



Expression of Interest for Byron CoLab



We acknowledge the Traditional Custodians of the land where we live and work and their continuing connection to land, water, sea and community.

We pay respects to Australia's First Peoples, to their unique and diverse cultures, and to Elders past, present and future.

Inclusion is about the actions we take every day. We welcome, support, and celebrate diversity.

Expression of Interest for Byron CoLab

Social Futures is taking Expressions of Interest (EOI) from potential tenants for the Byron CoLab.

In partnership with the Byron Shire Council, we are transforming the old Byron Hospital site, and developing a for-purpose centre that connects people to their greatest potential and supports them to thrive.

The vision of the Byron CoLab is to:

- increase availability of services that benefit the community (e.g. health, wellbeing, employment, education and cultural)
- establish a space for community to connect, collaborate and strengthen the social fabric of the Byron Shire
- improve social outcomes to increase resilience for the people of Byron Bay Shire.

Tenancy options

Social Futures invites for-purpose community and commercial organisations that align with the Byron CoLab vision to apply for tenancy. Social Futures has established three rental tiers to support tenants:

1. Commercial for-purpose businesses
2. Commercial discounted (for-profit community service providers)
3. Discounted (not-for-profit community service providers, limited space with a range of discounts)



Spaces available for tenancy

Community precinct

- The community space will have a range of micro and larger offices, as well as co-working spaces available.
- Example tenancies include health services, youth and family services, aged care, NDIS, community groups and cultural organisations.

Discounted rates for not-for-profit organisations may be applied to these tenancies.

Commercial precinct

- The commercial space will host health, allied health and wellbeing practitioners, and socially or environmentally focused businesses.
- Example tenancies include medical services, allied health services, café, and information services. Tenancies here will be prioritised to organisations that most aligns with vision to support community connection.
- Spaces will have space for a commercial kitchen.

Education precinct

This space will support access to education and build highly skilled and qualified workforces in areas of community need. We expect it will be tenanted by one of Australia's leading universities.



General information

Social Futures

- Social Futures is a regional community services provider based in the Northern Rivers. For more than 47 years we have been creating positive social change.
- We work alongside partner organisations to strengthen and build capacity and collaboration within the community sector.
- Social Futures is fiscally secure, government funded, quality assured, and ISO-certified across our health, safety, environmental and quality management systems.

Requirements

Culture: Contribute to a culture focused on social outcomes for the community through your services and to the Byron CoLab culture through collaboration, participation in tenant events, i.e connection events, Arakwal Cultural Training.

Lease: A commercial lease for all tenants is required. This will be available upon request at a later date (lease not required for co-worker customers).

Outgoings: In addition to rent, tenancies will be responsible for a their share of outgoings.

Sink: Priority for tenancies with a sink will be given to services that require or significantly benefit from a sink.

Bond: A bond of 3 months' rent will be required for all tenants.

Insurance: Tenants will be required to have Public Liability Insurance and are fully responsible for their own equipment in the centre.

Safety: Tenants, their employees and volunteers will be required to comply with all safety requirements that may arise from time to time.

Tenancies available

TENANCY	m ²	Designated purpose	Inclusion
1	928	Education	
2	164		
3	79		Sink
4	78		Sink
5A	16.04		
5B	16.04		
5C	19		Sink
5D	18.38		Sink
6A	37		Sink
6B	37		Sink
7	80		
8	81		Private toilet
9	86		
10A	89.27	Hot Desk Area	
10B	30		
10C	11		
10D	11		
MR	41		
MR	41		
10K	17.38		
11	103		Sink + Private Toilet
12	89		

Byron CoLab – detailing

On the following pages are the floor plan diagrams. The first page shows Tenancy 11, which is separate to the main building.

Social Futures informs all prospective tenants that Tenancy 11 has been completely refurbished, and previously was the morgue for the Old Byron Hospital. Applications for tenancy 11, those near it and within the Byron CoLab, acknowledge tenancy 11's previous use.

On both pages the section to the left that isn't fully shown is the education section. Separate information will be provided for the education section.

The second page shows the connected areas of the Commercial and Community Byron CoLab in whole.

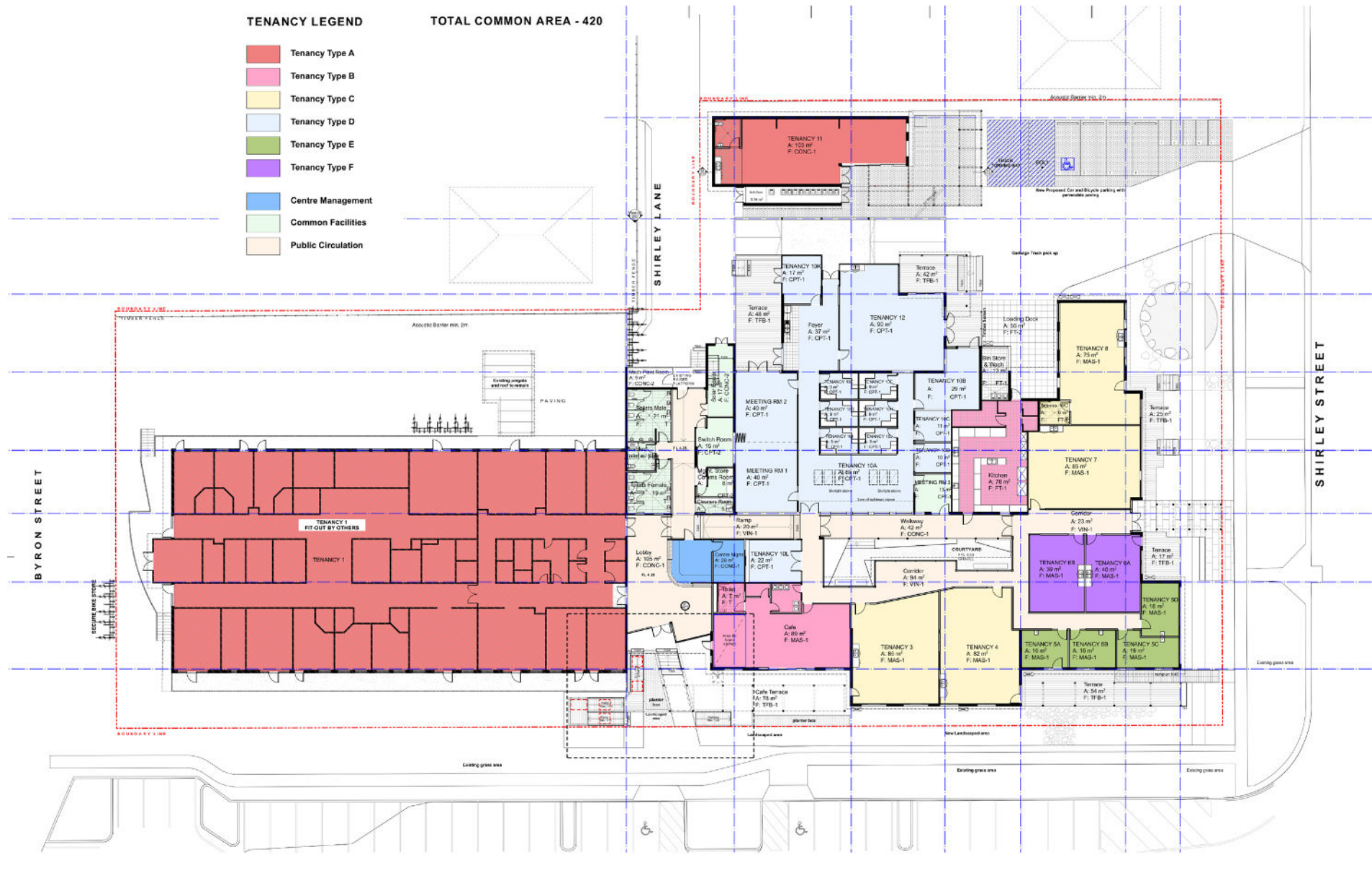
Rent rates

Commercial rents are expected to be at least \$700 / m² pa

Community rents are expected to be at least \$350 / m² pa



Byron CoLab – detailing tenancy 2, 3, 4, 5, 6, 7, 8, 9, 10 and 12



Expression of interest in Byron CoLab

Organisation name _____

Organisation ABN _____

If your organisation is a not-for-profit, please copy a link to your latest **Australian Charities and Not-for-profits**

Commission entry. _____

Organisation address _____

Name and position of organisation's representative

Representative's phone numbers

Mobile _____ Office _____

Representative's email address _____

Organisation expresses interest in tenancy type

Type of organisation

- | | |
|-------------------------------------|---|
| <input type="checkbox"/> Commercial | <input type="checkbox"/> Commercial Kitchen |
| <input type="checkbox"/> Community | <input type="checkbox"/> Tenancy number interested in |
| <input type="checkbox"/> Café | <input type="checkbox"/> Tenancy with sink required |

Organisation is

- | | |
|--|--|
| <input type="checkbox"/> Catering | <input type="checkbox"/> Aged Care |
| <input type="checkbox"/> Medical | <input type="checkbox"/> NDIS Provider |
| <input type="checkbox"/> Psychological | <input type="checkbox"/> Arts Organisation |
| <input type="checkbox"/> Allied Health | <input type="checkbox"/> Cultural Organisation |
| <input type="checkbox"/> Other Health Services | <input type="checkbox"/> Welfare Organisation |
| <input type="checkbox"/> Information | <input type="checkbox"/> Other organisation or group |

Briefly describe what other type of organisation you are

Estimated number of visitors per day _____

Are your staff willing to complete Arakwal Cultural Awareness training within 3 months of commencement?

- Yes No

Expected hours of operation _____

The organisation named here has adequate Public Liability Insurance and is willing to provide copies of Certificates of Currency.

- Yes No

Please provide two landlord references

Contact	Company	Phone	Email	Dates of Tenancy

Briefly describe your organisation's history (150 words)

Briefly outline the service/s your organisation will deliver from the Byron CoLab(150 words)

Briefly outline how your organisation will contribute to the vision and culture of the Byron CoLab (200 words)

The Byron CoLab is a for-purpose centre that connects people to their greatest potential and supports them to thrive. Briefly outline any in kind contributions your organisation is willing to make to the community.
(150 words)

Indicate the number of staff you seek to locate at the Byron CoLab (15 words)

Please detail any conflicts of interest (150 words)

Financial details: Please provide Revenue, Expenses and Gross Profit for last 3 years

Year	Revenue	Expenses	Gross Profit