesses and organisations have greater opportunities to innovate, grow and lead the state's shift to high-value manufacturing.

"A clear vision, commitment and patient investment has helped to ensure that Tonsley is now a world class innovation district, acting as a catalyst for the uptake and diffusion of advanced technologies and skills in Australian companies. Many seek, but few achieve what Tonsley has in just ten years."

Professor John Spoehr
Pro Vice-Chancellor Research Impact
Director, Australian Industrial
Transformation Institute
Flinders University

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Aerial view of Tonsley



Micro-X



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 provides important connections between companies, researchers, grant programs, policy makers and market opportunities in the medical devices and assistive technologies sector.

Located in the middle of the southern hemisphere's largest corridor of health-related research institutions, companies and medical facilities including Adelaide BioMed City, the new Royal Adelaide Hospital and Flinders Medical Centre, Tonsley is ideally situated for businesses to develop, test, commercialise and manufacture next generation medical and assistive devices.

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TOGETHER AT TONSLEY

ZEISS, an international optical and optoelectronics firm, is a leading developer, producer and distributor of microscopes, medical technology, eyeglass, 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 device 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, testing and commercialisation of new technologies.

The **Global Centre for Modern Ageing** is creating an ecosystem that empowers people, businesses, researchers and governments to seek and develop solutions that reflect the opportunities for modern ageing.

"The value of Tonsley Innovation District is that it has established a connected ecosystem in medical devices; a cluster of research, industry, service providers and government organisations co-located within the same location.

To identify opportunities for manufacturing within this sector you need to be part of that ecosystem."

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

CLEANTECH AND RENEWABLE ENERGY

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

Tonsley has become a hub for renewable energy innovation in South Australia and is home to a number of businesses leading the way in this growing sector.

Tonsley provides a platform from which organisations can test and trial new technologies in this developing field.

TOGETHER AT TONSLEY

ZEN Energy and its parent company **SIMEC Energy Australia**, a member of the GFG Alliance, together provide renewable energy solutions across the full spectrum of the energy market, from behind the meter solar and battery storage through to front of meter energy retailing and the development and operation of grid scale sustainable energy generation assets.

Tesla manage a service hub at Tonsley that allows technicians to monitor and service the world's largest lithium-ion battery, their Supercharger stations installed across the state, residential Powerwall installations and Tesla vehicles.

TAFE SA has consolidated all construction and sustainable industries trade training under the one roof at Tonsley. It is training more than 6,000 students per year in next generation sustainable construction.

Enwave Energy are responsible for delivering the District Energy Scheme at Tonsley which, when complete, will include one of Australia's largest rooftop solar arrays comprising approximately 20,000 solar photovoltaic panels installed on the MAB and TAFE SA roofs.

Australian Gas Infrastructure Group, will develop and operate Australia'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.

EfficientSee partner with businesses to improve their energy and project efficiencies, allowing them to gain financial, social and environmental benefits.



ZEN Energy

AUTOMATION, SOFTWARE AND SIMULATION

Automation, software and simulation fields provide critical enabling-technology for many product and service innovations throughout the global economy.

It applies across key industry sectors such as manufacturing, defence, energy, health, mining and resources, building and construction.

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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 – 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**, driven by Flinders University, the South Australian Government and the Innovative Manufacturing Cooperative Research Centre, works with local manufacturers to promote the understanding and application of the Industry 4.0 agenda, including robotics and automation.

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.

Lateral Vision create and develop mixed reality (VR, AR and XR) content for marketing, training, simulation and interactive experiences.

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

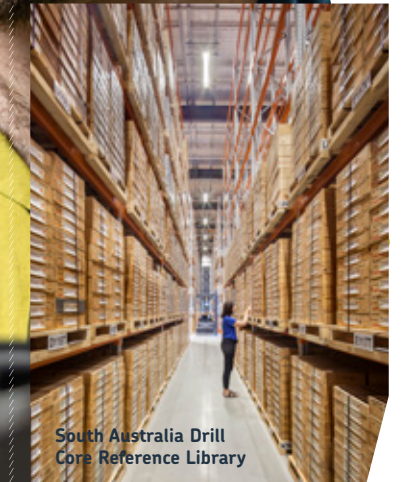
The **Siemens Tonsley Service Centre** maintains turbomachinery (wind turbines, gas turbines, steam turbines and compressors) for the energy and resources sectors and allows Siemens to undertake work in South Australia which was previously sent offshore.

Radical Torque Solutions are leaders in torque technology developing controlled bolting solutions for the resource, construction and manufacturing sectors.

CMW Geosciences, a collective of highly experienced engineers and geologists, provides specialised geotechnical services to the mining, construction and civil engineering industries.

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, Senex Energy and their suppliers. Industry can 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.



South Australia Drill Core Reference Library

"Tonsley was a real draw for us as a location to build the only torque laboratory of its kind in the Southern Hemisphere. Innovation and technology are at the core of everything we do so being part of this community was a perfect alignment for us."

Simon Timms,
Managing Director
Radical Torque Solutions

A 61 HECTARE TESTBED FOR INNOVATORS

Tonsley offers a 61-hectare collaborative testbed for developing 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 in many of the world's future industries.

Future trends and industries being explored at Tonsley include:

- // Future Energy
- // Future Mobility
- // Future Ageing
- // Future Manufacturing
- // Future Connectivity
- // Future Work, Live and Play.

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Global Centre for Modern Ageing

FUTURE ENERGY

A centralised District Energy Scheme is being delivered at Tonsley by Enwave Energy. Up to 5MW of on-site renewable power generation from rooftop solar PV, battery storage and smart metering technologies will be used by Tonsley's businesses and residents.

Tonsley is also set to be home to Australia's first hydrogen production and distribution facility. The Australian Gas Infrastructure Group plan to utilise a 1.25MW Siemens electrolyser to produce hydrogen gas from renewable energy, helping pave the way for the deployment of a hydrogen economy in Australia.

FUTURE MOBILITY

Two autonomous vehicle trials are currently underway at Tonsley.

Aurrigo operate four-seater PodZero driverless vehicles within the MAB, while the 10-seater FLEX autonomous shuttle by Flinders University navigates the road network.

The world's smartest transit hub, Matilda, was also developed at Tonsley by SAGE Automation to provide a seamless integration between passengers and autonomous vehicles.

FUTURE AGEING

The Global Centre for Modern Ageing serves as a leading response to the international ageing phenomenon.

Their world-class living lab at Tonsley unites older people, businesses and researchers to co-design and validate products, services and experiences that will better serve the lives of ageing people in Australia and around the world.

FUTURE MANUFACTURING

Reborn as South Australia's epicentre of high-value manufacturing, Tonsley plays an important role in helping industry develop and adopt the latest manufacturing technologies.

The Tonsley Manufacturing Innovation (TMI) Hub and its Cyber-physical Factory is a catalyst for promoting understanding and application of Industry 4.0 practices. Central to accelerating the growth of advanced manufacturing in Australia is continued development and diffusion of Industry 4.0 capabilities including robotics and automation in highly networked and flexible production systems that take advantage of cloud computing.

FUTURE CONNECTIVITY

Businesses and organisations at Tonsley have access to GigCity, affordable, gigabit-speed internet that is up to 100 times faster than the national average.

Access to enabling-technology like GigCity provides opportunities for businesses to reimagine how their organisation operates and underpins innovation in a global, connected world.

FUTURE WORK, LIVE AND PLAY

Work, live and play is becoming more localised. People no longer want to travel long distances to get to work. We want our leisure and entertainment close at hand. With increasing demands on our time, convenience is key.

This is why Tonsley has been designed as a mixed-use district. It is a place for work, study and research, but also a premier location to live, play and relax.





AurriGO PodZero Driverless Vehicle

THE TONSLEY MIX

Tonsley has been designed to support businesses and organisations located within the innovation district to grow and innovate sustainably.

This is achieved through a mix of benefits that are available to those that choose to call Tonsley home.



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1 A CURATED COMMUNITY

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.

Businesses and organisations considering locating at Tonsley are required to meet the criteria of our Suitability Assessment to ensure the 'related variety' benefits can be realised by all.

"A lot of what we do is surrounding or is in Tonsley and we are rapt that we're going to be part of the future of this place."

Neale Sutton
Co-Founder & Managing Director
Humanihut

2 OPTIMISED FOR COLLABORATION

As per the *Innovation District Model*, Tonsley mobilises the district's networking assets to create a thriving innovation ecosystem.

Business-to-business and business-to-research collaboration is actively encouraged and facilitated in numerous formal and informal ways.

This includes directly establishing connections with private and public sector counterparts and research institutions in and around Tonsley, providing and supporting regular networking and industry events, facilitating sporting competitions, fitness programs and other activations.

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

"There's cohabitation, there's collaboration and there's innovation. The beauty of the Tonsley site is that it brings it all together."

John Azzolini
Managing Director, AZZO

3 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 over 8,000 students studying and training at Tonsley every year.

Flinders University's College of Science and Engineering is preparing graduates to work in the industry sectors that are a focus for Tonsley - with core high-value manufacturing capabilities a primary focus.

TAFE SA 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.

4 RETAINING SKILLED PEOPLE

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 people.

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.

A number of retail services and recreational areas are available including a town square, forests and plazas, cafés, table tennis, three-on-three basketball and a world-first 24/7 all glass squash court.

"There's a heap of facilities here which are more for entertainment value. We're now having squash at lunch and we've had a couple of big competitions. The whole precinct's got involved."

Some of those features and facilities help to make Tonsley a more vibrant and enjoyable place to be."

Adrian Fahey
CEO, SAGE Group



Town Square in the MAB

5 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, Plaza and Foyer Forests, Western Plaza and cafés
- // Two lecture theatres (80 and 120 person capacity) within the Flinders University building
- // Boardrooms and function rooms within TAFE SA's facilities, South Australia Drill Core Reference Library and the 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.

6 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.

7 CONNECTED PHYSICALLY AND VIRTUALLY

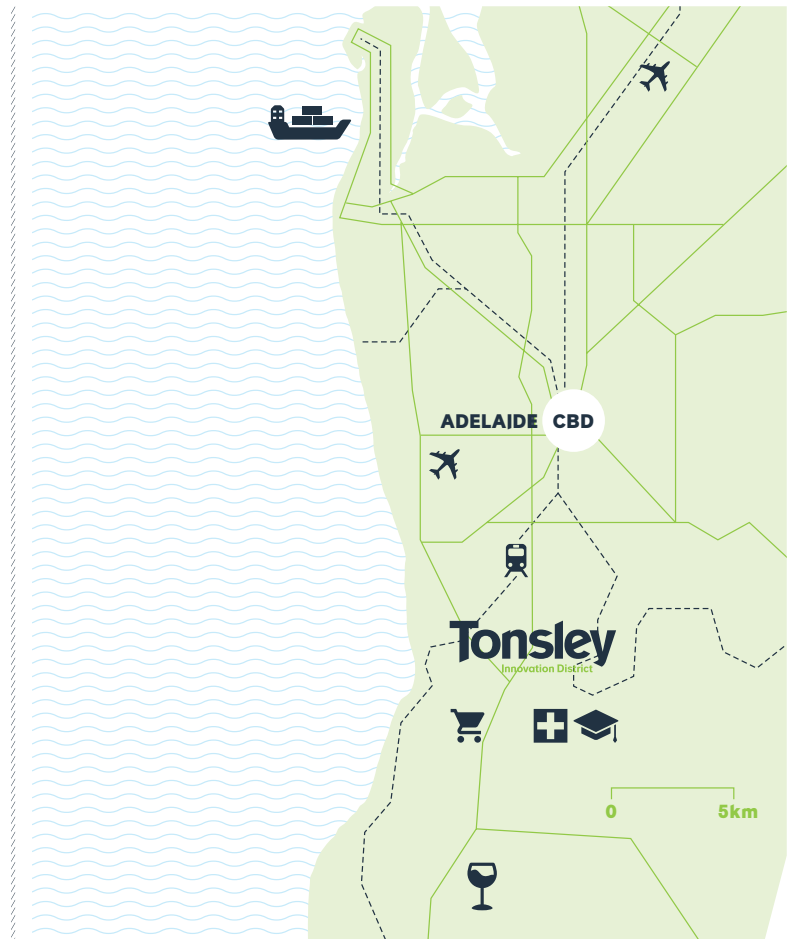
Tonsley's strategic location and world-class telecommunications infrastructure connects businesses in the district with Adelaide and the world.

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.



8 MULTIDIMENSIONAL SUSTAINABILITY

Tonsley has been recognised as a world-leader in sustainability being Australia's first urban renewal development to receive the internationally recognised 6 Star Green Star - Communities certification.

Taking a multidimensional approach, Tonsley addresses sustainability across the following categories:

- // Liveability
- // Economic Prosperity
- // Environment
- // Design
- // Innovation
- // Governance.

"Tonsley has become an exemplar for high quality, sustainable urban renewal both in Australia and around the world."

Romilly Madew
CEO, Green Building
Council of Australia

Current and planned sustainability features at Tonsley include:

- // The adaptive re-use of the former automotive manufacturing Main Assembly Building, preventing the loss of approximately 90,000 tonnes of carbon emissions.
- // The retention and redevelopment of the Western Plant and Boiler House facilities continues Tonsley's commitment to adaptive reuse.
- // A public place where water sensitive urban design principles support sustainability and reduce operating costs. This includes on-site rain gardens and the use of recycled water from a nearby wetlands.
- // A 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 a car share scheme.
- // The District Energy Scheme will reduce greenhouse gas emissions while increasing resilience to the existing national electricity grid supply.

9 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 over 20 prestigious industry awards, including international acclaim, winning the 2015 World Architecture News Award for Adaptive Reuse.

Other notable awards include:

- // 2018 Property Council of Australia Award for Best Development Innovation
- // 2017 National Good Design Awards for Sustainability and Best Overall Architectural Design.



10 THE MAB



Aerial view of Tonsley

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 MAB acts as a figurative and literal 'umbrella', helping create a focus for business and community activities.

It offers an adaptable and flexible floor plan with options for businesses to occupy purpose-built tenancies as well as smaller modular accommodation.

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 and dignitaries.

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 1,800 residents. The 11 hectare residential development, Tonsley Village, will feature contemporary living options built to the latest environmental and design guidelines, attracting people from a range of backgrounds to live at Tonsley.

Accommodation includes 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.

"I saw the potential excitement in Tonsley Village. I think it's going to be a really vibrant community."

I love new technology, I'm an early adopter of products. I love anything that's new - I give it a go."

Nicholas McMahon
To be one of Tonsley Village's first residents

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 café 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, is an easy drive via the Southern Expressway. You can also catch a ferry from the peninsula to the world famous nature haven of Kangaroo Island.





Artist impression of Tonsley Village

Vivonne Bay, Kangaroo Island, South Australia

BE PART OF TONSLEY

Tonsley has several accommodation options to suit a variety of uses and needs. These options exist within our two co-working spaces, the five-hectare Main Assembly Building and across the remainder of the 61-hectare site.

There are spaces, tenancies and allotments of varying sizes with potential to adjust to suit business needs.

CO-WORKING SPACES

Tonsley's two co-working spaces, CO-HAB and eNVision provide a range of desk and office options for start-ups, entrepreneurs and small businesses wanting to work amongst like-minded and passionate people driven by innovation. Visit:

co-hab.com.au | nvifinders.com.au

MAIN ASSEMBLY BUILDING

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

With floor areas available from 30m² to 2,000m², accommodation types include office, workshop, manufacturing, display and sales and laboratory uses.

Lease terms can be tailored to suit business requirements and construction is typically six to 12 months from lease execution (depending on size and design complexity).

FREEHOLD LAND ALLOTMENTS

Serviced and titled allotments that are development-ready with mixed-use opportunities across high-value manufacturing, commercial, retail and residential land uses are available at Tonsley.

Options are flexible with the ability to tailor-make allotment sizes from 1,000m² to 10,000m². Build height is up to 15 levels depending on allotment location.

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.

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.

"We underestimated how powerful the Tonsley network would be. Once we had built our premises here and opened, it was interesting to see how strong those [business] connections became very quickly."

Adrian Fahey
CEO
SAGE Group





Artist impression of potential development on Allotment 104 at Tonsley

NEXT STEPS

If you are interested in relocating your business or organisation to Tonsley Innovation District, please complete our Suitability Assessment.

The Suitability Assessment only takes a few minutes to complete and can be accessed on the Tonsley website:

tonsley.com.au

After completing the Suitability Assessment, a member of the Tonsley team will be in touch. The Tonsley team has the expertise and capabilities to assess your business and accommodation needs and if needed, pair you with appropriate local architects and builders that will develop your premises.

GUIDED TONSLEY TOUR

To fully grasp the potential of Tonsley, a guided tour is a must.

If you would like to be taken on a guided tour, please send us an email:

info@tonsley.com

KEEP IN TOUCH

There is always something new happening at Tonsley.


To be kept up-to-date on the latest updates and news you can subscribe to our mailing list from our website or follow us @TonsleySA on Facebook, LinkedIn and Twitter.



"It's a place that's great to do business."

Richard Turner
Founder, ZEN Energy
Head of Brand and
Communications
SIMEC Energy Australia





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“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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RenewalSA

