



**TASINVEST**

GATEWAY OF OPPORTUNITIES

# LING SIDING INDUSTRIAL HUB

INTEGRATED TIMBER PROCESSING HUB IN NORTH EAST TASMANIA





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# WELCOME TO THE LING SIDING INDUSTRIAL HUB

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Tasmania's diverse history and strengths in timber processing help it produce some of the best timber in the world. With a mild climate and rich, fertile soils for forestry and agriculture in the state's north east region, there are many opportunities for investors to establish or expand.

The Ling Siding Industrial Hub is situated near Scottsdale, the largest town between Launceston and Tasmania's picturesque east coast.

Strategically located near the significant forest resources in the state's north east region, the hHub is a well-serviced location, offering access to a skilled workforce and road transport links to the large deep water port at Bell Bay.

With growing demand for innovative timber production techniques and sustainable timber practices, the Hhub is designed to promote collaboration among timber businesses. It offers distinct opportunities for investors to share access to wood processing assets, knowledge and resources.

The Tasmanian Government is committed to creating jobs and economic opportunities around the state, and we welcome the opportunity to hear your proposals and discuss the opportunities that the Ling Siding Industrial Hub and Tasmania have to offer.

A handwritten signature in black ink that reads "Michael Ferguson". The signature is written in a cursive, flowing style.

Michael Ferguson MP  
Minister for State Growth

# INTRODUCTION FROM THE DORSET COUNCIL MAYOR

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It is my pleasure to welcome you to the picturesque north-east of Tasmania and introduce the Ling Siding Industrial Hub prospectus.

In this region you will find some of the most diverse and enviable landscapes in Tasmania with communities living alongside rich farmland, dense forests, or beach lined coasts.

We have standout industry strengths in agriculture and forestry, but as Mayor and a proud resident of this region, I can attest that our true strength is our people, their capabilities and community spirit.

We are a region rich with timber resources at a time when there is a new dawn in the forestry industry. The future possibilities for renewable bio-fuel are exciting and potentially boundless.

The reinvention of the Ling Siding as an Integrated Timber Processing Hub is a perfect fit for us now and into the future.

Businesses that join the existing businesses located at the hub will be welcomed by both the council and the local community. As a council, we are committed to supporting business and industry and ensuring your experience with local government is easy and seamless.

Welcome - we look forward to working with you.

A handwritten signature in black ink, appearing to read 'G Howard', with a long horizontal flourish extending to the right.

Cr Greg Howard  
Dorset Mayor

# LING SIDING, NORTHERN TASMANIA AND BEYOND

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The Ling Siding Industrial Hub (“hub”) is conveniently located less than five kilometres from the township of Scottsdale and around one hours drive respectively to northern Tasmania’s largest city, Launceston and to the deep water port of Bell Bay.

Scottsdale is the local economic centre and houses the Dorset Council offices. As the main service centre for the region, the township offers banking, health, government, retail, tourism and sporting services.

The region offers an enviable lifestyle being close to the popular seaside resort of Bridport and easy access to wilderness and waterfalls. In fact, two of the world’s top 40 golf courses (Golf Digest 2016), Barnboughe Dunes and Lost Farm are located in the region and easily accessed in around 25 minutes’ drive.

Scottsdale is well connected. Located at the convergence of three major road routes, the township was also one of the first in the country to be connected to the National Broadband Network (NBN).



The Scottsdale region is renowned for its rich and fertile soils, supported by an ideal temperate climate. These qualities have fuelled the region's well established reputation in the agricultural and forestry industries including potato, poppy and dairy farming as well as viticulture and plantation forestry.

The 17.4 hectare Ling Siding Industrial Hub consists of a number of buildings of varying sizes ranging from around 200m<sup>2</sup> to over 10 000m<sup>2</sup>. These buildings provide a combined floor space in excess of 22 000m<sup>2</sup> and are enhanced by significant hard stand areas.

The hub benefits from recent capital investment of almost \$3 million. This investment has been deployed to upgrade the site's key infrastructure including power, water, sewerage, security and fire detection systems as well as to install a public weighbridge and a truck washing area.

The rationale underpinning the hub is that it enables the co-location of multiple processors on a single site thereby capturing the most value from the forestry resource. The incoming materials can be first utilised by the processors which add the most value to the resource. Waste streams from these processors can then be utilised by other processors on site to enable maximum value to be captured from the resource.

Additional synergies including some overhead cost sharing is also possible under this model. A number of timber processing and support businesses have already established at the hub.



## Activities that may benefit from the hub's competitive advantages include

- High end timber manufacturing (e.g. furniture manufacturing).
- Engineered timber products manufacturing.
- Pre-fabricated housing manufacturing.
- Various other timber manufacturing; flooring, structural timber, pallets, posts, palings.
- Biofuel production.
- Wood pellet manufacturing.
- Biochar conversion.
- Service providers; accounting, administrative, laboratory, freight and logistics, and engineering and servicing solutions.
- Labour hire.



The region's significant wood resource offers opportunities for those seeking to establish, relocate or expand in the emerging 'biotech' industries; bioenergy, biopharmaceuticals and bioplastics. Indeed, in terms of the pharmaceutical industry, Tasmania has a track record of supporting and accommodating controlled substance manufacturers. For example, Northern Tasmania is home to Tasmanian Alkaloids, which is recognised as the largest exporter of thebaine and oripavine in the world. This is a reflection of Tasmania's ideal climate, pristine environment and fertile soils which results in a premium product as well as a safe, secure location.

Site owner, Dorset Renewable Industries (DRI), is seeking to capitalise on bioenergy opportunities conducting significant investigations into establishing a cellulosic ethanol plant. The proposed plant would produce in the vicinity of 30 million litres of ethanol per annum. Detailed pre-feasibility work has been undertaken to date and DRI continues to work with its technology partner to investigate the feasibility of this proposal.

Opportunities exist for exporting premium value added wood products into Asian markets. In particular, the Japanese market is presenting increased opportunities on the back of new policies set out by its Government which require significantly higher utilisation of renewable energy in its power mix.

The opportunities to engage with Asian markets are enhanced by the recent implementation of free trade agreements with China, Japan, Korea and Malaysia which are providing progressive tariff reduction and elimination.

The Hub is well placed to take advantage of these opportunities with its close proximity to sizeable wood resources and key transport systems and a sizeable wood resource.

On a macro level, Scottsdale, Launceston and the north-east region, accommodate almost 30 per cent of Tasmania's businesses and over one quarter of Tasmania's population.



## FAST FACTS – NORTHERN TASMANIAN REGION

Population	143 792
Total area	19 975 sq km
Key industries	Manufacturing, agriculture and construction
Size of economy (Gross Regional Product)	\$6 217 billion
Median resident age	41

## FAST FACTS – CLIMATE INFORMATION (AVERAGES)<sup>1</sup>

Season	Maximum temperature (°C)	Rainfall (mm)
Annual	19.4	905.4
Summer	25.1	49.5 per month
Autumn	20.4	68.2 per month
Winter	13.8	105.0 per month
Spring	18.4	79.1 per month



<sup>1</sup> Scottsdale Weather Station – Elevation 198m

# THE TASMANIAN ADVANTAGE – WHY LING SIDING?

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The Ling Siding Industrial Hub is ideally situated for businesses to capitalise on the region's exceptional attributes and resources. It represents an excellent opportunity for complementary businesses to establish, relocate or expand their operations.

The hub is:

- ideally situated to access, process and add value to the region's significant wood resource
- around one hours drive to a major deep water port which handles domestic and international bulk goods as well as container services
- access to a multi-skilled, advanced, technically proficient and adaptable workforce that has a track record working in the manufacturing and forestry industries
- proximity to main transport systems: road, sea, air
- excellent access to key facilities and services e.g. electricity, water, NBN, fuel, LNG and certified weighbridge
- appropriately zoned land suitable for business in the forestry industry and business providing support services to forestry
- a proactive and supportive local council with a generous incentive policy for new business and investment assistance
- community support for a timber processing industrial hub and manufacturing centre.

In addition, Tasmania has a number of key competitive advantages for investors including:

- the lowest aggregate land and accommodation cost in Australia
- the best industrial relations record in Australia in terms of days lost to disputes over the last decade
- one of the lowest business taxation ratios in Australia
- a transparent and streamlined development approval process
- an independent and transparent environmental regulatory regime
- low sovereign risk
- a safe and secure island benefiting from its geographical location
- over 27 per cent of Australia's fresh water capacity.

# TASMANIA'S FOREST INDUSTRY

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The Tasmanian forestry sector is an integrated industry that encompasses both native forest and plantation resources. Tasmania's forests are sustainably managed with around half of Tasmania protected in World Heritage wilderness areas, national parks or other reserves.

The managed production forests yield some of the strongest commercially usable timbers available to the market. Tasmania's sustainable forest sector produces quality hardwood products including beautiful timbers which are held in high regard by architects, craftspeople and artists. The production of logs, woodchips, pulp and paper, veneer and other wood products is a key part of our economy and Tasmania is the only state in Australia that is a net exporter of forestry products.

Harvesting from Tasmania's plantation estate will significantly increase over the next decade providing greater opportunities for the processing of plantation timber. Opportunities also exist for engineered wood products manufacturing and bioenergy. The sector operates under well-established environmental standards and native forest resource is only harvested outside of the extensive reserves systems, designed to maintain environmental values.

Tasmania's state forests are managed by Forestry Tasmania under a sustainable forest management system that meets Australian Forestry Standards (AFS), which is recognised by the Program for Endorsement of Forest Certification Schemes (PEFC). Forestry Tasmania is also working towards Forest Stewardship Council (FSC) Certification.





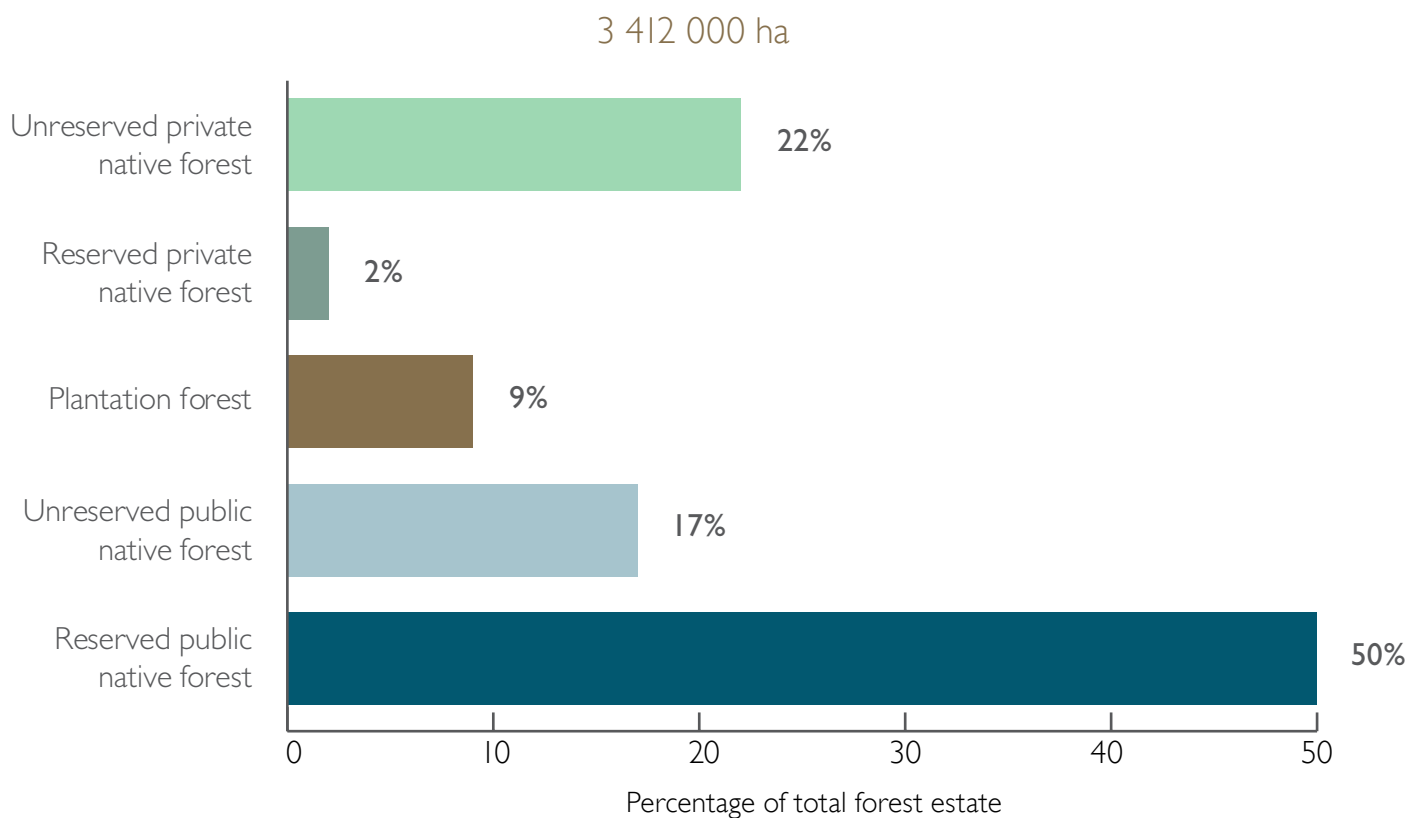
Tasmania's Forest Management System is underpinned by three core elements of sustainable forest management:

- a policy for maintaining a permanent native forest estate
- a comprehensive, adequate and representative reserve system that securely protects conservation values; and
- a system for managing forests outside reserves in a manner that contributes to sustainable environmental, social and economic outcomes.

A snapshot of Tasmania's forests is as follows:

- total land area of Tasmania is 6.81 million hectares
- around 3.41 million hectares of Tasmania is forested (50 per cent of land mass)
- currently, approximately 1.77 million hectares of forested land across Tasmania is within reserves
- there are around 310 000 hectares of softwood and hardwood plantation forests on public and private land.

## TASMANIA'S TOTAL FOREST ESTATE

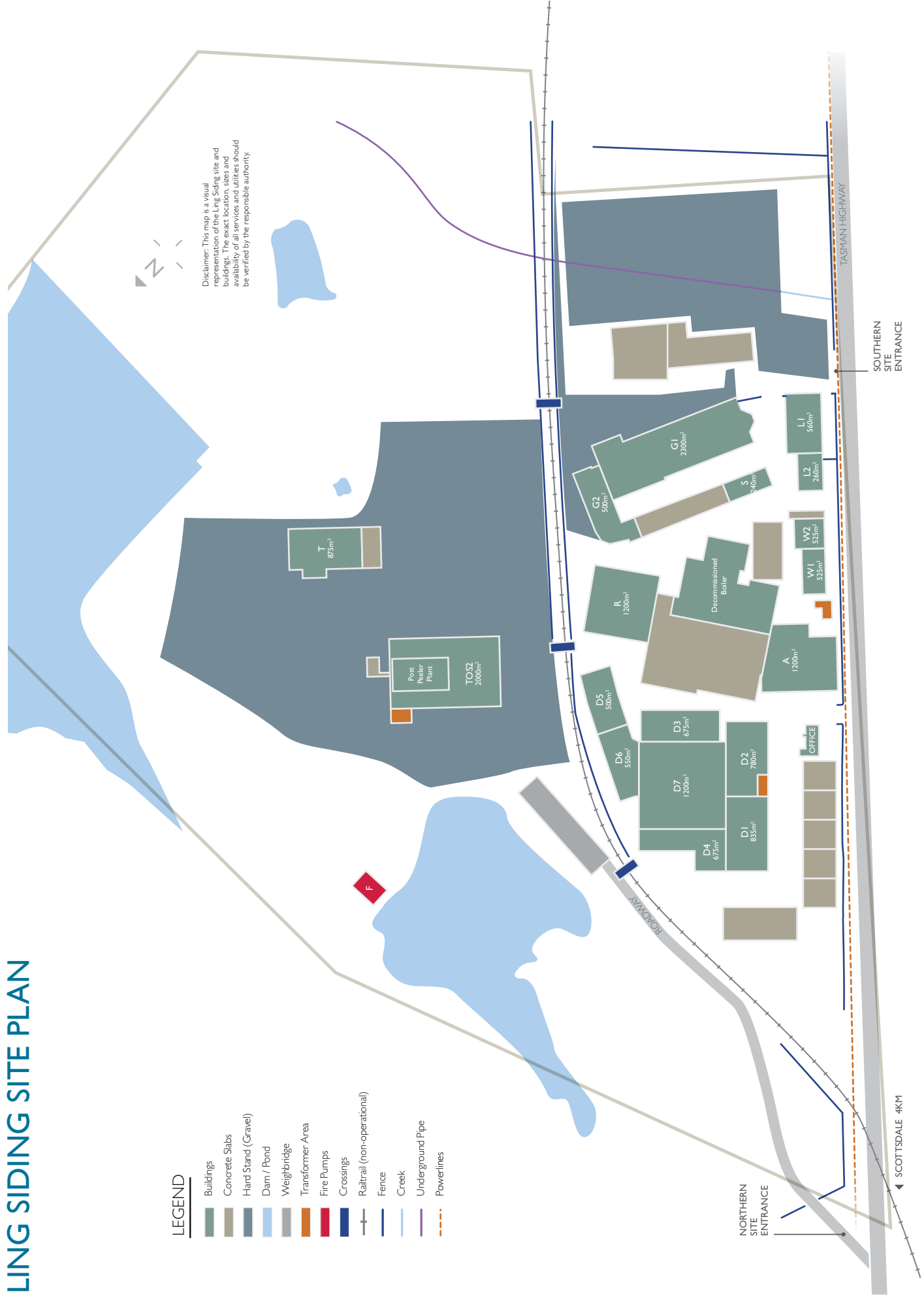


# LING SIDING SITE PLAN

## LEGEND

- Buildings
- Concrete Slabs
- Hard Stand (Gravel)
- Dam / Pond
- Weighbridge
- Transformer Area
- Fire Pumps
- Crossings
- Railtrail (non-operational)
- Fence
- Creek
- Underground Pipe
- Powerlines

Disclaimer: This map is a visual representation of the Ling Siding site and buildings. The exact location, sizes and availability of all services and utilities should be verified by the responsible authority.



# EXCEPTIONAL WOOD RESOURCE – NORTH EAST TASMANIA

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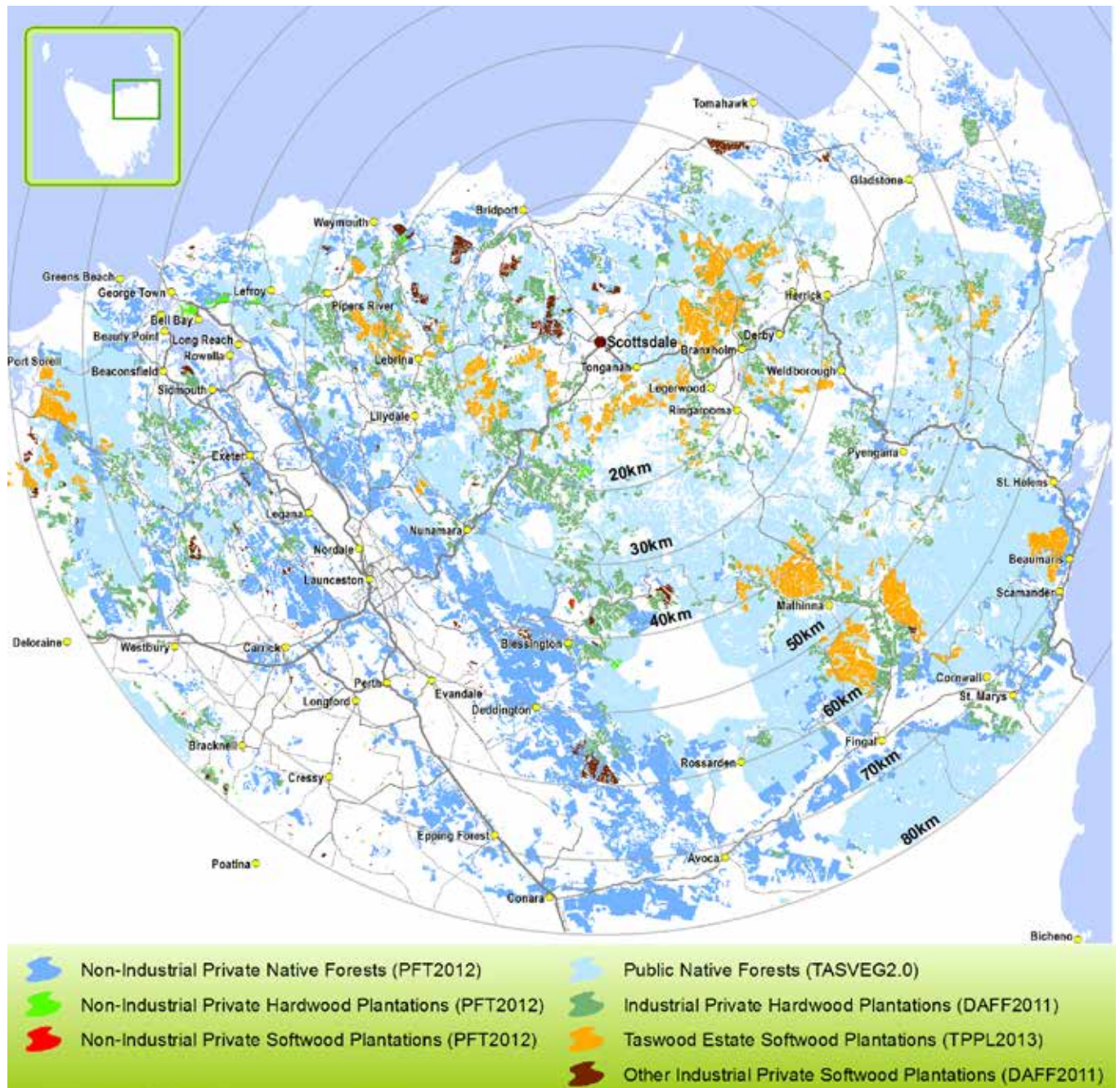
The north-east of Tasmania is extensively forested and is made up of a number of different forest designations. These include public native forests, private hardwood and softwood plantations as well as non-industrial private native forest.

Of these different forest types, the primary opportunity for new entrants to secure supply is from non-industrial privately owned native forests. Non-industrial owners include individuals, farmers, and family and investment companies who own forests often with a view to sell the wood for processing by other parties.





Forest Resource within 80km radius of Scottsdale<sup>2</sup>



2 Credit: Wilson, J. 2013. Forest Woody Biomass Pre-Feasibility Study 2013: A regional inventory of potential woody biomass resources surrounding Scottsdale.

A recent report<sup>3</sup> identify 167 800 hectares of non-industrial private native forest resource within an 80 kilometre radius of Scottsdale. Of this, it was noted that almost 50 percent of the total standing volume was currently available for harvest.

The report provides a breakdown on the different forest classes and the harvestable volumes in each of the following products:

- Appearance grade veneer log – a very high quality log product, typically very straight and with no defect, value-added by peeling or slicing,
- Sawlog – a high quality log product, typically straight and with minimal defect, value-added by sawing,
- Industrial grade peeler log – a lower quality log product, typically of large diameter and with some defect, value-added by peeling,
- Pulplog – a low quality log product, typically with a range of diameters and defects, typically chipped for further processing, say into pulp to be reconstituted into other products,
- Other biomass – harvestable and extractable wood typically of insufficient quality to be used as a pulplog, but which may have use as biofuels, bioenergy production, etc.

With tremendous advances in technology there are significant opportunities for businesses to leverage these wood resources to establish, relocate or expand in emerging 'biotech' industries.



3 Credit: Wilson, J. 2013. Dorset Woody Biomass Pre-Feasibility Study 2013: A regional inventory of potential woody biomass resources surrounding Scottsdale AND Credit: Wilson, J. 2016. Dorset Woody Biomass Pre-Feasibility Study 2013 – Addendum: A regional review of wood product availability from private native forest resources surrounding Scottsdale. .

Table I provides a summary of the area and volume by Forest Class for all privately owned properties within a 100 kilometre cartage distance from Scottsdale and with more than 2000 tonnes of recoverable volume. With a potential for over 5.6 million green metric tonnes (GMT), this provides investors with significant opportunities to access various timber products.



Table 1

Forest Class	Description	Area (ha)		Appearance Grade Veneer	Harvestable Volumes (gmt)				Totals
		Gross	Harvestable		Sawlog	Industrial Grade Peeler	Pulplog	Other Biomass	
E1, 2 abc	Wet Eucalypt Forest: High Quality Mature 1	230	162	328	6 227	9 177	36 708	13 110	65 550
E1, 2d	Wet Eucalypt Forest: High Quality Mature 2	222	162	241	4 582	6 600	26 400	12 692	50 516
E3b	Dry or Wet Eucalypt Forest: Medium Quality Mature 2	6 589	4 421	1 598	83 638	111 872	633 943	0	831 051
E3c	Dry or Wet Eucalypt Forest: Medium Quality Mature 3	10 208	7 469	1 084	56 714	113 790	644 808	0	816 395
E3d	Dry or Wet Eucalypt Forest: Medium Quality Mature 4	7 225	4 798	0	38 074	0	507 657	0	545 731
E4ab	Dry Eucalypt Forest: Low Quality Mature 1	8 333	6 372	0	0	0	543 253	0	543 253
E4c	Dry Eucalypt Forest: Low Quality Mature 2	19 679	14 484	0	0	0	677 470	0	677 470
<=E4(d)	Dry Eucalypt Forest: Low Quality Mature 3: Non-Commercial	17 979	13 424	0	0	0	0	0	0
E5	Dry Eucalypt Forest: Low Quality Mature 4: Non-Commercial	5 819	4 506	0	0	0	0	0	0
ER5, 6/1, 2	Wet or White Top Eucalypt Forest: High Quality Regrowth 1	0	0	0	0	0	0	0	0
ER3, 4/1, 2	Wet or White Top Eucalypt Forest: High Quality Regrowth 1	2 057	1 599	969	48 860	52 182	295 377	138 415	535 804
ER3 4/3	Dry or Wet Eucalypt Forest: Medium Quality Regrowth 1	8 421	6 208	2 498	118 230	107 406	608 637	0	836 771
ER2/1, 2	Wet or White Top Eucalypt Forest: High Quality Regrowth 2	97	73	0	0	1 385	7 850	3 163	12 399
ER2/3	Dry or Wet Eucalypt Forest: Medium Quality Regrowth 2	5 397	4 155	0	0	44 707	253 340	0	298 047
ER2/4	Dry or White Top Eucalypt Forest: Low Quality Regrowth	5 259	4 168	0	0	31 128	176 390	0	207 517
ER1/1, 2	Wet or White Top Eucalypt Forest: High Quality Regrowth 2	11	8	0	0	0	695	0	695
ER1/3	Wet or White Top Eucalypt Forest: Medium Quality Regrowth 2	524	432	0	0	0	13 492	0	13 492

Forest Class	Description	Area (ha)		Appearance Grade Veneer	Harvestable Volumes (gmt)				Totals
		Gross	Harvestable		Sawlog	Industrial Grade Peeler	Pulplog	Other Biomass	
ERI/4	Dry or White Top Eucalypt Forest: Low Quality Regrowth	97	77	0	0	0	2 304	0	2 304
ERI/3 (Dry)	Dry Eucalypt Forest: Medium Quality Regrowth 2: Below Commercial	1 487	1 200	0	0	0	0	0	0
ERI/4 (Dry)	Dry Eucalypt Forest: Low Quality Regrowth: Below Commercial	7 518	5 583	0	0	0	0	0	0
RN/1, 2	Wet or White Top Eucalypt Forest: High Quality Regeneration	17	15	0	0	0	1 084	0	1 084
RN/3	Dry or Wet Eucalypt Forest: Medium Quality Regeneration	164	139	0	0	0	0	0	0
RN/4	Dry or White Top Eucalypt Forest: Low Quality Regeneration	89	74	0	0	0	0	0	0
M+	Myrtle: High Quality Myrtle	247	183	0	0	0	0	57 400	57 400
M-	Myrtle: Low Quality Myrtle	227	159	0	0	0	0	16 981	16 981
Mr	Myrtle: Regrowth Myrtle: Below Commercial	98	70	0	0	0	0	0	0
T	Secondary Species: Commercial Secondary Species (No Euc or Wattle)	376	177	0	0	0	0	15 995	15 995
Tb	Blackwood: Commercial Secondary Species (No Euc but containing Blackwood)	137	98	0	0	0	0	10 045	10 045
Tw	Wattle: Commercial Secondary Species (No Euc but containing Wattle)	1 099	768	0	0	0	0	67 653	67 653
K, S, V, etc	Non-Commercial: Other Non-Commercial	2 706	1 559	0	0	0	0	0	0
<b>Totals</b>		<b>112 311</b>	<b>80 982</b>	<b>6 718</b>	<b>356 326</b>	<b>478 248</b>	<b>4 429 409</b>	<b>335 455</b>	<b>5 606 155</b>

Area and volume summary by forest class for all properties within 100km cartage distance from Scottsdale and with more than 2000t of total recoverable volume<sup>3</sup>

Further information regarding the wood resource detailed in these reports is available from the following link [www.pft.tas.gov.au/publications/biomass](http://www.pft.tas.gov.au/publications/biomass)

# SUPPORTIVE INFRASTRUCTURE

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## ROAD

The Ling Siding Industrial Hub is conveniently located within close proximity to a number of population centres; five minutes from the township of Scottsdale and around one hour's drive from northern Tasmania's largest city, Launceston.

The hub provides prompt access to the major port of Bell Bay and National Highway One (one hour drive) via Tasmania's regional road network. This network has the proven capability of supporting heavy inter-regional freight movements.

## SEA

The hub benefits from being conveniently located (around 1 hour's drive) to the major port of Bell Bay.

Operated by Tasports, the Port of Bell Bay is a major port for domestic and international bulk goods as well as container services. With almost 3.5 million tonnes per annum of freight handled, the port provides all-weather access and significant infrastructure capable of handling bulk and container freight movements. The port currently handles freight such as minerals, timber, timber products, fuels and food products. Full port services are provided including pilotage, towage, fuel, provisioning, stevedoring, quarantine and maintenance.

The port is ideally situated less than 250 nautical miles from the Port of Melbourne, Australasia's largest maritime hub for containerised, automotive and general cargo, and provides an important linkage to Australia's extensive rail network.

The port features extensive lay down areas both portside and waterside. A range of level secure landside areas along with a variety of on-site buildings are available for lease by arrangements with Tasports.

The port is well accessible and navigable, with draft of up to 11.5 metres and an average tidal variation of 2.3 metres.



## AIR

Approximately 70 kilometres from Ling Siding Industrial Hub is the Launceston Airport providing air freight services and direct passenger air links to Australia's three major population centres; Melbourne, Sydney and Brisbane as well as King and Flinders Islands.

Launceston airport is the principal tourism and airfreight gateway for Northern Tasmania, handling over 1.25 million passengers. More than 20 000 regular passenger transport movements occur per year at the airport. Recent growth and investment has propelled the airport into the top 12 in Australia in terms of passengers. The Australian Airports Association named Launceston Airport 'Major Airport of the Year' in 2015 and 2016 in recognition of its recent transformational improvements.

Qantas Freight currently services eight dedicated freighter aircraft per week with uplift capabilities of approximately 10 tonne per flight to Melbourne and beyond. Services provided include Priority, Overnight, Classic, Fresh, and Animal and Custom services. Qantas Freight also has access to the belly space in all Jetstar regular passenger transport services ex Launceston which currently provide another 56 tonne per week direct to Melbourne, Brisbane and Sydney and increased capacity during peak times.

Virgin Australia provides cargo acceptance and handling services and carries freight in the belly of its regular transport aircraft. Virgin Australia Cargo has a dedicated B737 freighter service to and from Melbourne and onwards to Perth.

Sharp Airlines provides regular mail and freight services on its Metroliner aircraft to and from Flinders Island and King Island with freight volumes growing strongly.

The airport runway was resurfaced in early 2015 at a cost of \$11.5million. A forecast \$65 million CAPEX program over the next 10 years, will continue to reinforce Launceston airport's reputation as one of Australia's most important regional airports.

FLIGHT TIMES FROM LAUNCESTON TO MAJOR CENTRES			
City	State	Approximate flight time*	
Melbourne	Victoria	55 minutes	Direct
Sydney	New South Wales	1 hour, 45 minutes	Direct
Brisbane	Queensland	2 hours, 40 minutes	Direct
Canberra	Australian Capital Territory	2 hours, 5 minutes	1 stop
Adelaide	South Australia	2 hours, 25 minutes	1 stop
Perth	Western Australia	5 hours, 15 minutes	1 stop
Darwin	Northern Territory	5 hours, 30 minutes	1 stop

*Flight times are approximate only and reflect "sector times" only and, where applicable, do not take into account time taken in relation to connecting flights. Actual times will vary depending on aircraft, connections, weather conditions and route.*

## ELECTRICITY SUPPLY

Electricity is supplied to the hub from the nearby Scottsdale substation. The feeder from the Scottsdale substation is constructed of overhead 19/3.25 AAC (full rated) with an available capacity in the order of 8.0MW. There are two existing low-voltage connections to the site supplied by dedicated transformers; a 1500kVA capacity substation, and a 500kVA capacity substation.

The site benefits from recent power infrastructure upgrades including new mains connection and transformer as well as separate power metering to various locations within the hub.

Tasmania is in the enviable position of generating the majority of its electricity needs from renewable sources. This occurs predominately from Tasmania's extensive hydro generation and storage schemes, but also with strong contributions from Tasmanian wind farms. Tasmania's renewable energy is also exported via the Basslink undersea cable to assist in meeting interstate demand, with the interconnector also used to import electricity.

With strong industrial growth forecast in the region from more intensive agriculture, there is also strong potential for a biomass plant on the site.

## WATER AND WASTE TREATMENT

Clean potable water is supplied from a central tank location at the site into each building. In addition there is supply of untreated dam water to every building which presently can be provided at no cost to hub's tenants.

The hub has a waste handling system servicing a number of the amenities located on site as well as a recently installed firewater supply. The fire system consists of auto-start diesel fire pumps providing a 'ring' around the industrial hub.

Tasmania has significant water resources which set it apart from the rest of Australia. While Tasmania represents only 0.9 per cent of Australia's land area the state has approximately 12 per cent of the nation's total freshwater resources.





## INTERNET

Tasmania was the first state in Australia to benefit from connection to the NBN.

The Ling Siding Industrial Hub has access to NBN's Sky Muster Service providing super fast broadband services to the site.

This super-fast broadband technology provides Tasmania with the speed and integrity of digital technology demanded by business and industry in the 21st Century.

## WEIGH BRIDGE

The hub benefits from a 28 metre single deck certified public weighbridge. This user controlled and paid facility has a capacity of 80 tonnes.

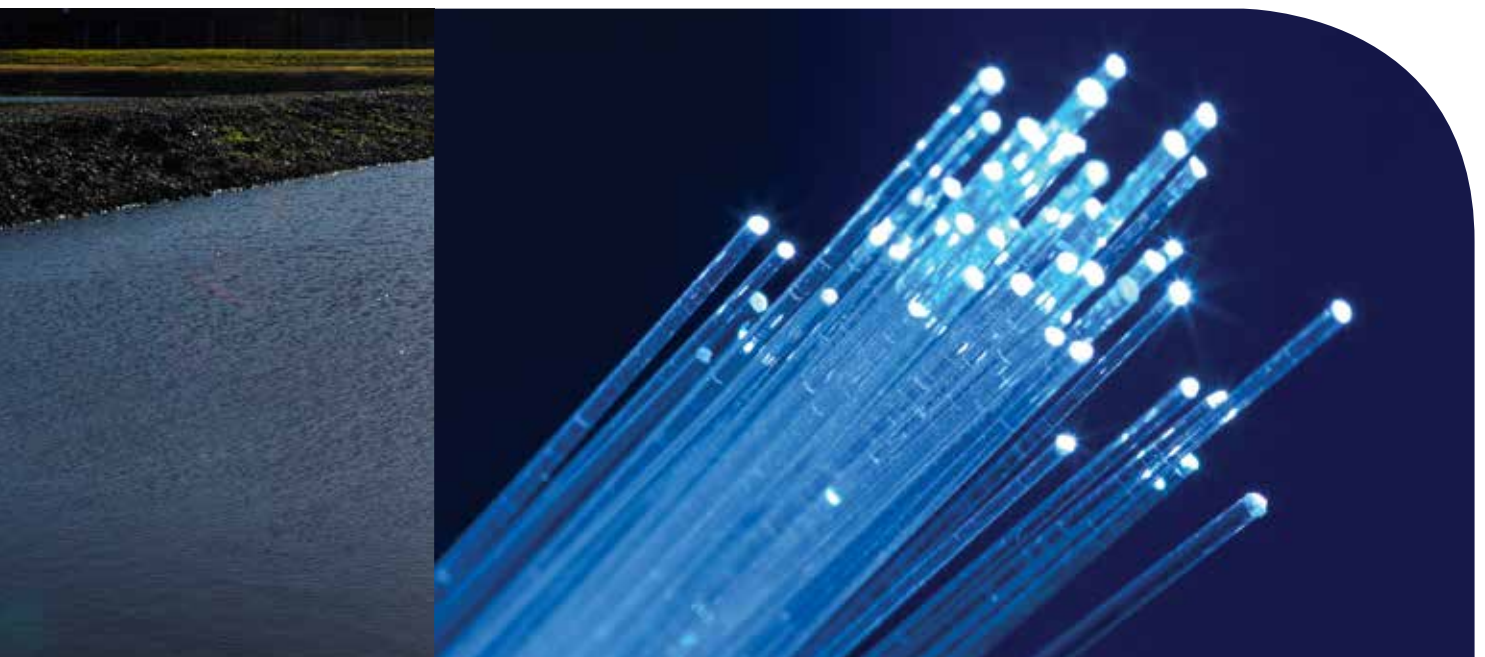
## FUEL

Fuel is available via a number of service station facilities located in nearby Scottsdale (five minutes' drive).

24 hour access to fuel is also available in Scottsdale with access to diesel, high flow diesel and unleaded.

Tasmania also benefits from a network of 24 hours a day, 7 days a week, liquefied natural gas (LNG) refuelling stations strategically located around the State for use by the heavy transport sector.

A 24/7 LNG refuelling station is located less than two minutes' drive from the hub at Ten Mile Track.



# HUB BENEFITS AND FEATURES

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The site covers an area of 17.4 hectares containing a variety of buildings with a combined floor space of over 22 000m<sup>2</sup> as well as around 3 800m<sup>2</sup> of concrete and asphalt hard stand area. The hub is well buffered from residential areas by adjacent rural land.

Current ownership rests with a local community group Dorset Renewable Industries (DRI) which welcome approaches by interested parties regarding leasing arrangements. Price and tenure of any lease is subject to negotiation with DRI.

The site is zoned 'General Industrial' under the Dorset Interim Planning Scheme 2013. This zoning was attributed to the Ling Siding hub so as to provide *"opportunity for expansion of existing uses to attract new industrial and non-industrial uses into the future"*.

This zoning provides a level of certainty in relation to the planning approval processes at the hub, defining permitted activities across a broad range of industrial activities and subject to conformance with base criteria being achieved. In addition to the permitted activities, there are a number of discretionary activities that are provided for. The Permitted Uses are as follows:

## **Permitted uses under the planning scheme:**

- bulky goods sale
- equipment and machinery sales and hire
- manufacturing and processing
- recycling and waste disposal
- research and development
- resource processing (excluding animal sales yard or abattoir)
- service industry
- storage
- transport depot and distribution
- utilities (if for minor utilities)
- vehicle fuel sales and service
- vehicle parking.

Notwithstanding variation in the complexity of development applications, the Tasmanian planning system compares favourably with the other Australian states. The statutory approval periods are 28 days for permitted developments and 42 days for discretionary developments and actual processing times are consistently reported to be well within these limits. The most recent data indicates that the average time across the State for processing permitted applications was 17 days and for discretionary applications, 34 days.

Tasmania is undergoing major reforms in the planning area to introduce a single state-wide planning scheme. The aim of this reform is to provide a 'faster, fairer, cheaper and simpler planning system' and greater consistency in planning controls across the various local councils. This planning scheme will provide investors with increased certainty and consistency in the planning control irrespective of where the investor seeks to invest in Tasmania.

## INCENTIVES

The Dorset Council is committed to encouraging business and economic growth within the region. Reflective of this commitment, the Council has implemented a New Business and Investment Assistance Policy with the stated objective to “encourage new business investment in commercial and existing businesses to create employment and expand the local economy”. Based on the General Rate provided by the Tasmanian Government’s Valuer General, rate relief is afforded at the following discounts should the development meet certain basic criteria:

### SMALL BUSINESS

- First year of operation – remission of 100 per cent of the General Rates.
- Second year of operation – remission of 50 per cent of the General Rates.
- Waiving of building and planning fees (excluding Tasmanian Government fees).

### CAPITAL INVESTMENT IN NEW OR EXISTING BUSINESSES

- First year of operation – remission of 100 per cent of the increase in General Rate resulting from a revaluation of a property. Applies where a property is revalued as a result of major capital investment. Remission is calculated by the difference between the current rates payable (prior to a revaluation) and rates payable after a revaluation.
- Second year – remission of 50 per cent of the increase in General Rate resulting from a revaluation of a property.
- Total General Rate remission over two year period is capped at \$15 000. Any remission above the cap would require a specific decision of Council.
- Waiving of building and planning fees (excluding Tasmanian Government fees).



# A STABLE, EDUCATED AND SKILLED WORKFORCE

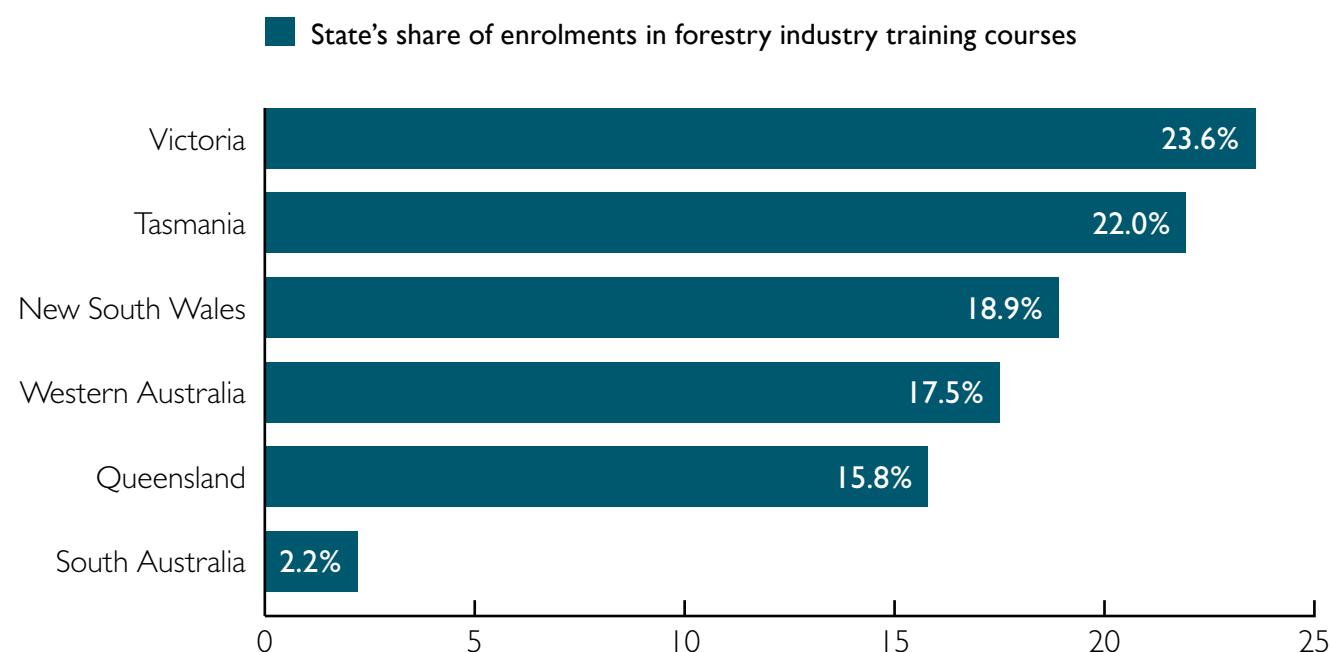
Within a commutable distance, the Scottsdale and wider surrounding areas have a stable and skilled workforce with a population of over 56 000 at working age. The Ling Siding Industrial Hub has access to a range of employees from machinery operators, drivers, technicians and trades people, through to administrative support and clerical workers, managers, engineers, scientists, and other professionals. Travelling to the hub is easy because of the commutable distance, efficient road systems and Tasmania's lack of traffic congestion.

The key industries for the region are agriculture, forestry, construction, and manufacturing. These industries are continually evolving in Tasmania and as such, the workforce is particularly diverse, highly skilled and adaptable.

The workforce as a whole benefits from the strong education culture that is fostered by Tasmanian education facilities. With large numbers of the northern Tasmanian region studying in tertiary, technical or other post school education, there is a clear and strong regard for education in the region.

Situated close by in Launceston are a number of TasTAFE campuses. TasTAFE is one of Australia's 10 largest Registered Training Organisations providing vocational education and training and ensuring the region's workforce is equipped with vocationally ready skills and that employers are supported in lifting the productivity of their workforces through skills development.

With over 20 per cent of the sector enrolled in skills development, Tasmania has one of the highest participation rates in forestry related training courses in the nation, and is the front runner in courses such as the Certificate II in Forest Growing and Management and Certificate III in Harvesting and Haulage. The throughput of job ready workers in the region will facilitate the sustainability of the industry into the future<sup>4</sup>.



<sup>4</sup> 2013 Enrolments in Training Packages; ForestWorks 2015 Industry Skills Scan

A further commitment to the education and capability of Tasmania's northern workforce can be seen with the current plan to transform Northern Tasmania through relocating the University of Tasmania's (UTAS) Newnham campus into the Launceston central business area and offering a new suite of courses. The University of Tasmania, consistently ranks in the top 10 research universities in Australia and within the top two per cent of universities worldwide, providing a steady availability of graduates to fill positions across multiple streams in the region.

UTAS's credentials in the forestry sector are well supported by a number of existing research centres including ARC Centre for Forest Value and the Centre for Sustainable Architecture with Wood (CSAW).

The ARC Centre for Forest Value, based in Southern Tasmania focuses on producing industry-ready graduates and postdoctoral fellows. The centre focuses on achieving industry transformation through research and training aimed at better integration and flow of information between production and environmental plantings, and the supply chain from the forest to the final application.

CSAW is active in research and education with areas of focus including plantation and regrowth eucalypts in building and structures; optimising value and material recovery from plantation and regrowth eucalypts; and extension and technology transfer. CSAW actively collaborates with industry and other research organisations and has a laboratory, timber testing facility and test buildings at UTAS's Launceston based Newnham campus.

UTAS's credibility in the forestry sector will be further enhanced by the recent announcement that the Launceston campus will house one of two national hubs for the National Institute for Forest Products Innovation. The Launceston based facility will conduct research and development into areas such as timber processing, wood fibre recovery and advanced manufacturing.

The forestry sector is at the door of a new era in innovation and potential. In addition to a capable and trained workforce, the hub is ideally located to join the community of progressive and innovative organisations in the vicinity. Notable examples include the Department of Defence's Defence Science and Technology Organisation, where its redeveloped facilities are now geared to deliver new levels of support to ensure the Australian Defence Force has the food required to operate at peak cognitive and physical performance in a range of military operations. Multiple quality facilities in close proximity are a further drawcard for a high calibre and loyal workforce to the region.



# CONTACT DETAILS

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For further information regarding the Dorset Region please refer to the Dorset Prospectus developed by the Dorset Council. [www.dorset.tas.gov.au/dorset-prospectus](http://www.dorset.tas.gov.au/dorset-prospectus)

For any additional information regarding the Ling Siding Industrial Precinct and investment opportunities, please contact:

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