



INVITATION FOR EXPRESSIONS OF INTEREST

Leasing Information Memorandum

TURBINE SUNSHINE COAST

APRIL 2024



Disclaimer

This Information Memorandum (IM) has been prepared by Turbine Sunshine Coast Limited ACN 649 643 247 (TURBINE). The purpose of this IM is to give potential tenants and their directors, officers, representatives and advisers (together with Interested Parties) general information about the proposed Collaborative Food and Beverage Manufacturing Precinct at the Sunshine Coast Industrial Park, Caloundra, Queensland (Precinct), to assist Interested Parties in deciding whether to submit an expression of interest in respect of in the Precinct as contained in this IM.

This IM contains general information only and does not constitute an offer to lease within the Precinct. All images in this IM are for illustration purposes only and may not be an exact representation of the Precinct as constructed. All plans and measurements are indicative and subject to change without notice. Certain statements contained in this IM constitute statements about future matters and forward-looking statements. These forward-looking statements are by reference to circumstances only as at the date of this IM and involve known and unknown risks, uncertainties and other factors.

TURBINE, nor any of its respective directors, officers, employees, advisors or representatives, nor any other person, gives any representation, warranty, assurance or guarantee that the occurrence of events expressed or implied in any forward-looking statements in this IM will actually occur. Any information or representation not contained in this IM may not be relied upon as having been authorised by TURBINE. To the maximum extent permitted by law, TURBINE will have no liability for any loss or liability of any kind arising in respect of the information contained, or not being contained, in this IM.

Information in this IM is current only as at the date of this IM and information may change after the date of this IM. Unless required by law, TURBINE will not provide updated information to recipients of this IM.

This IM is provided to recipients only on the above basis. If you do not accept the above conditions, you must immediately return the IM to TURBINE and/or destroy and delete all copies of this IM held by you.

Acknowledgment

This project has received grant funding from the Australian Commonwealth Government as part of the Modern Manufacturing Strategy.

Collaborative Food and Beverage Manufacturing Precinct

TURBINE's Collaborative Food & Beverage Manufacturing Precinct, to be located on Queensland's Sunshine Coast, will enable SME food and beverage manufacturers to innovate and scale.

It is set to become Australia's leading industry-based food and beverage research, education and commercialisation facility with the precinct expected to gain national and international recognition as a blueprint for collaborative manufacturing.

This end-to-end collaborative food and beverage precinct is a world first, providing lucrative opportunities for businesses at all stages and sizes to build, scale and export, all under one roof. TURBINE'S location will provide seamless access to domestic and global markets.



About Turbine

TURBINE Sunshine Coast is a not-for-profit company established in April 2021 by the Food and Agribusiness Network (FAN) to lead the establishment and longer-term development of the TURBINE Collaborative Food & Beverage Manufacturing Precinct.

FAN is a collaborative ecosystem that empowers its members and industry to grow.

The TURBINE Precinct is designed to address barriers to success in the domestic food and beverage manufacturing sector.

The Precinct will be an industry-led high-tech manufacturing ecosystem purpose-built for SME's operating in the food and beverage sector. This ecosystem will include partnerships with private research institutions, education providers and government organisations.

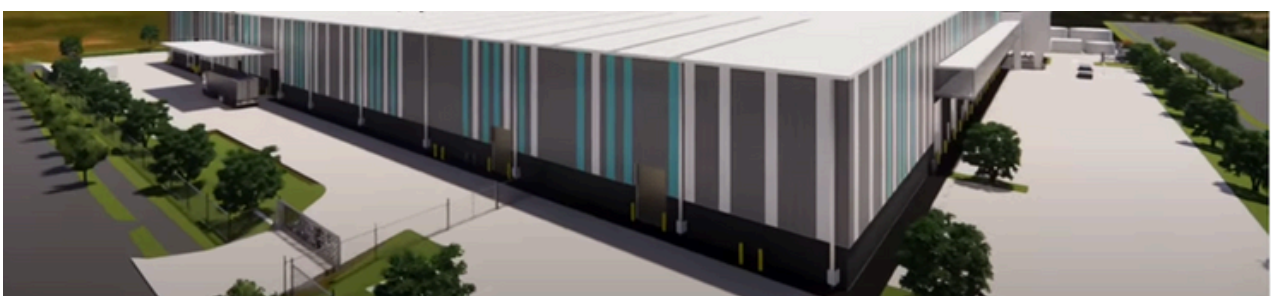
The Precinct is anticipated to be a catalyst for the realisation of agglomeration benefits arise when firms and people locate near one another in industrial clusters.

Through the provision of shared assets, infrastructure, knowledge and resources TURBINE'S tenants are expected to realise a material competitive advantage in the form of lower operating and overhead costs. This enables the tenants to focus investment and resources on higher value-adding activities, shift to higher scales of production (via economies of scale) and establish a competitive foothold in global markets.

The advantages offered to businesses operating in the TURBINE Precinct are anticipated to generate material economy-wide benefits for the Sunshine Coast, Queensland, and Australia.

Grant funding of up to \$42m has been obtained by TURBINE through the Modern Manufacturing Initiative (Collaboration) and Modern Manufacturing Initiative (Translation) streams.

In April 2024 TURBINE received a Development Permit for Material Change of Use to establish Industry - High Impact Industry and Environmentally Relevant Activities, and Operational Works, Racecourse Road, Corbould Park. (Council Ref: MCU23/0266 & OPW23/0442).



About The Sunshine Coast

Discover the allure of Queensland's Sunshine Coast, where burgeoning businesses are turning their gaze beyond major cities for their establishment, relocation, or expansion. Just an hour's drive north of Brisbane, this coastal gem shines brightly as an economic powerhouse.

With a remarkable Gross Regional Product (GRP) of \$21 billion and an impressive \$19.5 billion invested in ongoing or recently completed infrastructure projects, the Sunshine Coast beckons with promise.

Experience unparalleled connectivity, both physical and digital, as the Sunshine Coast boasts the cutting-edge Sunshine Coast International Broadband Network and a world-class international runway at the

Sunshine Coast Airport. As anticipation builds, meticulous planning is underway for a comprehensive mass transit solution to further enhance accessibility.

Over the past 15 years, the Sunshine Coast has witnessed economic growth that surpasses nearly every other regional economy, igniting a surge of new developments across residential, office, and retail sectors.

The food and agriculture sector on the Sunshine Coast is now valued at over \$1 billion.

Join the wave of progress and unlock the endless opportunities that await in this dynamic coastal paradise.



Location

TURBINE will be located within the Sunshine Coast Industrial Park in Caloundra.

The Sunshine Coast Industrial Park was Developed by Queensland Government agency Economic Development Queensland (EDQ) and is perfectly located in a major growth corridor with a large and rapidly growing population.

With direct transport connectivity for freight and logistics the Industrial Park (and other

surrounding industrial parks) have already attracted a number of established businesses including:

- Kilcoy Global Foods
- Country Chef
- Montville Coffee
- Brouhaha Brewery
- Orora Packaging



3km to
Bruce
Highway



7km to
Caloundra
CBD



31km to
Sunshine
Coast Airport



83km to
Brisbane
CBD



99km to
Port of
Brisbane





The TURBINE Collaborative Food and Beverage Manufacturing Precinct (TURBINE Precinct) stands as a pioneering endeavor in the realm of high-tech manufacturing, propelled by industry leadership. Its core mission is to foster collaboration, innovation, and scalability among small and medium-sized enterprises (SMEs) in the food and beverage sector, propelling the industry forward collectively.

Set to make an unprecedented impact on the Australian food and beverage (F&B) landscape, the Precinct is poised to serve as a catalyst for enduring change. Its significance lies in filling a void previously unaddressed in Australia, offering a comprehensive ecosystem tailored to the needs of SMEs.

Central to its success is the intrinsic collaboration among diverse stakeholders, including small, medium, and large businesses, research institutions, industry associations, educational bodies, and investors. This collaborative network forms the backbone of the Precinct, ensuring its vitality and relevance.

It offers:

- Financial support for fitout and equipment
- Provision of shared services including steam, refrigeration and waste water treatment
- Access to common warehouse-as-a-service
- Collaborative industry-led R & D centre
- Shared resources

The Precinct will provide comprehensive support spanning the entire lifecycle of food and beverage SMEs, from initial product conception to international market expansion. This holistic approach addresses a critical gap in Queensland's infrastructure, where the absence of such facilities hampers the ability of startups to bring innovations to market and scale their operations.



The precinct includes the design and construction of up to 14,597m² of manufacturing facility and up to 2,158m² of related office, and training space. Key highlights include:

- Installation of food and beverage manufacturing tenants
- Provision of shared services for all tenants
- Warehousing
- An industry-led R&D centre
- An expertise co-working hub with centralised offices for manufacturing tenants
- Education and training facilities
- Space for industry meetings and events.

SUSTAINABILITY STRATEGY

Some of the key aspects of our initial sustainability strategy include:

- The site will start with 100% renewable electricity supply.
- Significant onsite solar power generation, 1 to 2 MW of installed capacity.
- A best practice liquid wastewater treatment plant including biogas generation to provide a renewable energy source for the site and reduce solid waste generation.
- Use of heat pumps to capture and re-use thermal energy.
- Maximise the use of natural refrigerants that add no to low global warming potential.
- Partner with leading energy providers to develop solutions for phasing our remaining fossil fuel usage such as LPG gas.

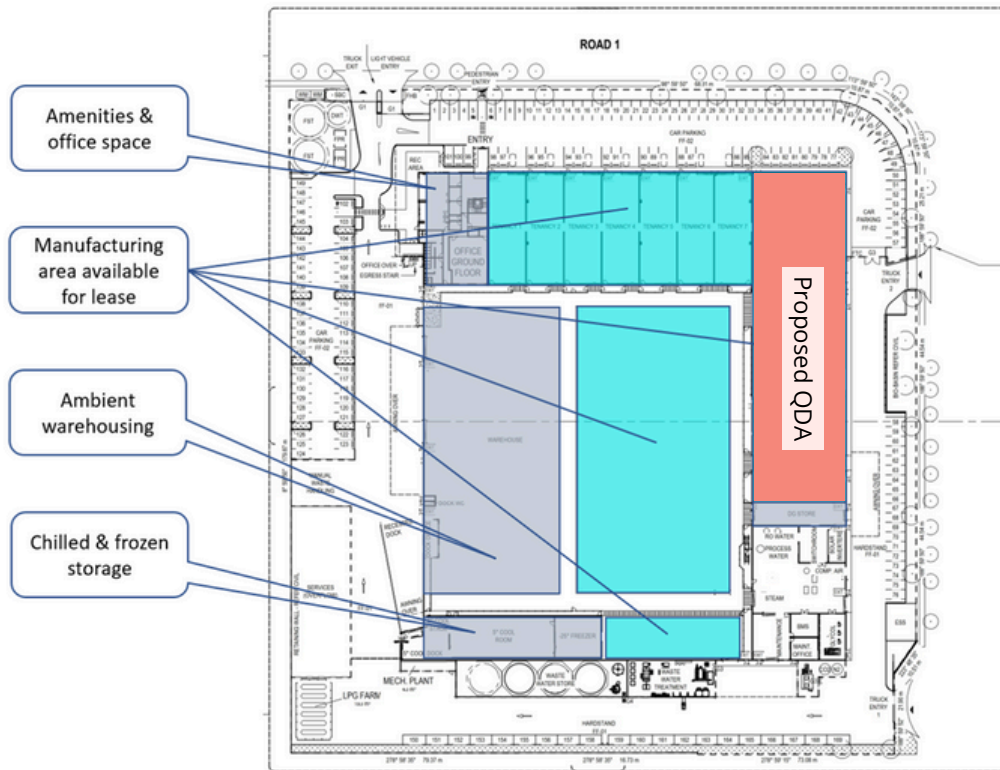


A critical element of success for the Precinct is the embedded collaboration between project partners who are made up of small, medium and large businesses, research organisations, industry groups, training organisations and investors, and other entities.

The TURBINE Precinct acknowledges that businesses are more likely to grow and attract investment when there are fewer barriers and they are supported by a thriving business environment.

The Precinct will house end-to-end support for a food and beverage SME to scale, from product ideation through to export.

To maintain the integrity of the Project intent, a tenancy evaluation framework has been established.



All tenancies are expected to be available for occupancy from mid-2025, with possible early access for tenant fit-out works (to be determined), subject to progress against construction programming. *All configurations can vary depending on tenancy requirements.*

A total area of up to 9,100m² is available for lease for food and beverage production. This area is available for manufacturing activities and is supported by shared services as outlined below. Tenancy sizes can be negotiated, subject to availability.

2,100m² of floor space has been allocated for smaller tenancies, initially set at 300m² each. Tenancies 1 - 7, and up to 7,000m² has been allocated for larger partnership tenants. As warehousing, offices and shared services are provided outside the Manufacturing space, the 300m² smaller tenancies may be considered to be the equivalent of a 500-600m² facility.

TURBINE's founding members and other Project Participants (see Project Participants section below) have made commitments to become tenants in the Precinct. Subject to TURBINE's requirements, TURBINE may allocate or reserve areas in the Precinct for Project Participants.

Flexible office and meeting space will also be available for hire or long-term letting.

The manufacturing tenancies will be provided as a shell with the specified services, features, and utilities provided to specific points in the tenancy.

Tenant fitout, supply of internal infrastructure such as platforms, and reticulation of services within the tenancy may form part of an incentive package where matched funding is available for qualifying applicants.

FACILITY FEATURES

1. Surface finishes

- (a) Larger tenancies
 - (i) Finishes will be reviewed based on tenant requirements.
 - (b) Smaller tenancies 1-7
 - (i) Walls and ceiling– GMP compliant insulated sandwich panels.
 - (ii) Flooring – Food grade coating.

2. Access

- (a) People - Personnel access door
- (b) Forklift and goods access – Roller door per tenancy to site traffic ways.

3. Ventilation – specific to Tenant

4. Sloped flooring and drains

5. Staff Amenities – Change rooms, toilets, and canteen facilities will be provided as a common facility for all tenants.

UTILITY SERVICES PROVIDED

All utilities will be provided to a single point in the tenancy, internal distribution will be the responsibility of the tenant.

1. Electrical power- 3 Phase distribution board in each tenancy
2. Steam – dry
3. Chilled food-grade glycol
4. Process water - softened, de-chlorinated water supply
5. Domestic Water – potable water supplied
6. Food-grade CO₂/N₂ gas
7. Compressed Air – oil-free
8. Liquid waste disposal – Site Trade Waste Plant, within specified acceptance limits
9. Solid waste disposal – a single common collection area for general, cardboard and recyclable plastic will be provided. Tenants to manage other disposals

Most services will be metered and charged on usage. Turbine's fixed costs and depreciation charges will be amortised into the usage rates where possible.

ADDITIONAL SERVICE OPTIONS**1. Storage and warehousing, operated by TURBINE. TURBINE will provide staff, storage facilities, forklifts and warehouse inventory management services for the site.****Services will include:**

- (a) Goods receipt, storage, and delivery to tenancy for inbound goods
- (b) Warehousing of limited volumes of finished goods and work-in-progress goods
- (c) Despatch of finished goods
- (d) Inventory management services
- (e) Ambient, chilled, and frozen goods storage and handling

2. IT systems

- (a) Network access. A Wi-Fi and Ethernet network will be provided, with a router at each tenancy. Internet connectivity will need to be arranged by tenants.
- (b) Enterprise Resource Planning (ERP) systems. A cloud-based manufacturing ERP system will be used by Turbine to manage its operations and be available to tenants on a subscription basis from the system provider. Systems will be configurable to the tenant's requirements and integrated into the overall site system. The system will be highly scalable and offer a full suite of features required from manufacturers such as customer management, manufacturing, quality management, supply chain, analytics and reporting.

3. Technical services available

- (a) Food and beverage technology.
 - (i) It is anticipated that various food and beverage technology suppliers will be active within the precinct, either as tenants (possibly in manufacturing or holding office space) or via regular contact with the precinct.
- (b) R&D Laboratory services. Potential services include.
 - (i) Micro analysis.
 - (ii) Shelf-life testing.
 - (iii) Alcohol level testing.
- (c) Additional services
 - (i) Turbine may offer Safety Management and Quality Management services.
- (d) Maintenance support – On-site electrical and mechanical technicians and a workshop facility will be available. Ongoing service agreements or hourly rates are foreseen for the provision of these services.



FOOD SAFETY RISK MANAGEMENT

The TURBINE precinct is primarily targeted at food and beverage producers. Tenancies 1-7 have been designed to low-risk food manufacturing requirements (food that is unlikely to contain pathogenic microorganisms and will not normally support their growth due to food characteristics). Examples are grains and cereals, bread, carbonated beverages, sugar-based confectionery, alcohol and fats and oils (Ref Food Safety: The priority classification system for food businesses ANZFA). Potential tenants may require higher levels of risk management. The provision of these facilities will be part of the tenancy negotiations.

Turbine will carefully manage and balance food safety risks across the various producers on site and ensure that cross-contamination risks are managed to an acceptable level.

Each tenancy application will be reviewed on a case-by-case basis to assess the introduced food safety risks and review proposed mitigation measures. Some risks may be deemed unacceptable to the precinct as a whole.



MANUFACTURING TENANCIES

In addition to the base leasing requirement of business viability, to be considered for tenancy within the TURBINE Precinct (Manufacturing), a prospect must:

- Demonstrate its collaboration values and track record and how these will benefit the prospect, and other occupants and users of the Turbine Precinct.
- Evidence of a service framework that shows how the provision of service to Turbine Precinct occupants and users will be prioritised.
- Provide their 5-year Business Plan.
- Provide details of production capabilities, methods, and projections.
- Be willing to support a Process Food Safety Risk Assessment to assess the level of introduced risk to the precinct.
- Demonstrate a long-term commitment to supporting and growing local manufacturing.
- Be an active member of the Food and Agribusiness Network (FAN).



OFFICE TENANCIES

In addition to the base leasing requirement of business viability, to be considered for tenancy within the TURBINE Precinct (Office), a prospect must:

- Demonstrate its collaboration values and track record and how these will benefit the prospect, and other occupants and users of the TURBINE Precinct.
- Evidence of a service framework that shows how the provision of service to Turbine Precinct occupants and users will be prioritised.
- Provide their 5-year Business Plan.
- Provide details of planned activities on site.
- Be an active member of the Food and Agribusiness Network (FAN).

OFFICE HIRE

To be considered for a hire agreement within the TURBINE Precinct (Office), a prospect must:

- Demonstrate its collaboration values and track record and how these will benefit the prospect, and other occupants and users of the Turbine Precinct.
- Commit to a minimum duration of hire.
- Be an active member of the Food and Agribusiness Network (FAN).

TURBINE was initially developed with input and support from a number of project participants, including the Food & Agribusiness Network, Queensland Drinks Accelerator, Dohler, University of the Sunshine Coast and TAFE Queensland. These participants will also become tenants of the Turbine Precinct in various capacities.

Food and Agribusiness Network (FAN)



FAN is a leading Australia Industry cluster empowering members to connect, collaborate and grow. Established by the industry for the industry, FAN is a not-for-profit food industry cluster that has been operating since 2015. FAN aims to grow the industry by creating an ecosystem that supports collaboration, accelerates innovation and drives trade locally and globally.

FAN will have an office base at TURBINE and will drive engagement and deliver business and program development to benefit its members, TURBINE and the industry.

Queensland Drinks Accelerator (QDA)



QDA is a new collaborative contract beverage manufacturing company established to address industry need for beverage commercialisation capability and scale-up production. QDA will provide contract manufacturing and packaging services across a broad range of alcoholic and non-alcoholic drink categories and will collaborate with numerous partners within and external to TURBINE in relation to beverage innovation and new product development. QDA was the lead manufacturing participant in TURBINE'S MMI Translation and Collaboration grant applications.

QDA has proposed leasing manufacturing area of up to 3500sqm, subject to final business case and associated investment.

Dohler



Dohler is a global producer, marketer and provider of technology-driven natural ingredients, ingredient systems and integrated solutions for the global food, beverage and nutrition industry. Dohler will provide technical support to TURBINE and assist in the R&D processes.

Dohler is proposed to take up an office tenancy within TURBINE.

University of the Sunshine Coast (UniSC)



Established in 1996, UniSC is a young, fresh university driven by an unwavering belief that community and culture are just as important as a world-class education, delivered by world-class educators. UniSC offers groundbreaking research, championing sustainability, producing gold-winning athletes and award-winning alumni.

UniSC is the lead academic partner in TURBINE and will provide support to the precinct's R&D function and well as run industry-based education at the precinct.

TAFE Queensland



Tafe is a training partner of TURBINE and will offer practical, job-focused training where the students train in our purpose-built training facilities and within an industrial environment.

TAFE will utilise the classroom and office space within the precinct.





EXPRESSION OF INTEREST

TURBINE TENANCY EXPRESSION OF INTEREST

This Expression of Interest document (EOI) should be filled in after reading the TURBINE Information Memorandum. This EOI is to gain some important preliminary information regarding your tenancy requirements. This will help TURBINE understand the scope of your requirements. This EOI is not an offer to lease by TURBINE nor by the applicant. Submission of an EOI does not reserve space in the Precinct for the applicant.

Please provide as much information as is currently available, estimates are fine at this stage of the application process. You can complete this form below and email it or you can complete it online via this link.



TURBINE in its absolute discretion may chose to accept or reject any Expression of Interest lodged. Tenancy selection will be via a criteria-based process. Applicants will be subject to a financial and other due diligence and criteria-based selection processes.

This EOI closes 5:00pm on Friday 24 May, 2024.

COMPANY DETAILS

	Applicant Response
Company Name	
Company ABN	
Company Address	
Nominated Contact Person	
Contact Email Address	
Contact Number	
Company Website	
Business Sector	
Products	
Brands	



EXPRESSION OF INTEREST

	Applicant Response
Business Turnover	
Number of Employees	
Reason for Interest (e.g. relocation or expansion into Qld)	
Describe your organisation's approach to collaboration	
Organisation's Purpose	
Company Values	
Describe the Benefits of your Products	
FAN Member (Y/N)	
Describe your First Nations Connections	
Acknowledgment that financial due diligence will be required if successful.	
Name	
Signature	

GENERAL TENANCY REQUIREMENTS

	Applicant Response
MANUFACTURING FLOOR SPACE REUIRED (M2)	
INTENDED USE OF TENANCY What activity do you plan to conduct within the tenancy?	
DESCRIPTION OF KEY PROCESSES Please describe the key processes and attach any preferred layouts and process details you can add at this time.	
FOOD SAFETY RISKS Please detail any allergens your proposed process may use or risks it may cause to the site in general, e.g. use of live cultures etc.	
FACILITY REQUIREMENTS Please detail any requirements you wish to make Turbine aware of e.g. room temperature control, ventilation and filtration levels, wall finishes and ceiling requirements, medium or high-risk processing requirements etc.	



EXPRESSION OF INTEREST

GENERAL TENANCY REQUIREMENTS

	Applicant Response
<p>STAFFING LEVELS</p> <p>Please detail the expected number of staff required to be on site. Both per shift and in total.</p>	
<p>OFFICE SPACE REQUIREMENTS</p> <p>Please detail any planned requirements for dedicated enclosed office space (state the number of offices and number of people per office), and the number of desk spaces in the open plan area.</p>	



WAREHOUSING REQUIREMENTS

Please detail storage requirements, including:

	Applicant Response
Key ingredients, packaging materials used, and finished products produced	
List of allergens used	
Ambient storage requirements – pallet spaces (average)	
Chilled storage requirements – pallet spaces (average)	
Frozen storage requirements – pallet spaces (average)	
Dangerous goods storage requirements – volumes and container sizes	
Dedicated bulk storage requirements – material type, container size, and stored quantity.	
Bonded storage requirements – pallet spaces (average)	
Other Storage requirements	

	Applicant Response
ELECTRICAL SUPPLY Expected 3-phase requirements in Amps. Installed and operating loads	
COMPRESSED AIR Average consumption requirements m ³ at 8 bar	
PORTABLE WATER (PROCESS USE) Average consumption rate in m ³ /hr	
PROCESS WATER (DECHLORINATED) Average consumption rate in m ³ /hr	
STEAM Average consumption rate in kg/hr and supply pressure	
REFRIGERATION Process refrigeration demand in kW or refrigeration load, supplied via chilled glycol circuit	
FOOD GRADE CO₂ Average daily consumption in kg	
WASTE GENERATION <ul style="list-style-type: none"> • Details of planned liquid waste discharges to pre-treatment plant, flowrate in m³/hr and quality (COD and TSS). • Solid waste generation, landfill daily volumes, plastic and cardboard recycling daily volumes. • Any other waste streams to be noted, e.g. hazardous materials, glass etc. 	

More Information



EMAIL

info@turbine.org.au

WEBSITE

turbine.org.au