



TASINVEST

GATEWAY OF OPPORTUNITIES

THE SOUTHERN TASMANIAN ADVANTAGE

A GUIDE TO INVESTMENT OPPORTUNITIES
AND INDUSTRIAL PRECINCTS

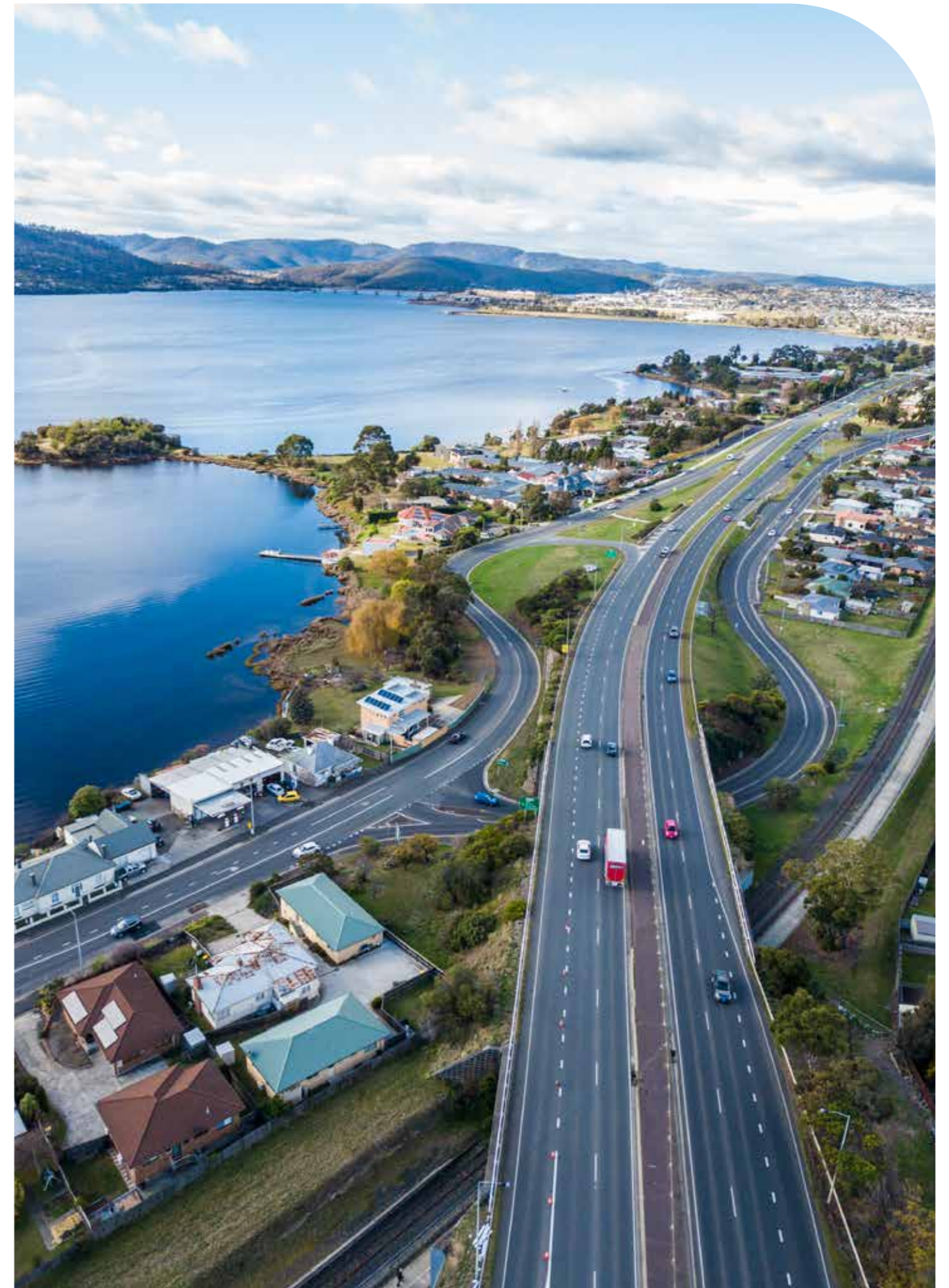




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SOUTHERN TASMANIA REGION

SOUTHERN COUNCILS



KEY STRENGTHS

- Political and economic stability
- Low establishment costs
- Skilled and stable workforce
- Compelling brand – excellence, purity and sustainability
- Environmentally focused
- Innovative and creative
- Fertile soils and irrigation
- Proximity to ports
- Cost competitive
- High quality, high value production
- Excellent testbed
- Work/life balance
- Connected to the world

WELCOME TO SOUTHERN TASMANIA



Southern Tasmania is an area brimming with resources, technical excellence and investment opportunities.

Our world-class renewable energy credentials provide a compelling proposition for businesses looking to power their operations by renewable sources. Tasmania recently hit its target to become 100 per cent self-sufficient in renewable energy generation, and has set a new target to produce 200 per cent of our current needs by 2040.

There are a diverse range of businesses that have established a home in the south of the state. Some organisations, like SRT Logistics, have been proud members of the business community for over for 30 years, and are continuously innovating their customer solutions. Others, like biotech company Marinova in Cambridge, see Tasmania as a place to embrace its commitment to being a zero-waste, carbon-neutral manufacturer.

The region's mix of productive agricultural land, irrigation infrastructure and a temperate climate is ideal for agricultural investments. The greatly expanded South East Irrigation Scheme has helped deliver irrigation water to over 280 landowners, further connecting to agricultural, horticultural and viticultural enterprises.

For those businesses wishing to expand, diversify, or simply relocate to our island state, a range of ready-to-access industrial precincts are available in areas including Brighton Transport Hub, Macquarie Point and Hobart Airport. In addition, the south is able to offer an abundance of infrastructure to support key industries, including:

- natural deep-water and all-weather harbours, including Hobart and the Prince of Wales marine defence precinct, enabling a range of freight and Antarctic operations
- fibre optic connectivity, supporting high-speed and reliable communication infrastructure
- integrated road and rail networks across multiple industrial precincts and ports, supporting trade and exports to a diverse range of global markets.

Despite the pandemic, Tasmania remains an extremely desirable choice for tourism investment. It is a place of wild landscapes, a pristine natural environment, and world-class food and wine. Tasmania's competitive advantage offers a diverse range of quality experiences in a relatively compact area.

The southern region plays a vital role in supporting the state's tourism economy, with world-class attractions including the iconic Salamanca Market, the Museum of Old and New Art, Bruny Island, the World Heritage-listed Port Arthur Historic Site, Coal River Valley wineries, the Huon and Derwent Valleys, and the historic town of Richmond.

Tasmania's distinct brand advantage, produce, climate, commitment to sustainability and abundance of renewable energy set it apart and offer investors a unique proposition.

If you have a passion in your business for doing something exceptional, I invite you to join us in the south of Tasmania.

Michael Ferguson MP

Minister for State Growth

SOUTHERN TASMANIAN COUNCILS AUTHORITY FOREWORD



Southern Tasmania offers a host of investment opportunities and business potential with a relaxed lifestyle and unique living experiences.

Hobart, Tasmania's capital city, is the strategic economic centre of the south and has seen unprecedented population growth and business investment in the last five years.

Regional areas surrounding Hobart complement this strategic position by developing countless tourism, farming and residential lifestyle ventures and opportunities.

The city is the centre of tourism visitation with exciting new accommodation venues opening and Hobart airport a stone's throw away from the CBD. Melbourne is only an hour away by plane. Hobart is surrounded by several commercial and light industrial areas central to sea and airports.

Since the outbreak of COVID-19 and the widespread acceptance of working from home, the lifestyle choice to live and work outside of Australia's sprawling urban centres puts Tasmania at the top of the list. National broadband and mobile coverage mean you can live on the land, next to mountains or beaches and connect with the world. Housing and accommodation investment is in high demand.

Irrigation infrastructure through the south-east of the state has been the catalyst for investment in agriculture, viticulture and horticulture. There exists the natural advantages of a maritime climate with fewer extreme variations, and ready access to road and air freight corridors. The capacity of the irrigation schemes is being expanded, and our temperate weather and seasonal variation create the perfect environment for investment in high-value agricultural industries.

Southern Tasmania is home to the University of Tasmania and globally renowned research institutions. These include the Institute of Marine and Antarctic Science (IMAS), the Commonwealth Scientific and Industrial Research Organisation (CSIRO) and the Menzies Institute for Medical Research.

The southern region of Tasmania is flush with workforce training and education facilities, developing a local labour force which is diverse, skilled and loyal. Our business community works closely with education providers to ensure a pipeline workforce that is technically-astute, supported by a close relationship with the local and state government. Coupled with our small island size but highly-innovative culture, this has opened up significant opportunities for businesses to innovate, diversify and flourish.

Tasmania is home to an extensive hydroelectric scheme that is supplemented by wind and solar generation to provide abundant, locally produced renewable energy. The state has a long history of forestry and is increasingly implementing circular economy concepts of value-adding and re-thinking waste products including minimising the use of single-use plastics.

In April 2020, Hobart municipality banned the use of single-use plastic packaging for takeaway food. We have a strong brand of natural and quality products.

Tasmanians have a strong history of making the impossible possible. Come join us.

Mayor Bec Enders

Chair of the Southern Tasmanian Councils Authority

OFFICE OF THE COORDINATOR-GENERAL: HOW WE CAN HELP

The Tasmanian Government's Office of the Coordinator-General has investment specialists who provide assistance and advice to prospective investors.

Our skilled team will provide you with tailored, confidential assistance. We will connect you with the right people to fully explore your pathways and help you to:

- make connections with local industry associations and government departments
- find out about business opportunities, investment regulations and government assistance
- gain insights regarding business costs, skills availability, taxation and research opportunities
- obtain expert advice on Tasmania's industry capabilities and strengths
- make site visits and get assistance with site selection
- link with potential joint venture partners
- learn about industry strategies
- access export markets.

Major projects are appointed a case manager from the Office of the Coordinator-General. Our case management assists business and industry project proponents by convening relevant expertise across government.

For more information

For additional information regarding investment opportunities within Tasmania, please contact:

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PART A: REGIONAL OVERVIEW

KEY STATISTICS

TABLE 1 - KEY STATISTICS

Collated from www.economy.id.com.au/tasmania as at 30 January 2020

	Southern Tasmania	Tasmania	% of Tasmania
Gross regional product	\$16.63 billion	\$31.55 billion	52.71%
Estimated resident population	271 214	528 201	51.35%
Population growth – one year	1.46%	1.11%	
Local jobs	133 368	247 562	53.87%
Employed residents	131 665	248 501	52.98%
Local businesses	18 905	38 195	49.50%
Number of visitors	1.05 million ¹	1.32 million	
Land area	2 551 736	6 801 786	38.52%
Value of building approvals	\$281 million residential \$130 million non-residential	\$448 million residential \$193 million non-residential	64.12%
Bachelor or higher degree	42 825	67 725	63.23%

¹: Excludes visitation to Glamorgan Spring Bay municipality which is collected within the East Coast tourism visitor area

THE PLACE

Southern Tasmania has an exceptional natural and built environment, giving the region a distinct sense of 'place' that is recognised throughout Australia and around the world. It is home to world-class environmental and heritage features such as Port Arthur, Maria Island, Bruny Island, Mount Field National Park, as well as heritage towns such as Oatlands, New Norfolk and Richmond.

Southern Tasmania has a diverse landscape. Located around the capital city, Hobart, the region has lush pastures, native and forested areas, all interwoven with waterways. To the east is a landscape defined by its coastal environs. In contrast, the northern part of the region is characterised by extensive dryland farming and grazing areas.

The western half of the region is sparsely populated and home to some of the Tasmanian Wilderness World Heritage Area which is a rugged landscape of exceptional natural, cultural, and aesthetic value.

Governed across 12 Local Government Areas (LGAs), the southern Tasmania region comprises a total land area of over 25 000 kilometres², making up approximately 38 per cent of the state's total area. The region includes six LGAs which are concentrated in Greater Hobart – Hobart, Glenorchy, Clarence, Brighton, Kingborough and Sorell. Less populated LGAs surrounding Greater Hobart include the Central Highlands, Derwent Valley, Glamorgan Spring Bay, Huon Valley, Southern Midlands and Tasman.

THE PEOPLE

The resident population of southern Tasmania is around 270 000 with 86 per cent of the population concentrated in the Greater Hobart area.²

The rest of the southern population resides in smaller townships and across coastal areas in the east and south, and in agricultural and highland districts in the north and to the west. The two largest towns outside Greater Hobart are Huonville and New Norfolk.

Southern Tasmania has a large working-age population, with the most substantial demographic (aged between 35 and 49) making up 18.9 per cent of the community. Over 85 per cent of the population have Australian/English ancestry, with some significant growth in the number of people of German and Chinese descent since the 2011 Census.

Approximately 20 per cent of the labour force has a university qualification, and another 20 per cent a trade qualification.³

²: Australian Bureau of Statistics, Regional Population Growth, Australia (3218.0)
³: Australian Bureau of Statistics, Census of Population and Housing 2011 and 2016



THE ECONOMY

Southern Tasmania is crucial to the Tasmanian economy. It is the largest of the three main Tasmanian regions in terms of land area, population, employment, number of businesses, government services, retail, professional services, education, arts and cultural activity, events, recreation and tourism, and aviation services.

In 2018, the regional population represented 51 per cent of Tasmania's total population. Yet the region represents 52.7 per cent of the state's gross regional product, 53.87 per cent of total jobs and 64 per cent of building approvals.⁴ Southern Tasmania is home to the state's capital, Hobart, and the Tasmanian Parliament. It is also the centre for government services, with most Tasmanian Government head offices located in the Hobart central business district (CBD).

Greater Hobart is home to the region's critical infrastructure and is the main gateway for air travel, cruise ships and the Antarctic. Hobart Airport carries the state's highest volume of passengers and tourists and offers substantial freight handling capacity.

Hobart has a substantial service sector, including health, medical, education and research. There are four major public and private hospitals with specialist and professional medical services. Significant education and research facilities include the University of Tasmania, the Menzies Institute for Medical Research, CSIRO, IMAS and the Australian Antarctic Division.

Other key sectors include agriculture, aquaculture, advanced manufacturing, forestry and forest products, mining and environmental technologies, tourism and scientific research. Globally competitive manufacturers located close to Hobart include Nyrstar (zinc smelter), Norske Skog (paper), Incat (fast ferries) and Cadbury (confectionery).

The University of Tasmania plays a significant role in the local economy, contributing an estimated \$1.7 billion a year, with the largest share of this in the south. It employs more than 6 000 staff and has over 30 000 students. In 2019, the university unveiled plans to develop a city-centric campus in the Hobart CBD, representing an investment of \$600 million.

Broad-acre farming, fruit, wine and horticultural industries provide opportunities for investment and growth, particularly due to significant irrigation investment. The region's aquaculture industry is renowned for its salmon production and abalone, rock lobster and oysters. Strong links to air and sea freight support the off-island export of fresh and processed food products and beverages.

Tourism has grown substantially over the last five years and currently contributes about \$3.2 billion to Gross State Product and directly supports about 21 600 jobs in Tasmania (8.7 per cent of total employment). Southern Tasmania attracts the majority of tourist activity and expenditure. In 2019, Southern Tasmania had more than one million visitors, about 80 per cent of the state's total tourist numbers.⁵ There are exciting opportunities for new accommodation and attractions investment in the region.

Hobart's vibrant arts and cultural offerings include the extraordinary Museum of Old and New Art (MONA) and the Tasmanian Museum and Art Gallery. Salamanca Place is home to the Salamanca arts precinct, with its many galleries, craft shops, cafes and restaurants, as well as Salamanca Market – the most visited attraction in Tasmania. There are also artistic hubs in regional towns and other regular events that attract national and international visitors, such as Dark Mofo, the Taste of Tasmania and Festival of Voices.

⁴: National Institute of Economic and Industry Research, compiled and presented by economy.id

⁵: Tourism Tasmania, YE 2019



THE OPPORTUNITIES

Tasmanians are world-leading specialists in many areas and Southern Tasmania epitomises Tasmania's brand, offering a broad range of investment opportunities.

The region's sustainability credentials are world-class. Its considerable renewable energy resources – principally hydropower – has allowed Tasmania to meet the state's entire annual electricity demand from on-island renewable energy generation. Tasmania has set a target to double its renewable generation to 200 per cent of its current needs by 2040.

The visitor economy and population growth in southern Tasmania is booming. Lifestyle, incredible coastlines, beautiful waterways, unspoilt locations, a vibrant arts scene, creative industries, history, wilderness and gourmet food and wine are attracting people from interstate and around the world.

There is a proven opportunity for the development of unique and distinctive experiences to showcase southern Tasmania. Tasmanians have a drive for creating the extraordinary, and through industry collaboration have created a range of uniquely Tasmanian events such as Dark Mofo, Taste of Tasmania and Agfest.

The region's mix of productive agricultural land, irrigation infrastructure and a temperate climate is ideal for agricultural investments. There are outstanding opportunities to produce high value goods and to work within niche rather than mass markets.

Precincts such as the Brighton Transport Hub and industrial estate, Cambridge industrial and commercial zones, Macquarie Point, Hobart Airport and the Prince of Wales Bay maritime precinct offer ideal locations to capitalise on the region's locational advantages. These sites provide opportunity, critical infrastructure, appropriate zoning, proximity to market and shared benefit through complementary activities.

New, expanding, or relocating businesses take advantage of existing local enablers such as progressive IT skills and services, advanced production systems, partnership opportunities, logistics, and links into global supply chains, particularly throughout Asia. Forestry is a considerable asset in the region, with large areas of plantation and natural forests with veneer, pellet and sawmill processing. There is also abundant biomass for circular economy systems.

Southern Tasmania has developed a unique cluster of expertise in all aspects of maritime development, research and development, manufacturing, engineering, logistics and more (thanks also to its proximity to Antarctica and the Southern Ocean). This is a unique advantage of the region and provides various leverage opportunities.

THE BRAND ADVANTAGE

The Tasmanian brand is admired worldwide as being synonymous with excellence, purity and sustainability. It is embodied in Tasmania's people and what they have achieved through many challenges, and much hard work and ingenuity.

In recognition of its value, Brand Tasmania was established as the first statutory place-branding authority in Australia. Brand Tasmania is responsible for ensuring the brand is strengthened locally, nationally and internationally.

Its broad objectives are as follows.

- To develop, maintain, protect and promote a Tasmanian brand that is differentiated and enhances our appeal and competitiveness nationally and internationally.
- To strengthen Tasmania's image and reputation locally, nationally and internationally.
- To nurture, enhance and promote the Tasmanian brand as a shared public asset.

Businesses in Tasmania utilise the support of Brand Tasmania to help tell their own stories through the lens of the Tasmanian brand story, and leverage the value that it brings.

THE LIFESTYLE

Southern Tasmania is a terrific place to live and offers something for everyone – beautiful surroundings, top quality food and wine, a year round calendar of cultural and sporting events, a safe and wholesome environment to bring up children, a temperate climate and a wonderfully relaxed lifestyle.

Hobart is the type of city where it is possible to live an inner-city lifestyle or within close proximity in the hills or by the water. People who live in the Huon Valley, the Channel region, the Derwent Valley, around Richmond or in the towns past Sorell are a short 20-45 minute drive from the centre of Hobart.

THE PERFECT LOCATION FOR STUDY

Tasmania has developed an international reputation for its high standard of teaching and support for both local and international students. Its institutions provide students with quality personalised support and services and unrestricted access to teachers and lecturers.

Education is valued and strongly supported by the government, the research community and industry. International students are welcomed into all levels of education – primary and secondary schools, TasTAFE and quality private providers for vocational education and training (VET) qualifications, and the University of Tasmania and the Australian Maritime College for undergraduate and postgraduate qualifications.



INDUSTRY, EMPLOYMENT AND EDUCATION

Southern Tasmania hosts a growing workforce of over 133 000 people, where 98.9 per cent⁶ of the local workers are residents. Successful career paths in many industries are synergistic with the strengths of the region.

As the centre for many of the state's public services, the industries that provide the most full-time employment are health care, education and training, public administration and safety. Construction, manufacturing, agriculture, forestry and fishing businesses are also strong employers, and feature strongly in both central and peripheral municipalities, leading the way in smaller local economies outside of Greater Hobart.⁷

Business registrations help to tell a story about the direction and strength of the Southern Tasmanian economy. Tasmania has just over 38 000 businesses across a range of sectors and the state, and more than half of these are in Southern Tasmania - with the vast majority being small businesses that employ between one and nine staff.

In Southern Tasmania, the top three sectors that have shown the most growth in the past four years, in terms of business numbers, are construction, professional, scientific and technical services, and accommodation and food. The larger businesses that employ 20 to 199 employees are predominantly in the accommodation and food services sector due to the prevalence of tourism and the operation of large hotels and restaurants in Hobart. Other businesses with significant employment numbers in the south are in the agriculture, forestry, fishing and manufacturing sectors.

The administration and support services sector is the largest employer of 200 plus employees, which reflects the importance of the government as an employer in the south.⁸

There are many highly skilled employees in Southern Tasmania, with 28 per cent of the population holding a degree at bachelor level or higher. A further 10 per cent of local workers have an advanced diploma or diploma.⁹

The region benefits from the presence of high quality, higher education facilities. The University of Tasmania consistently ranks in the top 10 research universities in Australia and within the top two per cent of universities worldwide. It has four campuses across the state, with its most significant presence in the south.

TasTAFE campuses in Hobart, Clarence and Glenorchy provide the region with ready access to vocational education and training. As one of Australia's 10 largest Registered Training Organisations (RTOs), it is broadly responsible for ensuring the region's workforce has the vocational skills for a productive economy and healthy community. TasTAFE has strong engagement with industry to assist businesses to meet their varied training needs.

There are also many private RTOs (often sector-specific) operating in Southern Tasmania.

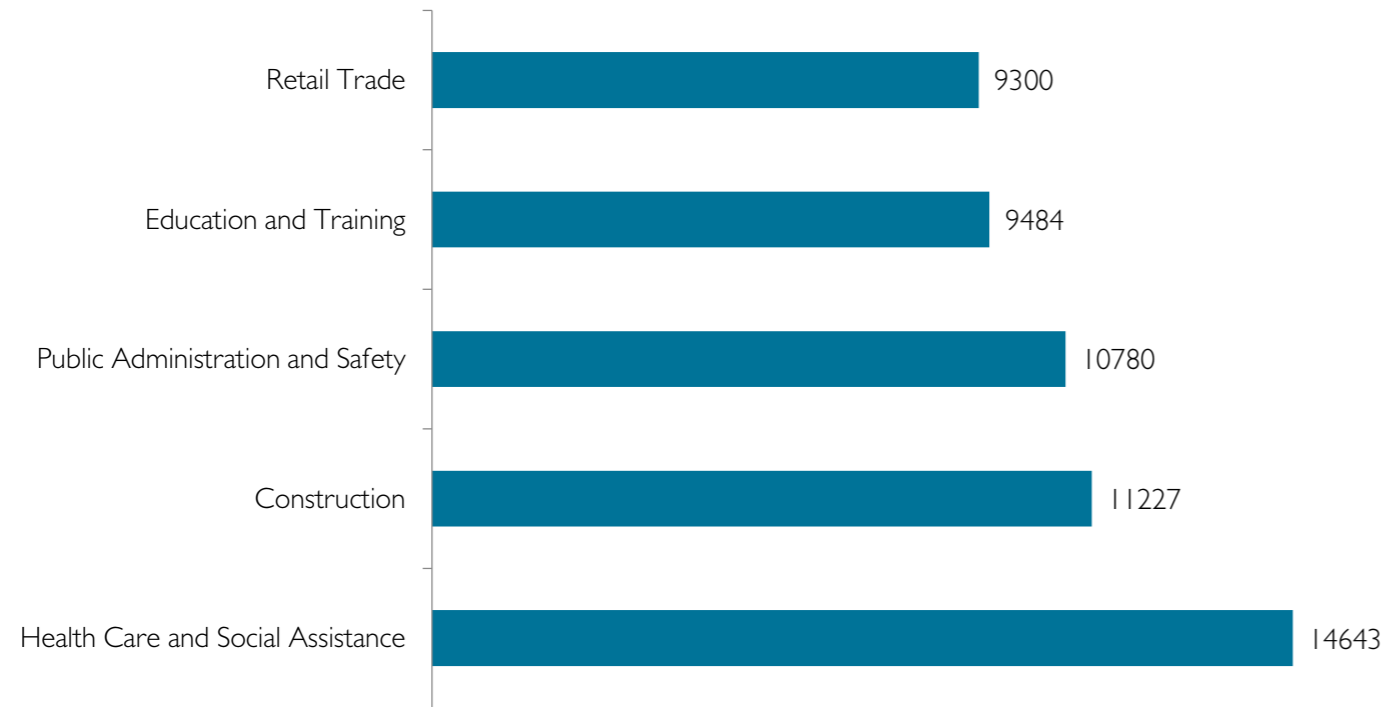
6: Census of Population and Housing 2011 and 2016.

7: National Institute of Economic and Industry Research 2019, compiled and presented by economy.id

8: Australian Bureau of Statistics, Counts of Australian Businesses, including Entries and Exits, 2016 to 2018

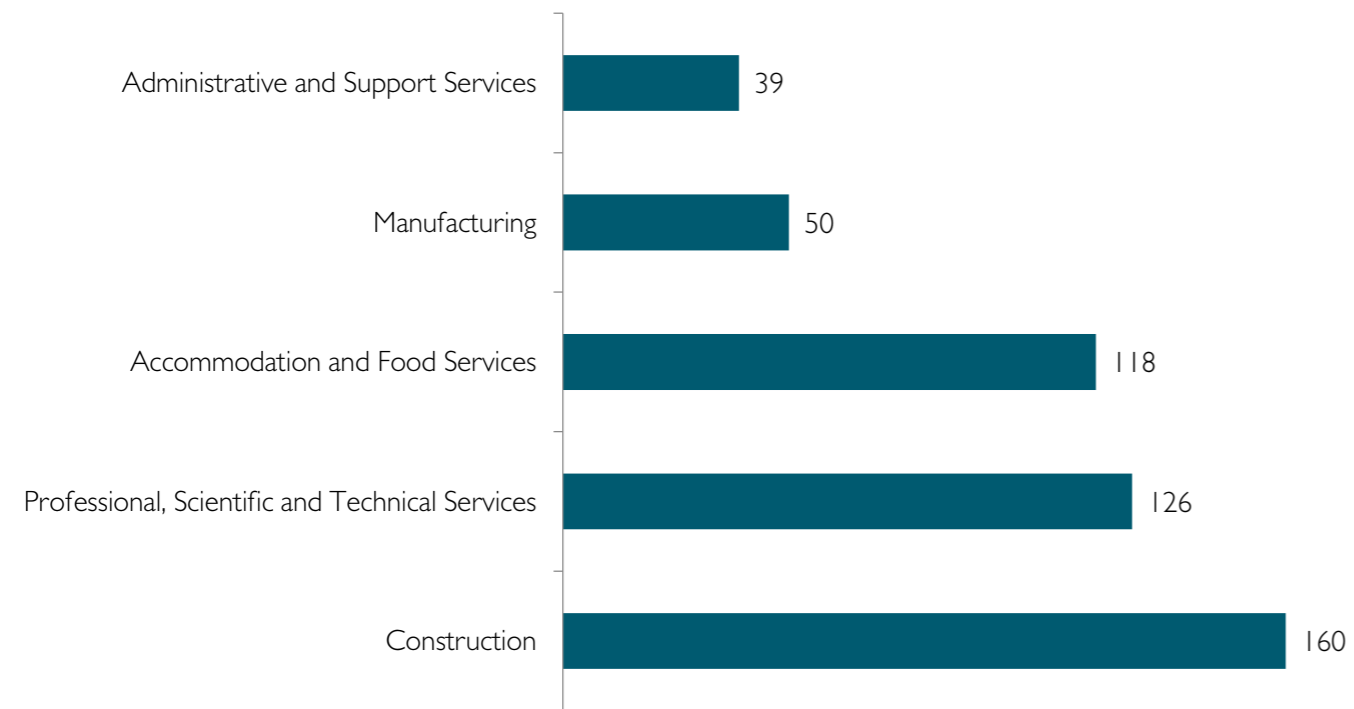
9: Census of Population and Housing 2011 and 2016.

GRAPH 1: EMPLOYMENT BY INDUSTRY



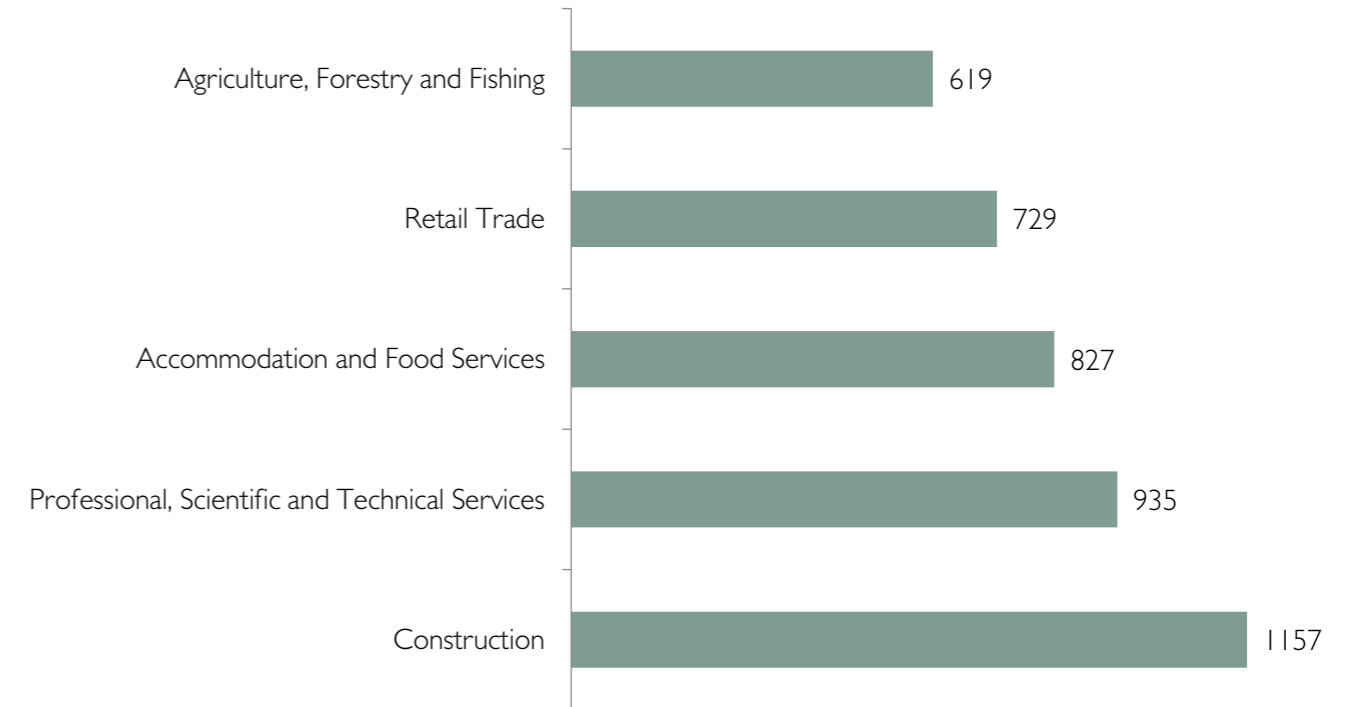
Southern Tasmania Employment by industry full-time equivalent. National Institute of Economic and Industry Research 2018, compiled by economy.id

GRAPH 2: INDUSTRY WITH LARGEST GROWTH OF NEW REGISTERED BUSINESSES 2014 TO 2018



Southern Tasmania Businesses by industry 2018. Australian Bureau of Statistics, counts of Australian businesses – exits and entries, compiled by economy.id

GRAPH 3: REGISTERED NUMBER OF EMPLOYING BUSINESSES BY INDUSTRY



Southern Tasmania Business by industry 2018. Australian Bureau of Statistics, counts of Australian businesses, compiled by economy.id

GRAPH 4: VALUE ADDED BY INDUSTRY SECTOR (\$ MILLION)



Value added by industry sector 2019. National Institute and Industry Research 2019, compiled by economy.id

THE CLIMATE

Tasmania has a temperate maritime climate, with four distinct seasons. Rainfall is generally evenly distributed throughout the year and temperatures are usually mild. Tasmania also holds the accolade of the world's cleanest air. The northwest tip of Tasmania is home to the Cape Grim Baseline Air Pollution station, a highly sensitive monitor which takes a measure of the cleanest air quality possible as a baseline for international air quality levels.

Like the rest of the world, Tasmania's climate is changing. Using scientific modelling, we now have an understanding of how the climate in Tasmania is predicted to change between now and 2100. It has been forecast that Tasmania's climate will not change as rapidly as other Australian regions, nor have as many extreme weather events in the future. Climate change is also unlikely to have a significant impact on the state's suitability for agricultural and other investments, but it may impact the choice of crops and growing cycles.

Agriculture specific data provides us with the following information.

- There is no significant projected change to total annual rainfall for Tasmania. However, there may be significant changes in the seasonal cycle.
- By 2100, the incidence of frost is projected to reduce by about half. For many areas in Tasmania, the period of at least some frost risk is also projected to shorten from March-December (10 months) to May-October (6 months).
- Large increases in the number of growing degree days (GDD) are projected by 2085. The GDD is a heat index used to calculate when a crop has had enough days above a base temperature to reach maturity. In some regions, GDD are forecast to double.

TABLE 2: BUREAU OF METEOROLOGY WEATHER STATION DIRECTORY - HOBART AIRPORT

Season	Summer			Autumn			Winter			Spring			Annual
	Month	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	
Mean Maximum Temperature (°C)	20.8	22.7	22.4	20.9	18.2	15.3	13	12.5	13.5	15.4	17.4	19.1	17.6
Mean Minimum Temperature (°C)	10.9	12.2	12.1	10.8	8.8	6.7	4.7	4.2	4.7	6.1	7.6	9.3	8.2
Average Rainfall (ml)	51.8	40	35.6	35.6	40.2	36.3	32.8	42.7	46.6	40.5	45.1	44.4	488.9



KEY INDUSTRIES

ADVANCED MANUFACTURING, MARITIME AND DEFENCE

Tasmanian companies have been manufacturing products for many years and have forged a proud reputation for quality and innovation.

Tasmania's advanced manufacturing industries have particular capabilities in the fields of marine, defence, mining and mineral processing and heavy industry. Specifically, the state's deep capabilities include metal manufacturing, casting, shipbuilding and related maritime products, specialised machinery manufacturing and engineering that produces a diverse range of products.

There is potential for investment in scaling up high value-added, low-volume, advanced manufacturing activities, particularly for businesses that can leverage opportunities from Tasmania's established marine and aquaculture sectors.

Sites in Southern Tasmania that have established advanced manufacturing and defence advantages, or present opportunities to expand marine-based activity include:

- The Tasmanian Technopark
- The Prince of Wales Bay Marine Defence Precinct, and
- The Margate industrial area.

Tasmania Maritime Network

Being an island has necessitated the development of a vibrant and innovative maritime industry and generations of shipbuilders have laid a firm foundation for the current era in which Tasmania leads the world.

The Tasmania Maritime Network (TMN) is a group of companies and organisations that offers innovative maritime products and services of exceptional quality. These companies provide expertise in manufacturing, engineering, logistics, training, clothing, safety equipment and shipping for both the commercial and military markets.

This expertise includes:

- small to large capacity high-speed passenger only and passenger/vehicle carrying vessels for both commercial and military markets
- full design, manufacture and servicing of all related equipment
- marine evacuation systems
- large capacity life rafts and innovative safety equipment
- comprehensive training, consultancy and higher education programs.

For more information

www.stategrowth.tas.gov.au/business/sectors/advanced_manufacturing
www.tmn.org.au

AGRICULTURE AND AGRIBUSINESS

Tasmania has a globally competitive food production and processing sector. This strength includes dairy products, meat, seafood (predominantly Atlantic salmon and ocean trout, but also abalone, mussels, oysters and scallops), fruit and vegetables, confectionery, beer and wine.

There are many small producers of award-winning boutique beverages, such as whisky, gin, vodka and non-alcoholic varieties, as well as preserves, olives and olive oils, smallgoods and baked goods.

Marketed as fresh, premium product, the total food and agriculture sector contributes approximately 8.8 per cent towards Tasmania's Gross State Product with about 77 per cent of Tasmania's food and beverages sold overseas or to other Australian states.¹⁰

Southern Tasmania has approximately 38 per cent of the state's farmland and approximately 536 farm businesses, contributing almost 20 per cent of the sector's gross value. The region's key agricultural exports include beef, salmon, dairy and beer. Processing significantly increases the value of the industry along the supply chain, and Southern Tasmania provides vital processing locations for salmon, chocolate, beer, wine and salad greens. The south is also home to a poultry abattoir, a large number of sheep and beef farms, and some pig and chicken farms.¹⁰

Cellar doors, farm shops, farmers' markets, craft breweries, and food processing retail outlets all exist directly as a result of Tasmania's premium food production. This supply chain enables primary producers and processors to sell directly to local, interstate and international buyers and adds value to the Tasmanian economy.

Premium agri-food production also supports a growing agri-tourism industry. Visitors to Tasmania continue to place a high value on experiences that not only allow them to taste Tasmanian products but also to understand their provenance.

FRUITS AND BERRIES

Tasmania has one of the best climates for growing berries anywhere in the world. Southern Tasmania is a large producer of berries (raspberries, blueberries and strawberries), together with other fruit crops such as cherries, apples, pears, apricots, nectarines and plums. It has ideal growing conditions with the essential winter chill followed by a long mild growing season that supports fruit development, enhanced flavour and longer shelf life.

The southern region contributes around 60 per cent of the state's gross value of fruit production, primarily based in the Huon and Derwent valleys, Coal River Valley and the Tasman Peninsula.¹¹

Although the state's berry processing sector is comparatively small, it has recently experienced significant expansion in infrastructure investments. These include freeze-drying and cold store facilities, and enhanced capacity to produce semi-processed products such as seedless purees, freeze-dried whole fruit and powders. Further processing and product development opportunities provide investment opportunities.

Fruit and berry producers are increasingly incorporating tourism and visitor experiences into their business model to add value through cafes, retail outlets and 'pick your own' experiences.

WINE

The Tasmanian wine industry is boutique, premium and dynamic, with great potential for further growth.

Tasmania is Australia's finest cool-climate wine-producing region, recognised for award-winning Pinot Noir, sparkling wine, Chardonnay and Riesling. Tasmanian bottled wine and Tasmanian wine grapes consistently generate significantly higher average values than other Australian wine regions.

Southern Tasmania has approximately 40 per cent of the state's bearing vines.¹⁰ These are primarily found in the Derwent and Huon valleys, on the East Coast and in the Coal River Valley.

As more newly established vines come into bearing age, there is an opportunity to invest in wine processing and other supply chain opportunities.



OUT OF SEASON SUPPLY

Tasmania's counter-seasonality to the northern hemisphere offers a significant strategic advantage in food production and allows local producers to supply out of season fresh produce to northern hemisphere markets.

DISEASE-FREE

Tasmania's environmental values and quality produce rely upon the state's relative freedom from pests, diseases and weeds and its rigorous biosecurity standards lie at the very core of the Tasmanian brand.

Tasmania's relative pest-free status provides access to a variety of international markets that are closed to other regions.

SUSTAINABLE WATER SUPPLY

Tasmania's most significant natural resource advantage is water because it does not have the water supply issues experienced in other parts of Australia and much of the world. Water is key to a sustainable food and agriculture industry and Tasmania provides reliable access at critical phases in the growing season. Tasmania represents one per cent of Australia's landmass, yet has 27 per cent of Australia's freshwater dam storage capacity.¹¹

The Tasmanian and Australian governments continue to develop large-scale irrigation projects to deliver water with a reliability that has the potential to significantly escalate the productive options and yields of an increasing amount of arable land.

For more information

www.stategrowth.tas.gov.au/business/sectors/food_and_agriculture

www.dpipwe.tas.gov.au

www.cg.tas.gov.au/home/publications/brochures

www.tasmanianirrigation.com.au

¹⁰: DPIPWE, Tasmanian Agri-Food ScoreCard 2017-18

¹¹: www.bom.gov.au/water/dashboards/#/water-storages

ANTARCTICA AND THE SOUTHERN OCEAN

Southern Tasmania is an international centre of Antarctic and Southern Ocean expertise. Hobart provides natural access to a high level of endemic species, and a largely untapped and unique ecology in the Southern Ocean, sub-Antarctic Macquarie Island and the vast eastern Antarctic region. There is also a significant cluster of marine science and policy organisations.

The Antarctic sector is well organised and works collaboratively on globally significant science. The Tasmanian Polar Network is a growing coalition of local businesses, research organisations and government agencies that collaborate to support and promote the sector, and provide specialised products and services for Antarctic programs.

The city's deep-water port is 2 575 kilometres from the Antarctic mainland and 3 429 kilometres from Australia's Casey Station. Summer flights link Hobart Airport to Antarctica. Hobart is home to hundreds of Antarctic and Southern Ocean scientists and support personnel. It is also the preferred location for Australia's assets relating to Antarctic research. The long-serving icebreaker, *Aurora Australis*, has recently been retired after performing 150 voyages to Antarctica. It has been replaced by a new \$1.9 billion science and resupply icebreaker vessel, *RSV Nuyina*, due to arrive in Hobart in 2021.

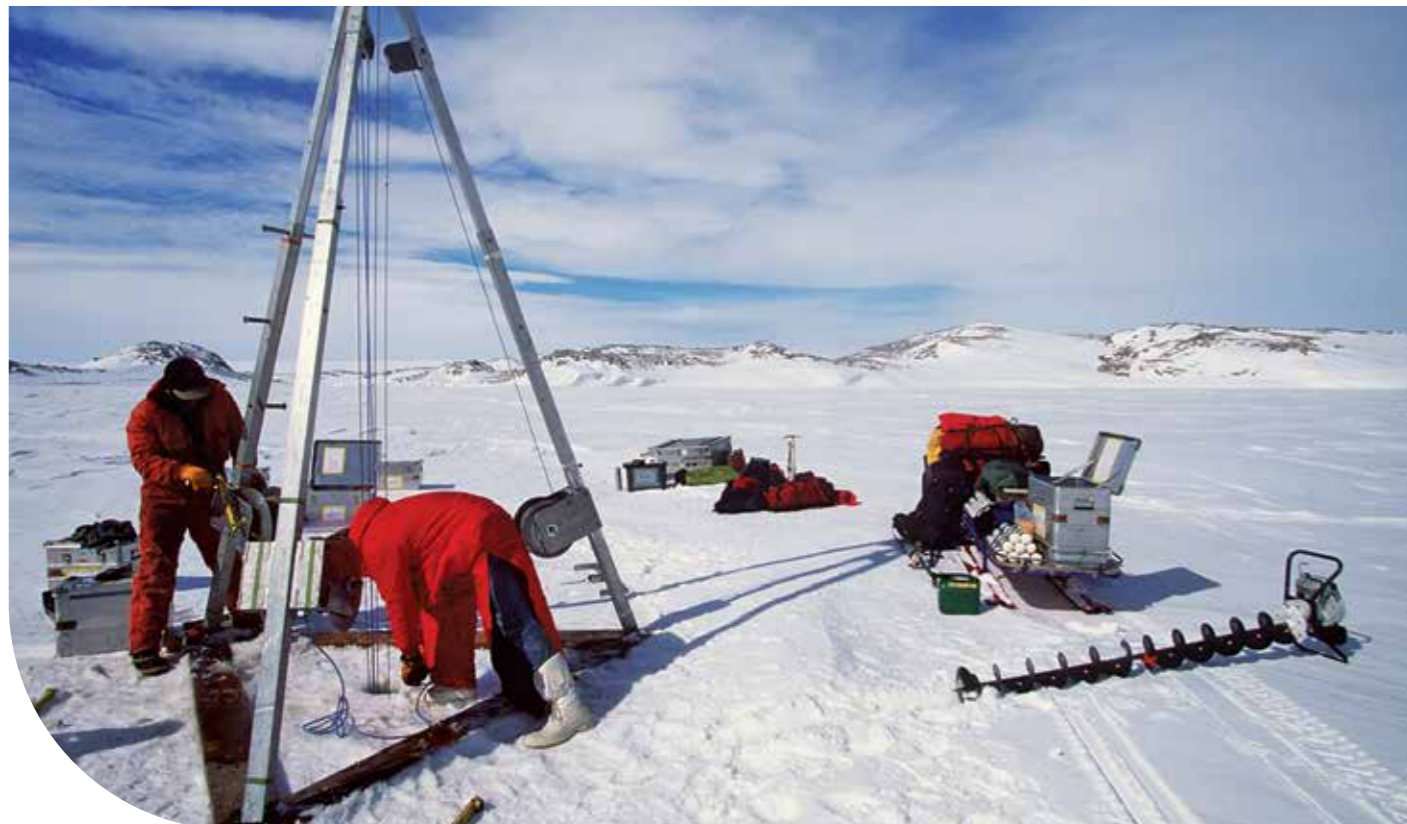
Hobart is also the strategic location for many scientific research and education institutions, such as the Australian Antarctic Division, the Institute for Marine and Antarctic Studies, CSIRO and the Antarctic Climate and Ecosystems Cooperative Research Centre, and the Bureau of Meteorology's Tasmania and Antarctica Regional Office.

Opportunities exist to take advantage of:

- the amenities of a modern capital city, with excellent sea and air transport infrastructure
- world-class expertise in Antarctic, sub-Antarctic and marine education, research and support services
- more than 60 businesses experienced in supplying the needs of Antarctic expeditions
- regular flights operating during the summer months between Hobart Airport and Casey Station in East Antarctica, with the recently extended runway capable of accommodating a full payload for C-17s travelling to Antarctica
- a port that offers 24/7 access to port services, full provedore, stevedore, cold storage, quarantine and maintenance facilities.

For more information

www.cg.tas.gov.au/home/publications/brochures
www.tasmanianpolarnetwork.com.au



AQUACULTURE

Tasmania is Australia's largest producer of seafood and is internationally recognised for its quality aquaculture and wild fisheries products. The cool and pristine Southern Ocean waters provide ideal temperatures and one of the world's healthiest environments for the raising of premium aquaculture products. It is the only state in Australia capable of supplying sea-run ocean trout 12 months of the year.

Tasmania is also home to Australia's largest marine salmon-farming area in Australia. Commercially farmed species in Tasmania include abalone, Atlantic salmon, blue mussels, ocean trout, Pacific oysters and seahorses. Wild fisheries include abalone, rock lobster, scallops, giant crab, scale fish, shellfish, seaweed, bull kelp and undaria (wakame).

The long, clean coastlines of Southern Tasmania, which feature broad flat tidal zones, provide room for growth in shellfish aquaculture. Barilla Bay, Pittwater and Pipe Clay Lagoon are important marine farming environments for oysters and mussels.

The *Marine Farming Planning Act 1995* provides the certainty of tenure required for investment and sustained growth.

The Shellfish Market Access Program (ShellMAP) monitors water quality in shellfish growing areas and the public health status of shellfish on marine farms, to provide for the safety of farmed shellfish for human consumption. The program ensures that Tasmanian shellfish meet the rigorous testing demands of the Australian Quarantine Inspection Service and overseas markets such as Japan.

Opportunities for investment exist in:

- farming innovation
- value-adding and downstream processing operations
- aquaculture production, particularly in new species
- operations.

For more information

www.cg.tas.gov.au/home/publications/brochures
www.dpipwe.tas.gov.au/sea-fishing-aquaculture/marine-farming-aquaculture



FORESTRY AND FOREST PRODUCTS

The Tasmanian forestry sector is an integrated industry that encompasses both native forest and plantation resources. Tasmania's forests are sustainably managed. The managed production forests yield some of the strongest commercially usable timbers available.

Potential investment opportunities in this sector include:

- increasing veneer production from Tasmania's forests through the development of additional rotary veneer mills
- the production of high-value building resources such as laminated veneer lumber and cross laminated timbers
- the development of the biochemicals, biofuel and bioenergy sectors utilising forest waste, including the production of high-value biocompounds, wood pellets, cellulosic ethanol and biodiesel
- increasing the level of wood fibre processing, for example, pulp production or rayon manufacturing.

For more information

www.stategrowth.tas.gov.au/energy_and_resources/forestry

www.sttas.com.au

RENEWABLE ENERGY

Tasmania is Australia's leader in renewable energy and offers a compelling location for those who wish to invest in the renewable energy sector or achieve real sustainability targets through renewable energy use and generation.

The latest Clean Energy Australia report released by the Clean Energy Council of Australia highlights that Tasmania is the most significantly advanced state in terms of renewable energy penetration. Tasmania has already hit its target to be self-sufficient in renewable generation by 2022 and has set a renewable generation target of 200 per cent of Tasmania's needs by 2040, which means Tasmania will more than double its current renewable electricity production by that time.

Tasmania has been a forerunner in the development of renewable energy generation, with over 100 years of continued investment in renewable energy infrastructure and technology. Years of experience have helped Tasmania to develop an unmatched level of renewable energy knowledge, skill and expertise among our engineers and technicians.

Southern Tasmania is an ideal location for investment in renewable energy. Areas such as the Central Highlands, Southern Midlands and Glamorgan Spring Bay provide prospective locations for wind farms and access to geothermal resources.

The state also has a wealth of biomass which could be used for bioenergy production, with the south being the most abundant in native forest harvest, hard and softwood plantation residues.

Tasmania offers prospective hydrogen producers access to low-cost wind and hydro resources, and other necessary infrastructure that could facilitate hydrogen generation. In Southern Tasmania, the Brighton Industrial precinct presents a compelling case for the development of a renewable hydrogen production facility (See Part B – Brighton).

Opportunities for investment include:

- businesses that are serious about achieving real sustainability targets and using 100 per cent renewable energy
- new renewable energy generation through wind, biomass, and geothermal activity and to sell into the National Electricity Market
- increasing competition in a contestable retail energy market
- developing a hydrogen production facility to service emerging global demand.

For more information:

www.cg.tas.gov.au/home/publications/brochures

www.stategrowth.tas.gov.au/energy_and_resources/energy

SCIENCE RESEARCH

Situated at the edge of the vast Southern Ocean, Tasmania is a hotspot for scientific research. Its excellent research facilities, innovative scientists, can-do attitude, and firm but flexible regulatory regime continue to drive innovation across this exciting sector.

A highly skilled and internationally mobile workforce characterises the sector. It attracts talented students to postgraduate programs and trains and employs experienced technicians while hiring research scientists and engineers at all career levels. Visiting scientists and researchers collaborate with, and learn from, Tasmanian research organisations. These visitors provide a rich source of learning and an avenue for promoting Tasmania's science research standing to the rest of the world.

Southern Tasmania is home to numerous research organisations and international treaty institutions, including the following.

- Antarctic Climate and Ecosystems Cooperative Research Centre
- Australian Antarctic Division
- Australian Centre for Broadband Innovation Node
- Australian Centre for Research on Separation Science
- Australian Innovation Research Centre
- Blue Economy Cooperative Research Centre
- Bureau of Meteorology Tasmania and Antarctica Regional Office
- Centre of Excellence in Ore Deposits
- Commission for the Conservation of Antarctic Marine Living Resources
- CSIRO Ecosystem Sciences Division
- CSIRO Marine and Atmospheric Research
- Food Safety Centre
- Institute for Marine and Antarctic Studies
- Integrated Marine Observing System
- Intelligent Sensing and Systems Laboratory
- Menzies Institute for Medical Research
- Royal Hobart Hospital Research Foundation
- Royal Tasmanian Botanical Gardens
- Secretariat for the Agreement on the Conservation of Albatrosses and Petrels
- Tasmanian Museum and Art Gallery biological collections and taxonomic services
- University of Tasmania

Tasmania's research sector is world-leading in several disciplines, with the recent QS World University Ranking among the best in the world for earth and marine sciences and agriculture and forestry. Another nine disciplines are ranked highly in the QS Rankings, including English, biological sciences, chemistry, education, environmental sciences, law, medicine, sociology and economics.

Tasmania's natural advantages make it an ideal laboratory for scientific research. The island's relative geographic isolation, rich ecological diversity and small population serve as attributes for 'road testing' complex ecological systems and interventions, as well as economic pilot models.

Tasmania's demographic profile makes it an excellent microcosm of regional Australia in which to observe the effects of human behaviour on the ecosystem. The state's small but representative population has, for example, enabled the Menzies Institute for Medical Research to make some extraordinary health discoveries.

For more information

www.cg.tas.gov.au/home/publications/brochures



SHARED SERVICE CENTRES

The shared services sector has been operating successfully in Tasmania for many years, with Southern Tasmania accommodating a range of operators and business functions, including banking and insurance, education, health, IT, telecommunications, travel, accommodation, government, and not-for-profit organisations.

A number of key features make the region attractive.

- Staff retention rates – staff turnover is reported by Tasmanian shared service centres to be significantly lower than mainland operations.
- Superior work culture – lower staff turnover rates, lifestyle factors and work satisfaction are reported by Tasmanian shared service centres to result in a comparatively superior work culture than mainland locations.
- Cheaper cost of business – lower staff costs and property costs offer shared service centres improved profitability.
- Access to skilled labour – Tasmania offers access to a skilled and competent workforce, reflecting the existing presence of the shared service centre footprint in the state. Opportunities exist to collaborate with the University of Tasmania and/or TasTAFE to develop a pipeline of work-ready graduates.

Southern Tasmania is able to offer not only some of the most cost-competitive CBD commercial real estate but also several precincts that are tailored and suitable for shared service centre operations. An example is the Tasmanian Technopark, located within the City of Glenorchy.

This site was specifically designed to encourage growth in the technology and services sector by developing a hub for innovation and supports tenants to commercialise innovative products, processes and services. The Technopark currently accommodates about 20 companies employing more than 500 people and is a 15- minute drive from the Hobart city centre.

Another example is the Cambridge Business Park. Located next to Hobart Airport within the City of Clarence, there are currently several major developments underway to expand the park, including the Sparks Business Hub and the Cambridge Airport Industrial Estate.

Hydro Tasmania operates a shared service centre for it and its subsidiaries – consultancy business Entura Energy and retail electricity business, Momentum Energy – from the Cambridge Business Park.

TOURISM

Tasmania has a bold strategy to be a world-leading destination of choice and is fast rising to the top of everyone's must go-to list. Aspirational visitation targets are being achieved through increased investment in targeted marketing campaigns, growing air and sea access, investing in quality visitor infrastructure, developing diverse experiences and enhancing Tasmania's brand.

Hobart itself is a significant tourism destination, receiving nearly one million interstate and international visitors per annum. Greater Hobart plays a core role as the gateway of visitation to Tasmania, due to the presence of the Hobart Airport.

Hobart is home to the internationally acclaimed Museum of Old and New Art (MONA) and the Tasmanian Museum and Art Gallery. It also hosts regular Australian Football League and international cricket matches. Beyond Hobart, the region is also home to Bruny Island, Port Arthur and the Tasman Peninsula, Freycinet Peninsula National Park, Maria Island, the Coal River Valley wineries, the Huon and Derwent valleys, and the historic town of Richmond.

Southern Tasmania offers:

- a vibrant arts scene, attracting national and international festivals, exhibitions and events, and many outstanding venues
- a calendar full of cultural festivals, world-class sporting events, country fairs and farmers' markets
- compact self-drive journeys with awe-inspiring scenery through mountains to sweeping coastal views, via historic towns, farm-gates, cellar doors and distilleries
- incredible gastronomic experiences from high-end bars and restaurants, fresh seafood and other produce, boutique breweries and distilleries through to roadside stalls
- iconic attractions, including the Tasmanian Wilderness World Heritage Area, Mount Field National Park, Three Capes Track, Maria Island, Freycinet Peninsula National Park, kunanyi / Mount Wellington and the World Heritage listed Port Arthur Historic Site.

There are numerous opportunities for investment in short-term visitor accommodation, agri-tourism, heritage activities, nature-based tourism, adventure tourism and gastronomic experiences.

For more information

www.tourismtasmania.com.au

www.southerntasmania.com.au

www.cg.tas.gov.au/home/publications/brochures



ACCESS TO INFRASTRUCTURE

ELECTRICITY

A well-established network of transmission and distribution lines supplies electricity to Southern Tasmania. In contrast to the rest of Australia, Tasmania is in the enviable position of being able to generate its electricity requirements from renewable sources. In November 2020, Tasmania hit its target of achieving 100 per cent of its energy needs through renewable generation, two years earlier than its initial target of 2022. This electricity is generated predominantly from Tasmania's extensive hydro generation and wind farms.

The abundance of these renewable energy resources also allows Tasmania to offer some of the most competitive prices for wholesale energy. In the AER's 2019-2020 Q2 Quarterly Report on Wholesale Markets, Tasmania had the equal lowest average spot price for wholesale energy in the National Energy Market. Tasmania's renewable energy is exported via the Basslink undersea cable to assist in meeting interstate demand, with the interconnector also used to import electricity. Basslink connects Tasmania's power generation with the National Energy Market via a high-voltage direct current link that connects Tasmania and Victoria.

For more information

www.tasnetworks.com.au

www.hydro.com.au

NATURAL GAS

Tasmania connects to the mainland natural gas network via a subsea and underground transmission pipeline. Known as the Tasmanian Gas Pipeline, it consists of 734 kilometres of pipeline (including 300 kilometres of subsea pipeline).

Coming onshore in northern Tasmania near to the interstate energy cable BassLink, the pipeline has two 'arms', one delivering gas to larger population centres, including Launceston and Hobart, and the other to the Cradle Coast, ending at the Port Latta industrial hub. Capacity is not fully utilised, with significant ability to increase throughput without additional major capital expenditure. The current capacity of the pipeline is 47 petajoules per annum, which provides a daily capacity to transport approximately 129 terajoules of natural gas to Tasmania. The state's gas distribution system is operated by TasGas. The gas network can be accessed in various locations in the state's south, including Hobart, Bridgewater and Brighton.

For more information

www.tasgas.com.au

AIR

Hobart Airport is Tasmania's largest airport and provides regular scheduled direct flights around Australia. Air travel times are approximately one hour and 15 minutes to Melbourne, one hour and 50 minutes to Sydney, two hours and 20 minutes to Adelaide, and three hours and 15 minutes to Brisbane. The airport, situated in Clarence municipality, is home to the Australian Antarctic aviation program. The Airbus A319 intercontinental airliner service operates regularly from Hobart to Wilkins and McMurdo runways in Antarctica. The Australian Government has committed to funding Antarctica's first paved runway near Davis Station, allowing year-round access to the continent. Antarctic aviation tourism is also expanding, further increasing air traffic to Antarctica.

In 2017, Hobart Airport completed a major upgrade and extension of its 2 724 m runway, with \$38 million of Australian Government funding. This upgrade allows Hobart to accommodate a greater range of wide body and long-haul aircraft, increasing Hobart's capability in areas such as tourism, freight and logistics, and the Antarctic gateway. In addition, the Hobart City Deal has delivered \$82 million in funding to Hobart Airport for border service capability that will support international flights coming directly into Hobart for the first time since 1998. Cambridge Aerodrome, also known as Cambridge Airport is located only a few kilometres from Hobart Airport. This aerodrome provides a base for regional Tasmanian air services and scenic flights and also offers flight training services. Scenic flights from Cambridge to Tasmania's south west wilderness are popular with visitors and bushwalkers.

For more information

www.hobartairport.com.au

PORTS

Shipping is the predominant method of freight transport to and from Tasmania. Hobart has a natural deep-water harbour, which is easily accessible to all marine vessels, and handles around 12.5 per cent of the state's port freight.

TasPorts manages the maintenance of port berths, channels, wharves, landside assets, marine fleet and navigational aids. The organisation ensures the safe control and security of all major ports, delivering critical pilotage services, as well as the provision of towage, slipway and refuelling facilities, supply of floating plant and equipment for marine engineering projects, and construction and coastal haulage.

TasPorts provides full port services for Antarctic research and supply vessels through a dedicated Antarctic and cruise facility and the Hobart port is home to the Australian and French research and supply vessels.

The TasPorts Port Master Plan will see investments in Hobart that will grow the tourism, trade and Antarctic sectors. A new Antarctic logistics facility is planned at Macquarie No. 6 Berth to assist the Tasmanian Antarctic Gateway Strategy and attract further international programs. Investment at the Port of Hobart will also see upgrades to the cruise terminal and berthing infrastructure as a response to continued sector growth.

For more information

www.tasports.com.au

ROADS

Road is the dominant mode for freight and passengers across Tasmania. Southern Tasmania has a significant network forming an integral part of the broader Tasmanian road network, covering over 24 000 kilometres.

The road network includes the national network and major regional and local roads. It covers Tasmania's major inter-regional freight and passenger routes, linking major urban centres across the state, including Burnie, Devonport, Launceston and Hobart, providing easy access to major ports and airports.

Given the importance of the ports in Burnie and Devonport to the state, Southern Tasmania is linked to Tasmania's major 404 kilometre freight corridor, extending from Hobart through to Burnie, maintained to Tasmania's highest freight infrastructure standards.

Vehicles up to the size of tri-axle semitrailers have access to the entire road network. Roads are suitable for High Productivity Vehicles (HPV) and Higher Mass Limits Vehicles (HMLV). The approved HPV/HMLV networks allow movement of vehicles up to B-double size along most of Tasmania's key freight routes.

For more information

www.transport.tas.gov.au

RAIL

The Tasmanian rail network is a freight only network connecting important ports, cities and processing industries within the state. It is an essential transport mode for the movement of bulk goods and provides an alternative to road transport in a contestable freight market.

Southern Tasmania has two lines providing access in the region. The South Line is approximately 175 kilometres, running from the south's transport hub in Brighton to Western Junction (near Launceston Airport in the north of the state). The Derwent Line is 71 kilometres from Bridgewater Junction to the Florentine Rail Yard west of Maydena.

These lines connect Southern Tasmania to the remainder of the network, all the way to the Bell Bay Port, the Port of Devonport and the Port of Burnie.

For those wishing to engage rail services, the government-owned operator of the rail network, TasRail specialises in short-haul freight and has a proven track record of experience in logistics capability across the supply chain.

For more information

www.tasrail.com.au



WATER

The vast majority of populated areas in Southern Tasmania have access to secure reticulated water.

Abundant water resources are available from the Derwent Valley (River Derwent) and Mount Wellington catchments. Raw water is also collected in the catchment areas and treated to meet the health-based Australian Drinking Water Quality Guidelines and requirements of the Tasmanian Public Health Act.

Over a third of Tasmania's population lives around the River Derwent estuary margins, and the Derwent is used widely for recreation, boating, recreational fishing, marine transportation and industry.

The Clarence Recycled Water Scheme recycles treated wastewater from the urban areas of Clarence, providing a low-cost, highly-reliable supply, even during periods of drought. The scheme has a wide range of users, including major agricultural irrigators and golf courses.

For more information

www.taswater.com.au

IRRIGATION SCHEMES

There is a significant irrigation network in Southern Tasmania that feeds into agricultural lands.

Created in 2011, Tasmanian Irrigation Pty Ltd is a single Tasmanian Government entity responsible for irrigation development and operation. Tasmanian Irrigation has taken a suite of new projects from feasibility assessment through to construction, development and operation, with a number of new projects under development or consideration.

One of those projects is the greatly expanded South East Irrigation Scheme, which has significant potential to supply water to the Brighton, Coal River Valley, Sorell, Orielton, and Forcett districts.

Under development

- Southern Midlands
- South East Augmentation – pre-feasibility stage

Operational

- Midlands
- Southern Highlands
- Swan Valley
- South East Stage 1
- South East Stage 2
- South East Stage 3 (Sorell)

For more information

www.tasmanianirrigation.com.au

WASTE TREATMENT

Sewerage reticulation and treatment infrastructure is available in the majority of populated areas, managed through TasWater.

Several landfill sites and a network of waste transfer stations serve Southern Tasmania. Copping is home to a significant regional landfill operation that serves most of the transfer stations in the region and has more than 50 years' capacity.

COMMUNICATIONS

The National Broadband Network (NBN) provides high-speed internet infrastructure to Southern Tasmania. This provides secure connections for businesses and also for individuals looking to work remotely.

Tasmania currently has three fibre optic cables to the Australian mainland, including two owned by Telstra. This infrastructure provides options for diverse fibre optic connectivity and service options through national and international points of interconnection.

Tasmania was the first state in Australia to benefit from being connected to the NBN. This super-fast broadband technology provides Tasmania with the speed and integrity of digital technology demanded by business and industry in the 21st century.

Tasmania was also the first state to offer gigabit services to industry, providing speeds more than 10 times faster than the national average.

This enhanced service gives local businesses improved benefits in staff efficiency, online collaboration and cost savings enabled through improved processing and file transfer speeds, high definition streaming for virtual meetings and low latency rates.



SUPPORTING INVESTMENT

The Tasmanian Government is committed to attracting investment and proactively supports businesses considering establishing or relocating operations to the state.

PAYROLL TAX EXEMPTION

A three-year payroll tax exemption is available for interstate businesses that relocate their operations to regional Tasmania, subject to eligibility requirements. Companies that relocate to regional areas of Southern Tasmania are eligible for this payroll tax exemption where:

- the relocation occurs between 1 July 2018 and 30 June 2021
- the relocation is to regional Tasmania (this does not include the municipalities of Clarence, Glenorchy, Hobart or Kingborough, however other LGAs in Southern Tasmania are applicable)
- the business physically operates from a real property
- before the relocation, the business:
 - operated in an interstate location other than Tasmania
 - had not paid taxable wages in Tasmania (either themselves or as a member of a group) in the five years preceding the relocation
- wages are paid to an employee who physically undertakes at least 80 per cent of their work for the business in regional Tasmania.

LAND TAX EXEMPTION

People may be eligible for a land tax exemption on primary production land should their:

- land be used substantially for the business of primary production
- land be declared a Private Timber Reserve under the *Forest Practices Act 1985*
- land be in a permanent timber production zone
- land be subject to a certified plan under the state Permanent Native Forest Estate Policy.

PLANNING AND REGULATION SYSTEM

Tasmania's progressive planning system has one of the fastest approval timeframes in Australia. It is administered through supportive local councils, who guide developers through the assessment process. Tasmania is introducing Australia's first statewide planning scheme which will provide consistent planning rules across all local council areas.

It includes the following elements.

- Consolidating Tasmania's municipal based planning schemes into one set of easy-to-understand planning rules (expected implementation by the end of 2021).
- Setting the state's high-level strategic policy ambitions and directions (planned implementation 2021).
- Setting out long-term planning goals, including identifying how land should be used and where (Southern Tasmania Regional Land Use Strategy review anticipated in 2021).
- Implementing the Hobart City Deal – a shared 10 year vision between the Australian and Tasmanian governments, leveraging Hobart's natural amenity to build on its position as a vibrant, liveable and global city.
- Establishing an online portal that allows developers to submit and track their applications (expected delivery mid-2021).

Statutory timeframes in Tasmania are as follows:

- Permitted use – 28 days
- Discretionary – 42 days
- Building – 14 days
- Plumbing – 7 days

For more information

www.planningreform.tas.gov.au

STRATEGIC PARTNERSHIPS

The majority of Southern Tasmania's population resides in the Greater Hobart area made up of the Clarence, Glenorchy, Hobart and Kingborough council areas. Population growth tends to be higher in Greater Hobart than the rest of Tasmania, a key driver of local economic outcomes.

As a means of supporting a growing and changing population, the Hobart City Deal was created to establish governance structures that support all levels of government and provide a blueprint for investment in the Greater Hobart area.

HOBART CITY DEAL

The Hobart City Deal is a shared 10 year partnership between the Australian and Tasmanian governments and the Clarence, Glenorchy, Hobart and Kingborough councils. Together, they will guide and encourage investment to leverage Hobart's natural amenity and build on its position as a vibrant, liveable and connected global city.

The Hobart City Deal key focus areas are as follows.

1. Supporting the development of a direct international gateway at the Hobart Airport.
2. Establishing an Antarctic and Science Precinct at Macquarie Point.
3. Implementing the Greater Hobart Transport Vision.
4. Driving urban renewal and delivering affordable housing.
5. Activating the Northern Suburbs Transit Corridor.
6. Being a smart, liveable and investment-ready city.
7. Collaborating and providing strategic governance by establishing and implementing a Greater Hobart Act.

GREATER HOBART ACT 2019

A critical governance outcome of the Hobart City Deal is the establishment of the *Greater Hobart Act 2019*. This Act provides a framework to support collaborative decision making between the councils of Clarence, Glenorchy, Hobart and Kingborough, and the Tasmanian Government. It enables the parties to better coordinate the efficient use of infrastructure, and enable strategic planning concerning future land use and development in the Greater Hobart area.

This binding legislation establishes an enduring partnership and the development of a shared vision between local councils and the Tasmanian Government for future generations in the Greater Hobart area.

Together, these strategic partnerships across all levels of government provide a strong foundation of governance and a solid base for investment in the Greater Hobart area in Southern Tasmania.

For more information

www.hobartcitydeal.com.au

FREIGHT EQUALISATION SCHEME

The Tasmanian Freight Equalisation Scheme provides financial assistance to shippers of eligible freight destined for both Australian and international markets.

The scheme provides Tasmanian industries with equal opportunities to compete in interstate markets, recognising that Tasmanian producers do not have the option of transporting goods from the island by road or rail. This scheme, therefore, reduces the cost of transporting eligible goods.

To be eligible for assistance with freight costs, northbound goods must:

- be manufactured in Tasmania for permanent use or sale on the Australian mainland
- be transported across the Bass Strait by sea as non-bulk cargo (not shipped loose in the hold without any unitisation or packaging)
- incur a freight cost disadvantage.

Assistance paid is calculated by measuring the wharf-to-wharf cost of a standard container between northern Tasmania and Victoria, and equivalent price across 420 kilometres of road.

For more information

www.servicesaustralia.gov.au/organisations/business/services/centrelink/tasmanian-freight-equalisation-scheme

PATHWAYS TO COMMERCIALISATION

The Tasmanian Government is committed to supporting pathways to commercialise new ideas and products. Innovation hubs have been established in Hobart and Launceston and are operated by Enterprize Tasmania Ltd through a multi-year funding arrangement.

Enterprize Tasmania is a small network of innovation hubs, established to support Tasmanian entrepreneurs turn their ideas into successful, scalable businesses.

These hubs support technology-enabled startups and scale-ups within any sector.

For more information

www.enterprize.space



SUSTAINABILITY COMMITMENT

TASMANIAN CLIMATE CHANGE OFFICE

There is a lot of work underway in Tasmania to reduce the state's greenhouse gas emissions and adapt to the changes in our climate. The Department of Premier and Cabinet's Tasmanian Climate Change Office (TCCO) was established in 2008, and leads a whole-of-government approach to climate change.

The role of TCCO is to coordinate the Tasmanian Government's climate change action in partnership with business, the community and other levels of government.

The TCCO provides advice to the Government on climate change matters, with a particular focus on how Tasmania can:

- capitalise on the opportunities from a changing climate and the development of a low-carbon economy
- improve its capacity to prepare for and respond to the impacts of climate change
- reduce greenhouse gas emissions
- contribute to national policy development.

The TCCO also monitors, analyses and reports on Tasmania's greenhouse gas emissions.

For more information

www.dpac.tas.gov.au/divisions/climatechange

CLIMATE CHANGE ACTION PLAN

The Tasmanian Government's strong commitment to taking practical action on climate change is demonstrated through its current action plan, Climate Action 21: Tasmania's Climate Change Action Plan 2017-2021.

This includes 37 actions grouped across six key priority areas and was developed in partnership with industry, research institutions and the community.

The actions focus on climate research, improving energy efficiency, reducing transport and agricultural emissions, and supporting businesses, local government and communities to reduce their emissions and manage the impacts of a changing climate.

Importantly, Tasmania has a strong agricultural industry. Some examples of specific actions to enable the continuing and sustainable growth in this sector include:

- providing information on climate change risks and opportunities to support future decision making for agricultural production under the Enterprise Suitability Mapping project
- ongoing investment in irrigation development to lift productivity and deliver increased water surety for Tasmanian agriculture in a changing climate.



REDUCING EMISSIONS

Tasmania is on track to achieve its target of net zero emissions by 2050, as set out in the Paris Agreement. The state has the lowest emissions per person in Australia.

Tasmania has a longstanding commitment to renewable energy, and became self-sufficient in renewable energy generation in November 2020. Contributing to this achievement were the major wind farms at Cattle Hill and Granville Harbour.

The Tasmanian Government's Renewable Energy Action Plan commits to a renewable electricity generation target of 200 per cent of the state's needs by 2040, which will see Tasmania double its renewable energy production.

The Tasmanian Government is also committed to helping mainland Australia reduce its emissions. The Australian and Tasmanian governments have partnered to realise Tasmania's significant potential to deliver additional renewable electricity generation and energy storage to the National Electricity Market.

The partnership will initially commit up to \$86 million for the Battery of the Nation pumped hydropower and Marinus Link second Bass Strait electricity interconnector projects.

Increasing the transmission capacity between Tasmania and mainland Australia unlocks opportunities for renewable generation (wind, solar, and hydropower), and energy storage. Additional transmission capacity provides another layer of energy security for renewable hydrogen production, particularly at export scale.

WASTE

The Tasmanian Government is committed to introducing a Waste Action Plan and delivering a Container Refund Scheme by 2022.

The Government is also committed to introducing a waste levy which will fund innovative reuse and recycling schemes and support co-investment with recycling businesses that will improve the state's capture of recyclables.

Other waste targets proposed by the Government focus on:

- reducing waste generated per person
- reducing organic waste sent to landfill
- ensuring all packaging is reusable, recyclable or compostable
- improving recovery rates from waste streams
- phasing out unnecessary plastics
- having the lowest incidence of littering in the country.

The City of Hobart has some of the most ambitious waste reduction targets in the state, aiming to achieve zero waste to the Hobart landfill by 2030, with a comprehensive plan that includes 91 actions across a range of areas such as organic waste, education and litter.

INFORMATION SOURCES

TASMANIAN GOVERNMENT		
DEPARTMENT OF PRIMARY INDUSTRIES, PARKS, WATER AND ENVIRONMENT www.dpipwe.tas.gov.au	ENVIRONMENT PROTECTION AUTHORITY www.epa.tas.gov.au	MIGRATION TASMANIA www.migration.tas.gov.au
DEPARTMENT OF STATE GROWTH www.stategrowth.tas.gov.au	GATEWAY TO TASMANIA www.tas.gov.au	OFFICE OF THE COORDINATOR-GENERAL www.cg.tas.gov.au
LOCAL GOVERNMENT		
BRIGHTON www.brighton.tas.gov.au	GLAMORGAN SPRING BAY www.gsbc.tas.gov.au	KINGBOROUGH www.kingborough.tas.gov.au
CENTRAL HIGHLANDS www.centralhighlands.tas.gov.au	GLENORCHY CITY www.gcc.tas.gov.au	SORELL www.sorell.tas.gov.au
CLARENCE CITY www.ccc.tas.gov.au	HOBART CITY www.hobartcity.com.au	SOUTHERN MIDLANDS www.southernmidlands.tas.gov.au
DERWENT VALLEY www.derwentvalley.tas.gov.au	HUON VALLEY www.huonvalley.tas.gov.au	TASMAN www.tasman.tas.gov.au
EDUCATION		
AUSTRALIAN MARITIME COLLEGE www.amc.edu.au	TAFE TASMANIA www.tastafe.tas.edu.au	UNIVERSITY COLLEGE www.utas.edu.au/college
DEPARTMENT OF EDUCATION www.education.tas.gov.au	TASMANIAN INSTITUTE OF AGRICULTURE www.utas.edu.au/tia	UNIVERSITY OF TASMANIA www.utas.edu.au
OTHER		
BUSINESS SUPPORT AND GOVERNMENT ASSISTANCE www.business.gov.au www.industry.gov.au	PAYROLL TAX EXEMPTION www.sro.tas.gov.au/payroll-tax	TASMANIAN FREIGHT EQUALISATION SCHEME www.humanservices.gov.au/organisations/business/services/centrelink/tasmanian-freight-equalisation-scheme
LAND INFORMATION SYSTEM – TASMANIA www.thelist.tas.gov.au	PRIMARY PRODUCTION LAND TAX EXEMPTIONS www.sro.tas.gov.au/land-tax/exemptions-and-rebates	TASMANIAN IRRIGATION www.tasmanianirrigation.com.au

PART B: MUNICIPALITIES AND OPPORTUNITIES



BRIGHTON

Brighton is located approximately 20 kilometres north east of Hobart on the eastern side of the River Derwent and forms part of the urban-rural interface of Greater Hobart to central Tasmania.

It is one of Tasmania's faster-growing communities, with an annual population growth rate near 2 per cent. It has a relatively young population with a median age of 34, compared to the state average of 42.

Industrial land use is a vital feature of the municipality which constitutes one of the region's major industrial conglomerations. The municipality has several associated industrial areas providing for warehousing, logistics and freight-related commercial developments.

The clustering of industries will continue to expand well into the future.

The Greater Hobart Socio-economic Profile and Opportunity Assessment 2019 identifies the following opportunities for Brighton:

- green and circular economy opportunities – renewables projects, renewable hydrogen production, recycling and processing
- transport, logistics, postal and warehousing for road and rail, and
- intensifying primary resource production and value-adding chains.

Brighton Council is working to determine the feasibility of various large-scale renewables projects in the area and centred around the transport and industrial hub, including a renewable green hydrogen facility.

Population centres	Brighton, Bridgewater, Gagebrook, Herdsmans Cove and Old Beach.
Educational/research institutions	Jordan River Learning Federation (East Derwent Primary School, Gagebrook Primary School, Herdsmans Cove Primary School, and Senior School – grades 7 to 12, includes School Farm and Bridgewater Trade Training Centre), Brighton Primary School, St Paul's Primary School (Christian), Bridgewater School for Seniors and Bridgewater LINC.
Medical facilities	Brighton Medical Centre and Brighton Dental Centre, Hobart Pathology, Greenpoint Medical Services, Brighton Family Medical, Brighton Community Health Centre and The Child Health and Parenting Service.
Culture and events	Brighton Army Camp Augmented Reality Experience, Zoo Doo, Museum of Old and New Art (MONA) 24 Carrot Community Gardens, MONA pop-up events, such as Bond Place, the historic village of Pontville and Bonorong Wildlife Sanctuary.
Large and notable employers	Onetrak, SRT Logistics, Toll and St Ann's (Respect Aged Care).
Available sites for investment	Brighton Transport Hub and Industrial Estate. The Office of the Coordinator-General would also be pleased to discuss individual opportunities with potential investors and provide assistance on site selection for other potential projects.
Council support	Prospective investors are encouraged to contact council directly to discuss support for investment in the area.

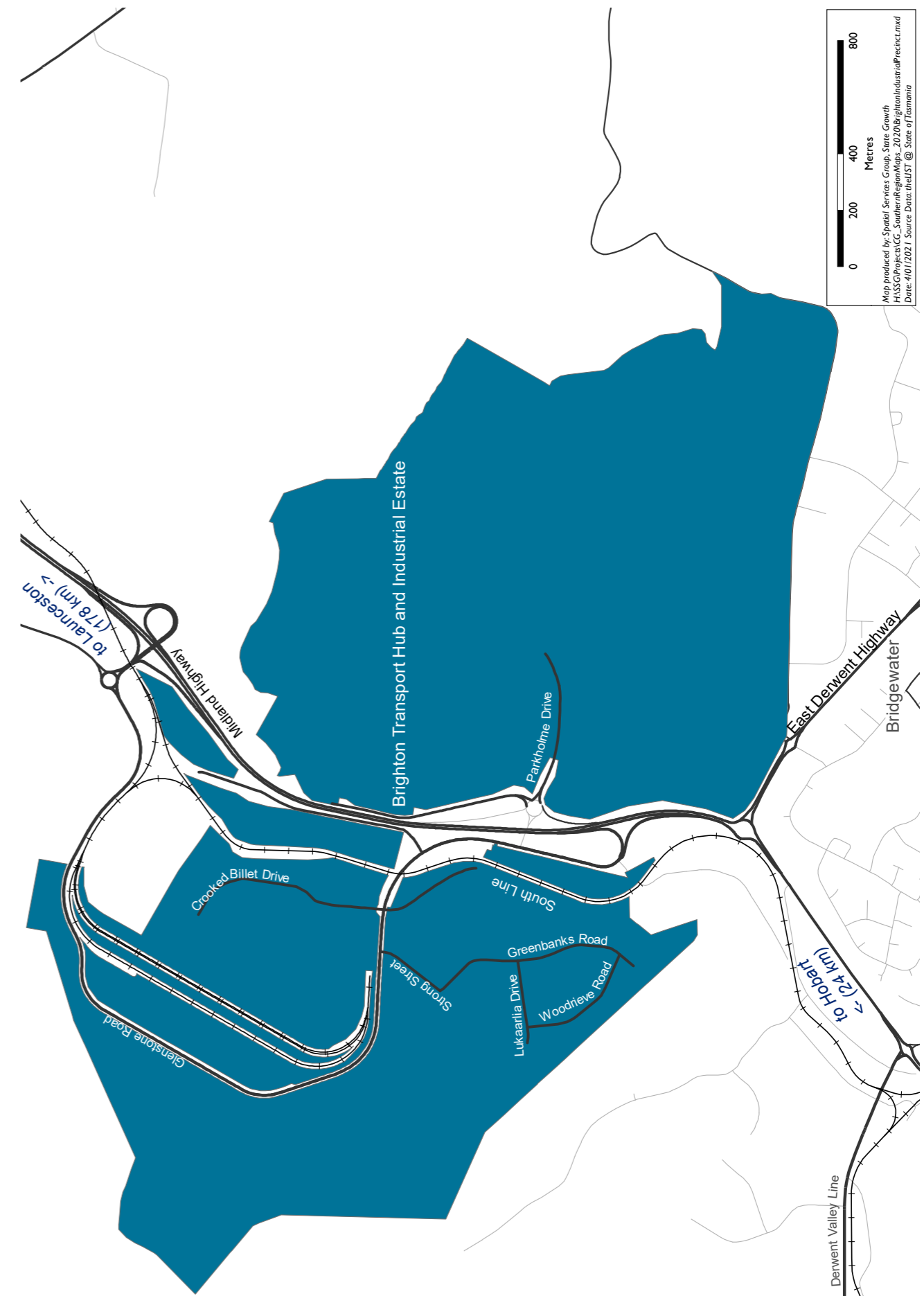


BRIGHTON TRANSPORT HUB AND INDUSTRIAL ESTATE

The Brighton Transport Hub and Industrial Estate is a major transport interchange and industrial estate for southern Tasmania.

KEY FACTS	
Tenure	Private freehold and lease.
Location	Glenstone Road, Crooked Billet Drive, Possum Road, Greenbanks Road, Strong Street, Lukaarli Drive, and Woodrive Road, Bridgewater, Tasmania 7030.
Site size	Various allotment sizes.
Site zoning	General industrial.
Road	Direct access and immediately adjacent to Midland Highway (National Highway) with roads constructed to heavy vehicle standard.
Rail	Rail access at the Brighton Transport Hub.
Airport	37 kilometres from Hobart Airport.
Wharf	25 kilometres from Port of Hobart.
Gas	Serviced by natural gas.
Power	Supplied from Bridgewater 110/11 kV substation. The substation has spare transformation capacity in order of 5-10 MW through underground high voltage infrastructure.
Communications	Fibre to the node high-speed broadband.
Water	Fully serviced.
Sewerage	Fully serviced.

Brighton Transport Hub and Industrial Estate



SRT LOGISTICS

SRT Logistics Pty Ltd (SRT) has been a proud essential service provider to the wholesale and retail food industry in Tasmania for over 30 years.

SRT provides refrigerated freight services to virtually every town in Tasmania and is a trusted Tasmanian supply chain partner for several large blue-chip businesses, built on its values of customer-centricity and professionalism.

SRT has operated in Brighton since 2005 and selected the municipality based on its strategic location and well developed transport links. The company employs more than 300 Tasmanians and with a fleet of over 250 company trucks/trailers operates four refrigerated warehouses in Melbourne, Devonport, Launceston and Brighton.

The SRT Brighton site services southern Tasmania and is the home for SRT's head office. The company is currently expanding its operations at the site, selected as the location for its new milk distribution supercentre. After extensive reviews the transport hub was chosen as the best possible location for the organisation to service the Tasmanian community and enable future growth from emerging export and interstate markets.



CENTRAL HIGHLANDS

Located in the heart of Tasmania, the Central Highlands has glorious scenery and built heritage dating back to the early 1800s. It is the birthplace of Tasmania's hydroelectric power system and home to some of the best trout fishing in the southern hemisphere.

This large municipality is 12 per cent of Tasmania's landmass and encompasses part of the Tasmanian Wilderness World Heritage Area, two national parks and other Wilderness Conservation Areas, popular for recreational fly fishing, hunting and bushwalking.

Its small, disparate, but thriving communities support a rural-based economy strong in the agricultural, aquaculture and tourism industries.

Opportunity for investment is in farming, cropping, aquaculture, tourism, renewable energy and mining.

Population centres	Of eight official townships, the four largest are Bothwell, Ouse, Hamilton and Miena.
Educational/research institutions	Bothwell District High School (kindergarten to grade 12) and Ouse District School (kindergarten to grade 6).
Medical facilities	Central Highlands Community Health Centre (Ouse), Doctors Surgery (Bothwell) and Pharmacy (Bothwell).
Culture and events	Hamilton Show (March/April) and Highlands Bushfest Bothwell (November).
Large and notable employers	Salmon Enterprises of Tasmania, Tassal Group, Huon Aquaculture – Meadowbank fish farm, Curringa Farm, 28 Gates Farm Stay, Pumphouse Point, Ratho Farm and Central Highlands Council.
Available sites for investment	Numerous agricultural and tourism opportunities are available across the municipality through private sales. The Office of the Coordinator-General would also be pleased to discuss individual opportunities with potential investors and provide assistance on site selection for other potential projects.
Council support	Prospective investors are encouraged to contact council directly to discuss support for investment in the area.





CLARENCE

Belonging to the Greater Hobart area, the City of Clarence is the most populated municipality in southern Tasmania. It is an ideally positioned economic gateway between the airport and seaports of southern Tasmania.

Clarence is a 10-minute drive to central Hobart and has several thriving retail, commercial and industrial centres.

The municipality is situated on the eastern shore of the River Derwent and has over 191 kilometres of coastal frontage, and access to some of southern Tasmania's most popular beaches. Some of this coastal area provides breathtaking panoramic vistas across the harbour to Tasmania's capital city of Hobart and kunanyi / Mount Wellington.

The municipality is home to the Hobart Airport that has seen and will continue to see significant development in the coming years, which includes the potential to broaden its flight network and increase the volume of visitors to the state.

Clarence is also home to the popular historic town of Richmond and the food and wine region of the Coal River Valley, one of Australia's premium pinot noir-growing regions with 32 vineyards and 16 cellar doors.

Opportunities in Clarence include to:

- expand and diversify the local creative economy
- develop hard and soft infrastructure and associated services for a growing population
- expand tourism products, services and experiences
- expand postal and warehousing space for bulky goods and a fresh food distribution centre
- establish and operate shared service centres in commercial centres
- activate and expand the waterfront and local marine sector
- utilise industrial and business estates, strategically located in Mornington, Rokeby and Cambridge, with both developed and greenfield sites available in a range of lot sizes, and
- intensify water and land based agriculture, and increase value-add through vertical integration with the Coal River Valley.

Population centres	Kangaroo Bay/Bellerive/Rosny Park, Richmond, Risdon Vale, Cambridge, Clarendon Vale, Rokeby, Lindisfarne, Mornington, Howrah and Tranmere.
Educational/research institutions	19 primary schools, six high schools and two secondary/tertiary colleges, including a TasTAFE campus.
Medical facilities	Serviced by the Royal Hobart Hospital and Calvary Lenah Valley Hospital, the municipality itself supports over 440 health professionals, including general practitioners, allied health professionals, nurses, specialists and support staff. Medical facilities include dental clinics, radiology and imaging, physiotherapy, pathology and diagnostic, audiology, podiatry and psychology facilities.
Culture and events	Jazz Festival (February), Carols by Candlelight (December), Australia Day Festival (January), Clarence Seafarers' Festival (October), regular football and international cricket matches at the Blundstone Arena and art exhibitions at Rosny Barn.
Large and notable employers	Hobart Airport, Sullivan's Cove Distillery, Marinova, Oakdale Timber, TasNetworks, Hydro Tas, Eastlands Shopping Centre, Veolia, Skretting Australia, Barilla Bay Oyster Farm, Coal River Farm, Riversdale Estate, Frogmore Creek, Nocton Vineyard and Pooley Wines.
Available sites for investment	Mornington Industrial Zone, Rokeby Industrial Zone, Lauderdale Activity Centre, Rosny Park Activity Centre, Cambridge Industrial Zone, Cambridge Business Park, Hobart Airport. The Office of the Coordinator-General would also be pleased to discuss individual opportunities with potential investors and provide assistance on site selection for other potential projects.
Council support	New establishments in the Clarence City Council LGA are exempt from rates for the first 12 months. Prospective investors are encouraged to contact council directly to discuss other support for investment in the area.



INDUSTRIAL AND COMMERCIAL PRECINCTS

The Clarence suburb of Cambridge has competitive advantages in terms of its access to the Hobart Airport, proximity to the Port of Hobart, access to good roads, a large supply of flat and affordable land with limited conflicting land uses, a strong existing local economy, population growth and access to a sizeable and skilled workforce.

The Cambridge Industrial Zone and Cambridge Business Park provide access to common infrastructure and vary in size, zoning and opportunities.

COMMON INFRASTRUCTURE	
Road	Tasman Highway is a dual carriageway that links the Port of Hobart and the Hobart Airport and further south east of Tasmania. East Derwent Highway and the Colebrook Main Road provide transport links to the Midland Highway and northern Tasmanian ports.
Rail	30 kilometres to Brighton Transport Hub.
Airport	Within 1 kilometre of Hobart Airport.
Wharf	16 kilometres to Port of Hobart.
Gas	Natural gas is available in Tasmania but has not yet been reticulated to the City of Clarence.
Power	The Cambridge/Hobart Airport area is supplied from Cambridge 33/11 kV zone substation with spare transformation capacity in the order of 7 MW.
Communications	Fibre-to-the-node high-speed broadband.
Water	Fully serviced.
Sewerage	Fully serviced.

CAMBRIDGE INDUSTRIAL, COMMERCIAL AND RURAL RESOURCE ZONE

Cambridge industrial estate is situated off the Tasman Highway, in close proximity to the Hobart Airport. The industrial estate's primary purpose is to provide for manufacturing, processing, repair, storage and distribution of goods and materials. Major businesses in this area include aquaculture feed producers, warehousing and distribution facilities, utility and civil construction companies, fire service and road transport training centres, building contractors, metal fabricators, furniture showrooms, winemaking and storage facilities, a fruit beverage production factory, and biotechnology laboratories.

Rural resource land lends itself to a broad range of permitted and discretionary uses. Uses may provide for the development of resources, and resource processing for agriculture, aquaculture, forestry, mining and other primary industries. The zone also has the flexibility to provide for non-agricultural use or development, such as recreation, conservation, tourism and retailing, where it supports existing agriculture, aquaculture, forestry, mining and other primary industries.

KEY FACTS	
Tenure	Private freehold and commercial lease options.
Location	Northern side of Kennedy Drive, Cessna Way, and south of Cranston Parade and west of Holyman Avenue (parallel to Hobart Airport).
Site size	Various allotment sizes.
Site zoning	Light industrial, commercial and rural resource.

CAMBRIDGE BUSINESS PARK

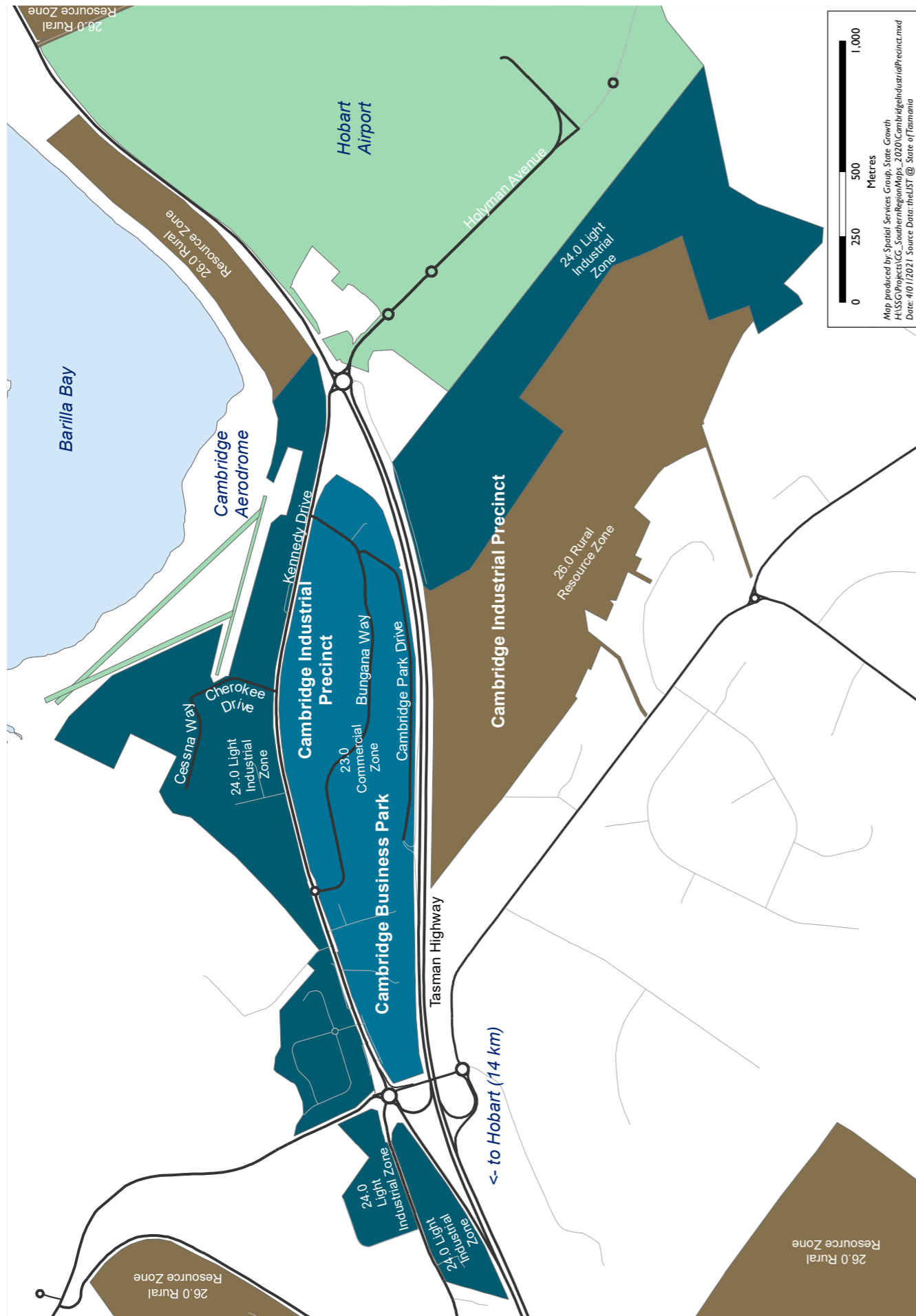
Cambridge Business Park is the largest commercial precinct in Clarence. Its primary purpose is to provide for a mix of activities that include large floor area retailing and service industries and which require high-levels of vehicle access and car parking for customers.

The park currently includes large retailers such as Harvey Norman, Nick Scali, Anaconda, Minimax, Good Price Pharmacy, Shiploads and Supercheap Auto.

KEY FACTS	
Tenure	Private freehold and commercial lease options.
Location	Southern side of Kennedy Drive, Cambridge Park Drive, Bungana Way, Cambridge.
Site size	Various allotment sizes from 1.5 ha to 1 597 metres ² .
Site zoning	Commercial.



Cambridge Business Park and Industrial Precinct



MARINOVA

Marinova Pty Ltd is a Tasmanian biotechnology company dedicated to the development and production of high-purity seaweed extracts for the betterment of human health. Located in Cambridge, the company's dynamic research and manufacturing facility forms an integral part of the innovative marine science community for which southern Tasmania is known.

Marinova's reputation is built on the unsurpassed quality of its seaweed extracts. It is further underpinned by an extensive research and development program that has now launched 'fucoidan' – a natural compound found in brown seaweed – into the new frontier of natural therapeutics.

As the global leader in fucoidan science, Marinova is a vital supplier to world-renowned research institutions and some of the most recognised companies in the nutraceutical, pharmaceutical and skincare sectors. Its products range from certified organic fucoidan extracts for nutritional and topical applications, to highly characterised fractions for medical devices and pharmaceutical development. It is Marinova's scientific acumen and advanced extraction technologies, coupled with the exceptional quality of wild seaweeds, which continues to set it apart.

Like many other world-leading innovators in Tasmania, Marinova is committed to sustainability across all facets of the business, from seaweed harvesting practices and the harnessing of renewable energy, through to creating new and productive uses for waste materials. The company sits on the cusp of becoming a genuine carbon-neutral, zero-waste manufacturer.





DERWENT VALLEY

Derwent Valley has a spectacular river and mountain landscape, with abundant river water supplies and productive soils. Approximately 30 minutes from Hobart, it provides opportunities for employment, services and potential growth, particularly in agribusiness, tourism and rural lifestyles and service industries.

The region has traditionally farmed beef and sheep. It is home to an internationally competitive hop industry and emerging niche agricultural specialties such as essential oils, cherries, seed production and rare breed small scale beef and sheep production.

Water resources support hydroelectricity generation, as well as freshwater fishing, adventure tourism and other related activities.

The valley was settled in 1807 and has a variety of colonial architecture, from oast houses and humble cottages to grand mansions. The River Derwent and surrounding landscape, including Mount Field National Park and the Tasmanian Wilderness World Heritage Area is popular among adventure seekers – including mountain bikers, kayakers, campers, hikers and anglers – due to its spectacular waterfalls, bike trails, rivers and forests.

Investment opportunities include:

- agri-tourism
- nature-based and adventure tourism, and
- agriculture, aquaculture and inland fisheries.



Population centres	New Norfolk is the primary town and business area in the Derwent Valley, housing more than 50 per cent of the population. The balance of the population largely live in smaller populated, residential and rural living areas such as Molesworth, Lachlan, Bushy Park, Westerway and Maydena.
Educational/research institutions	There are five public primary schools in Molesworth, New Norfolk, Fairview, Westerway and Glenora, as well as two high schools (New Norfolk and Glenora), offering selected year 11 and 12 subjects. There is also a private Catholic school offering kindergarten to grade 6.
Medical facilities	New Norfolk District Hospital provides a wide range of visiting consultants and 14 sub-acute beds and the Derwent Valley Medical Centre offers a full range of general practitioner and medical services. Corumbene Care is a residential aged care facility that offers independent living units and access to café and allied health services onsite including rural primary health care. A wide range of specialists and consultants regularly visit New Norfolk.
Culture and events	Regular cultural events and organisations include the New Norfolk Market and Derwent Valley Community Market, Derwent Valley Arts Group, the Derwent Valley Concert Band, Derwent Valley Autumn Festival (April), and Bushy Park Show (February). There is a range of church denominations available and multiple group sports including football, cricket, soccer and horse riding. Participation in community organisations such as Rotary, Lions, RSL and the Country Women's Association is also popular. There are many smaller community events and numerous community organisations that cater to most special interest groups.
Large and notable employers	Norske Skog, Tassal, Huon Aquaculture, Hop Products Australia – exporting Tasmanian hops to the world, Derwent Estate, Stefano Lubiana Wines, Agrarian Kitchen, Westerway Raspberry Farm, Corumbene Care, Dirt Art Maydena Bike Park, Sustainable Timber Tasmania, Reid Fruits and Wandin Valley Orchards.
Available sites for investment	Former Royal Derwent Hospital and Willow Court Site, including the Gateway Estate and adjacent land. Light industrial estates on Boyer Road and Hamilton Road. The Office of the Coordinator-General would also be pleased to discuss individual opportunities with potential investors and provide assistance on site selection for other potential projects.
Council support	The council provides planning support wherever possible, which may include referrals to other agencies and organisations. The council is keen to see innovative proposals, particularly those that offer the opportunity to reinvigorate the Willow Court precinct and drive complementary investment.

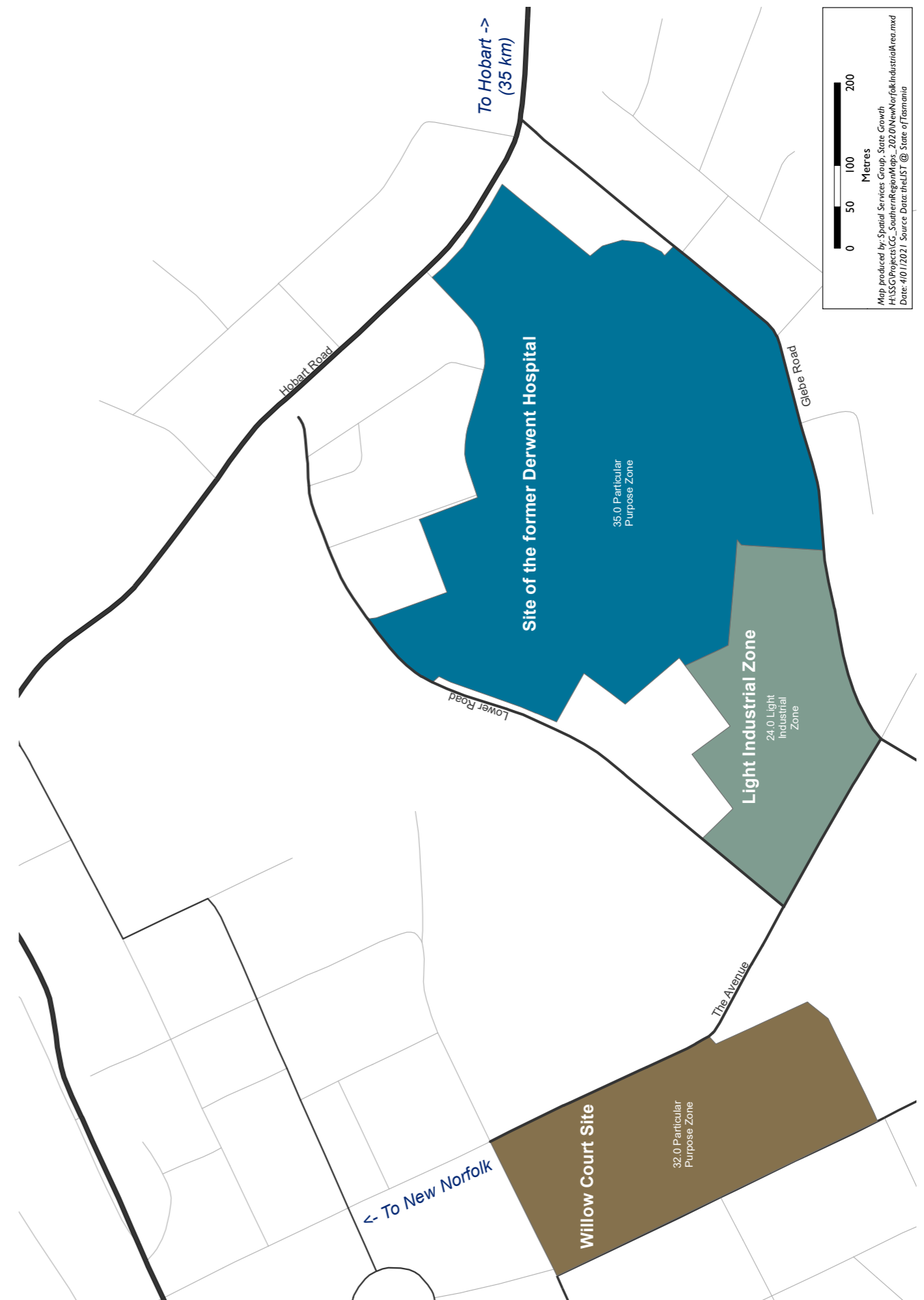
FORMER ROYAL DERWENT HOSPITAL AND WILLOW COURT SITE

KEY FACTS

Tenure	Freehold and lease.
Location	Various addresses at The Avenue and Glebe Road, New Norfolk.
Site size	Various sizes.
Site zoning	Light industrial and particular purpose.
Road	Minor road access to site. Some internal roads. Major road access via the Lyell Highway and then Brooker and Midland Highway to both Hobart and Launceston and beyond.
Rail	25 kilometres to Brighton Transport Hub.
Airport	47 kilometres to Hobart Airport.
Wharf	35 kilometres to Port of Hobart, although most freight goes through Devonport via road transport or rail via Brighton Transport Hub.
Gas	Not connected.
Power	Connected to most of the sites at The Avenue, varies with sites on Glebe Road.
Communications	NBN Fixed Wireless.
Water	Standard connections to most of the site on The Avenue, varies with sites on Glebe Road.
Sewerage	Standard connections to most of the site on The Avenue, varies with sites on Glebe Road.



Former Royal Derwent Hospital and Willow Court site





THE AGRARIAN KITCHEN AND EATERY

The Agrarian Kitchen has brought international attention to the Derwent Valley. Established by Rodney Dunn and Severine Demanet in 2008, its overriding goal is to provide a high quality 'paddock to plate' experience for guests. Located on their property at Lachlan, the experience includes a bespoke cooking school and the extensive use of produce from the property. Fruits, vegetables, rare breed pigs and chickens are raised using organic principles for use at the school. Often booked out many months in advance, well-known guest tutors offer a wide variety of cooking classes.

In 2017 the business diversified to include The Agrarian Kitchen Eatery, established in what was once Australia's longest continually-running psychiatric institution, Willow Court. A heritage-listed precinct, and a centrepiece to the Derwent Valley, The Agrarian Kitchen Eatery now offers an experience that uses produce from its farm and a handcrafted wood-fired oven, grill and hot-smoker, all built from old bricks recovered from its location at Willow Court.

Severine and Rodney have transformed one of the buildings at Willow Court into a nationally recognised dining experience. Often partnering with other quality businesses in the Derwent Valley, the kitchen and eatery frequently features in magazines such as Australian Gourmet Traveller and Country Life. It also regularly appears in top 10 lists of Tasmania's restaurants and experiences.

Currently there are plans to extend The Agrarian Kitchen Eatery at Willow Court to include the Cookery School experience, incorporating a kitchen garden and outdoor learning space onsite. These plans would further promote the centre of town and bring complementary investment to the precinct following the success of the Agrarian Kitchen and Eatery.





GLAMORGAN SPRING BAY

Glamorgan Spring Bay is an extraordinary place to live, visit and work. It is home to some of the most spectacular landscapes and coastlines in Tasmania.

The municipality covers an area of over 2 500 kilometres², including the remarkable national parks of Freycinet and Maria Island and award winning luxury hotel, Saffire Freycinet. The region forms the southern end of the Great Eastern Drive. The population of the region is quite small at 4 400. The main townships are Bicheno, Coles Bay, Swansea, Triabunna, Buckland and Orford, each with their own personality and character.

Other characterful but smaller villages and hamlets are spread across a rural, agricultural landscape. Employment is spread across a number of sectors, although tourism has now overtaken the established agricultural sector as the largest single source of jobs. Agricultural, nature-based and marine visitor experiences complement visitor accommodation offerings.

Tourism is critical to the local economy, with the municipality experiencing visitor numbers that far outweigh permanent residents. More than 50 per cent of home owners are non-permanent residents. Significant investment and planning to support the visitor experience is a key priority, particularly in the principal attractions of Freycinet Peninsula, Maria Island and main townships along the coast.

Investment opportunities include:

- visitor accommodation and experiences, including agri-tourism and aquaculture/wild fisheries
- agriculture, including viticulture and horticulture, and
- services and visitor experiences to complement the Freycinet Peninsula Master Plan.

Population centres	Bicheno, Coles Bay, Swansea, Triabunna, Orford, and Buckland.
Educational/research institutions	Department of Education primary schools in Bicheno, Swansea, Triabunna and Orford, high school in Triabunna, and the South East Trade Training Centre (Triabunna Campus).
Medical facilities	May Shaw Health Centre located in Swansea includes a general practice service, fully equipped 24/7 accident and emergency facility and an aged care facility. Triabunna and Bicheno have general practices and limited community health facilities.
Culture and events	Bicheno Food and Wine Festival, East Coast Harvest Odyssey, Festival of Voices (Coastal), Great Eastern Wine Weekend, Winter Challenge, Freycinet Challenge, Sunflower Celebration (Spring Bay Mill), Spring Bay Studio and Gallery and The Village (Triabunna).
Large and notable employers	RACT, Glamorgan Spring Bay Council, May Shaw Health Centre Inc., Tassal and Elphinstone Engineering.
Available sites for investment	Please refer to www.gsbc.tas.gov.au/community-projects/major-projects . The Office of the Coordinator-General would also be pleased to discuss individual opportunities with potential investors and provide assistance on site selection for other potential projects.
Council support	Council is proactive in the encouragement of sustainable development within the municipality that will establish or expand business, employment opportunities or local services.





GLENORCHY

The City of Glenorchy is Tasmania's fourth largest city. It is located in the Greater Hobart metropolitan area in southern Tasmania. It is about 7 kilometres north of Tasmania's capital city, Hobart, and is nestled below the Wellington Range on the western shore of the River Derwent.

Glenorchy has the second largest shopping district in southern Tasmania, with three major commercial areas including Moonah, Glenorchy and Claremont.

The municipality is characterised by its young population and trade skills, which reflects the prominence of construction and manufacturing employment. As Hobart and its surrounds grow, the structure of the Glenorchy economy is expected to change with growth industries such as health care and social services, construction and transport, postal and warehousing to become more dominant.

Glenorchy is also home to the internationally acclaimed Museum of New and Old Art (MONA) which has developed a unique brand reputation within the creative, visual arts and cultural sector.

The significant visitor economy created from MONA generates opportunities to expand and diversify within the local creative industry, and contribute to a thriving and engaging arts community.

Glenorchy has long been the industrial hub of southern Tasmania, home to some of the state's biggest international exporters, including Nyrstar Hobart Zinc Smelter, Mondelez International (Cadbury), and Blundstone.

Around Prince of Wales Bay are world-leading international exporters in the maritime and defence industries, including Incat, Taylor Bros, and Liferaft Systems Australia, with opportunities for other innovative companies to expand and take advantage of a complementary precinct and shared expertise

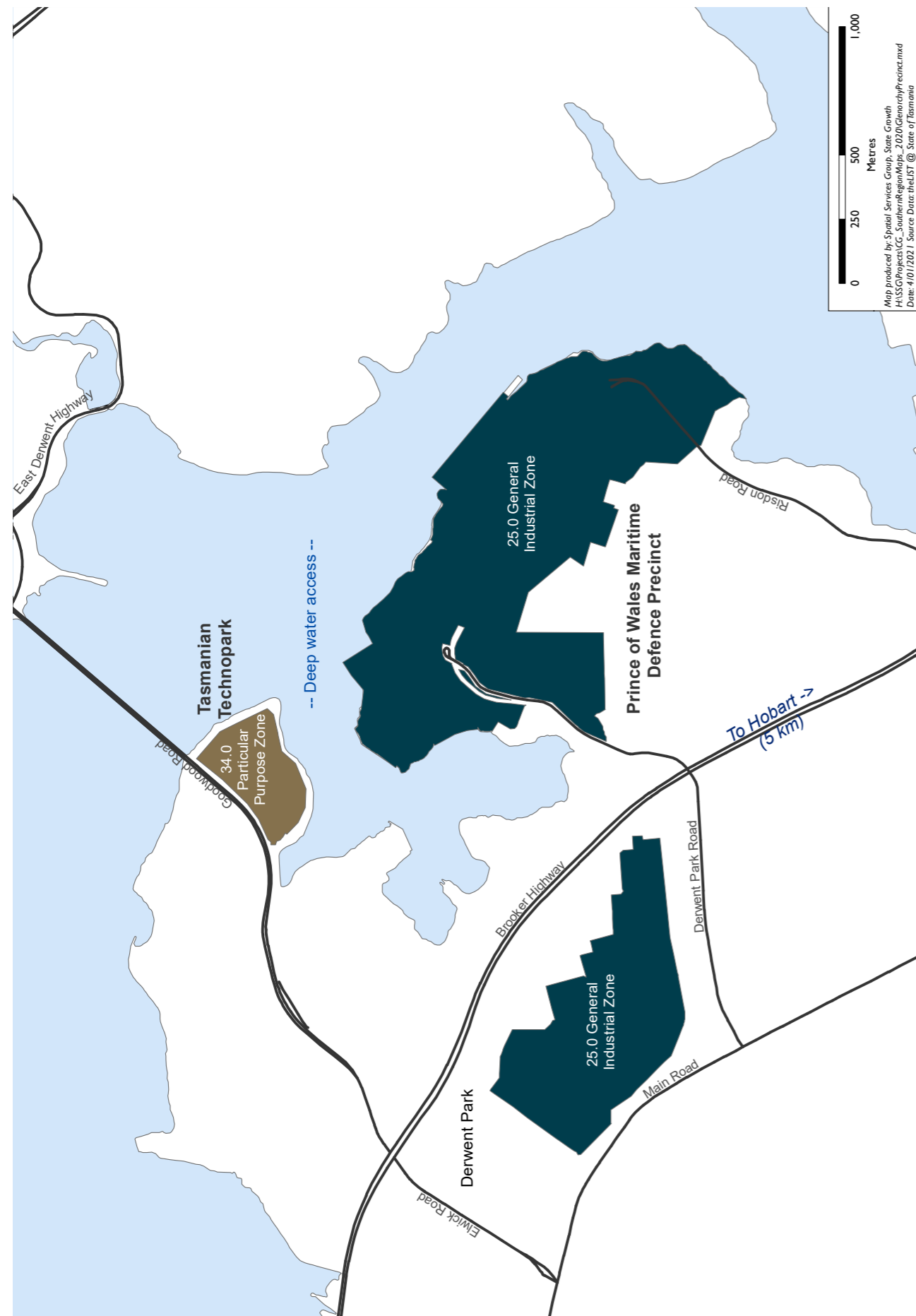
There are also small-scale hubs of IT activity, particularly in the Tasmanian Technopark, that provide opportunities for expansion and diversification, including small-scale technology businesses.

Opportunities in Glenorchy are to:

- leverage from a skilled construction and manufacturing skills base
- expand and diversify the local creative economy
- expand tourism products, services and experiences
- support the emerging information technology sector
- leverage from the significant development plans for the Derwent Entertainment Centre and Wilkinsons Point Precinct, and
- activate and expand the waterfront and local maritime sector.



Population centres	Austins Ferry, Berriedale, Chigwell, Claremont, Collinsvale, Derwent Park, Dowsing Point, Glenlusk, Glenorchy, Goodwood, Granton (part), Lutana, Montrose, Moonah, Rosetta, Wellington Park, and West Moonah.
Educational/research institutions	Two TasTAFE specialist industry training campuses, 14 secondary schools and 11 primary schools.
Medical facilities	Serviced by the Royal Hobart Hospital and Calvary Lenah Valley Hospital, the municipality is serviced by more than 600 health professionals, including general practitioners, allied health professionals, specialists and support staff. Medical facilities include dental clinics, radiology and imaging services, physiotherapy and hydrotherapy facilities.
Culture and events	Internationally renowned Museum of Old and New Art (MONA), MONA FOMA and Dark Mofo events, Moonah Arts Centre, Glenorchy Art and Sculpture Park, the region's largest capacity venue, the Derwent Entertainment Centre, the annual Moonah Taste of the World Festival and year-round community and cultural events.
Large and notable employers	MONA, SeaRoad, Blundstone, Cadbury, Nyrstar, Taylor Bros, PFG Group, CBG Systems, Fiomarine, Liferaft Systems Australia, Moonraker and Apco.
Available sites for investment	Tasmanian Technopark, Wilkinsons Point Precinct, Prince of Wales Bay Maritime Defence Precinct. The Office of the Coordinator-General would also be pleased to discuss individual opportunities with potential investors and provide assistance on site selection for potential projects.
Council support	Council actively encourages developers and investors to work with them to grow the city and make Glenorchy a great place to live. To enable partnerships and collaboration, Glenorchy City Council has created the Future Glenorchy Program which outlines a broad range of initiatives and projects to grow Glenorchy and improve liveability. Projects include the CityLink passenger rail project, commercial precinct planning and investment, sport and recreation masterplanning and more than 50 projects that form the Glenorchy Economic Development Strategy.



MUSEUM OF OLD AND NEW ART

The Museum of Old and New Art (MONA) officially opened in January 2011, following the owner, David Walsh's \$75 million renovation of the site in Berriedale's Moorilla winery.

Just 3 kilometres from the centre of Glenorchy, MONA is widely recognised as a world-class destination for fine arts, architecture, music and events, fine dining and bespoke accommodation attracting over 365 000 visitors each year.

This unique museum and winery complex is accessible by boat, car or bicycle and is credited with igniting the Tasmanian tourism industry's rapid growth throughout southern Tasmania.

The museum houses more than 1 900 artistic works from David Walsh's private collection, including Australia's largest modernist artwork, Sidney Nolan's Snake mural.

MONA hosts the Dark Mofo and MONA FOMA music festivals, MONA markets and private functions on the site, as well as at other locations in southern Tasmania and beyond.



LIFERAFT SYSTEMS AUSTRALIA

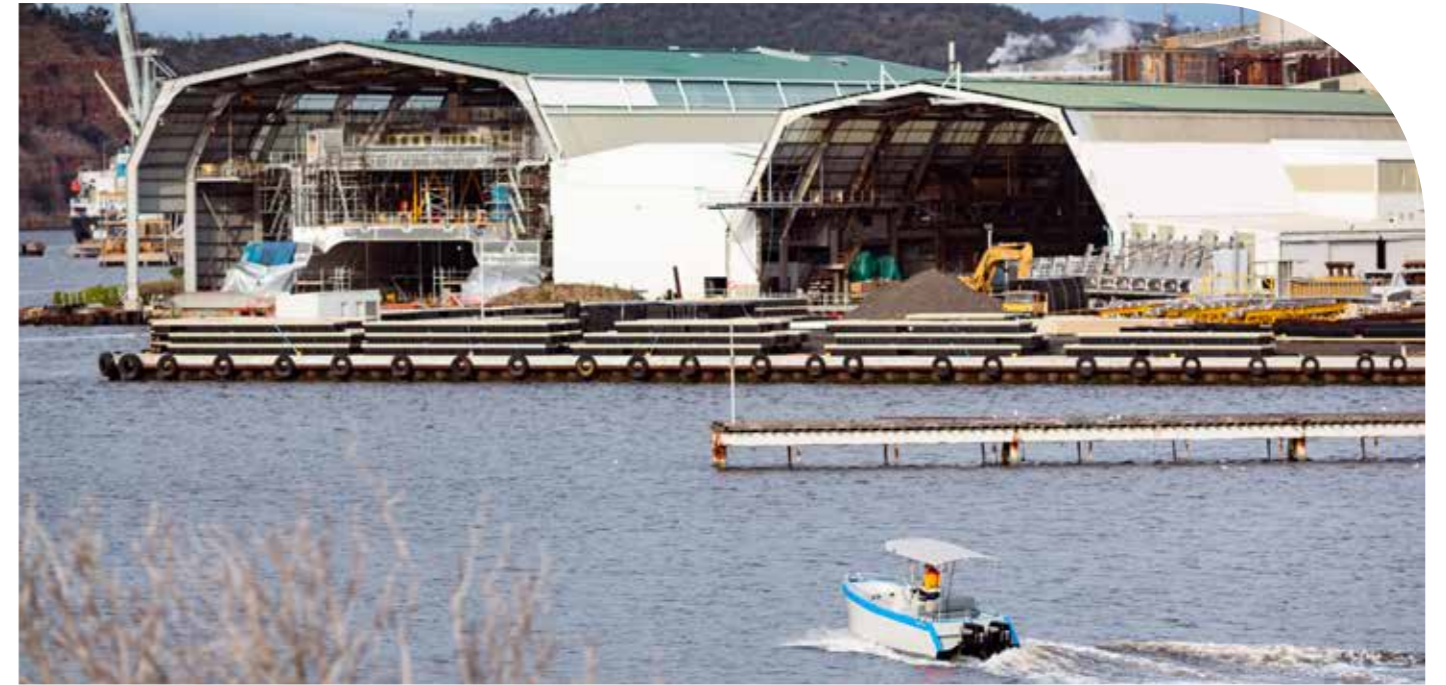
Liferaft Systems Australia (LSA) is the global leader in the design, manufacture and supply of marine evacuation systems (MES) and large capacity liferafts for passenger ferries, navy ships and privately owned mega yachts.

LSA MES are installed on medium to large passenger/vehicle ferries in operation on routes throughout North America, South America, the Middle East and Europe, and are backed up by a worldwide network of service facilities in more than 23 countries. All design and manufacturing is conducted from a purpose built facility in Hobart, Australia.

LSA MES are also the preferred choice of international defence forces and are installed on frontline defence vessels and support ships, including littoral combat ships, logistic platform dock ships, landing craft logistic vessels, offshore patrol vessels, primary casualty receiving facility ships and aircraft carriers.

Defence forces from Australia, New Zealand, the USA, France, the Netherlands and the UK are operating their navy vessels with LSA MES installed.

LSA is constantly developing new innovations and seeking ways to improve the quality and design of the current range of Marine Evacuation Systems and large capacity liferafts to retain its position as the global leader in this field. The company continually focuses on all aspects of the global business to ensure customer satisfaction.



TASMANIAN TECHNOPARK

The Tasmanian Technopark assists the acceleration of growth for startup and existing businesses. Companies located at the Technopark form strategic alliances with other technopark-based organisations that enhance information dissemination and technology transfer.

Located on an exclusive headland overlooking the River Derwent, the five-hectare site is 10 minutes from the Hobart city centre and 20 minutes from the Hobart Airport.

The Tasmanian Technopark has large-scale commercial properties available, including high-tech facilities featuring manufacturing, warehouse, office, and laboratory and amenity areas.

There are accommodation options to suit a range of businesses – from self-contained, client-owned buildings, to leased, shared accommodation.

To be eligible as a tenant clients must meet the following criteria:

- the focus must be on the commercialisation of an innovative product, process or service
- there must be clearly defined goals and a proposed pathway to achieving these goals
- managers of the business must have sufficient drive, enthusiasm and time to focus on the opportunity
- it must be demonstrated that the new business has the potential for significant employment, exports import replacement, investment or technology transfer, and
- there must be demonstrated a high level of innovation. New products, processes or services will usually meet these criteria.

MARINE MANUFACTURING AND DEFENCE FACILITY, DERWENT PARK

The Prince of Wales Bay Manufacturing and Defence Precinct (MDP) is a critical component of Tasmania's high-tech manufacturing export portfolio and is one of the state's top innovation and export areas.

The MDP is situated on the western shore of the River Derwent, enabling easy access to deep water, all-weather marina services and is situated within 500 metres of intrastate transit corridors and Glenorchy's manufacturing and industrial services hub, Derwent Park.

In 1943 it was the location of one of Australia's most prolific naval shipbuilding centres, when it delivered more than 100 vessels to the war effort. It is now home to leading defence suppliers such as Taylor Bros, CBG Systems, Fiomarine, Liferaft Systems Australia, Moonraker and Apco.

The site also supports major companies such as RDM and Incat who deliver ferries and other marine vessels to domestic and international markets.



HOBART

Hobart is the capital city of Tasmania. The city is nestled in and around the space between kunanyi / Mt Wellington and the River Derwent. Hobart is home to the Salamanca Market – the most visited attraction in Tasmania and one of Australia’s largest outdoor markets.

Life in Hobart is unhurried yet vibrant, inspiring and invigorating. It has all of the attributes of a thriving capital city but is compact enough to offer an environment that helps make work-life balance achievable. A short journey to work and easy access to recreational areas are a reality compared with many other capital cities.

Population growth in Hobart and surrounds has recently accelerated and is providing opportunities for additional soft and hard infrastructure investment to accommodate this and future population growth in Greater Hobart.

The City of Hobart’s Community Vision, which underpins all of the council’s strategies, encourages investment that supports business and communities to flourish while contributing to achievements in ecological sustainability and energy efficiency.

Opportunities for investment in Hobart include:

- creating affordable, well-designed infill housing opportunities
- contributing to Hobart’s thriving information technology and innovation sector
- contributing to Hobart’s circular economy, capitalising on cutting edge sustainability and waste policies and practices
- providing quality healthcare and community services, and
- leveraging Hobart’s status as a cultural capital, including by sourcing creative content locally.



Population centres	Hobart City, Sandy Bay, South Hobart, West Hobart, New Town, Lenah Valley, Battery Point and North Hobart.
Educational/research institutions	The University of Tasmania, the Menzies Institute for Medical Research and the Institute for Marine and Antarctic Studies, CSIRO, TasTAFE and many private institutions receiving international students, including Orange International College and the Royal Gurkhas Institute of Technology. There are various options for high quality private and public primary and secondary schools.
Medical facilities	Royal Hobart Hospital, Hobart Private Hospital, St Helen’s Private Hospital, Calvary St John’s Hospital and Calvary Lenah Valley.
Culture and events	Taste of Tasmania (December/January), Australian Wooden Boat Festival (February biennially), Antarctic Festival (August biennially), Dark Mofo (July), Festival of Voices (July) and Sydney to Hobart yacht race (December/January).
Large and notable employers	TasPlan, IOOF, Federal Group, Tasmanian Government, City of Hobart local government, Australian Government, the University of Tasmania, TasPorts, Fairbrother, Hutchinson Builders, Vos, Cascade Brewery, MyState, DXC, HydroTasmania, TasNetworks, Aurora, the hospitals listed above and CSIRO.
Available sites for investment	Macquarie Point and The University of Tasmania Sandy Bay site. The Office of the Coordinator-General would also be pleased to discuss individual opportunities with potential investors and provide assistance on site selection for other potential projects.
Council support	Proponents are encouraged to engage with council early in the process for planning and approvals guidance and support. The City’s Economic Development Unit can be reached at business@hobartcity.com.au The City of Hobart and Department of State Growth also provide a number of documents to support investment within the themes of its community vision, including Infill Development within the Greater Hobart - Stage 1 & 2 final reports.

MACQUARIE POINT REDEVELOPMENT

Situated along the Hobart waterfront, ‘Mac Point’ sits adjacent to the Regatta Grounds, the Cenotaph and the Queens Domain. It is one of the last remaining vacant urban landfill sites located within Hobart’s busy CBD.

Its development presents an unprecedented opportunity to create an innovative and dynamic precinct encompassing arts, culture, tourism and science – a truly extraordinary landmark for Tasmania and for Australia.

The remediation of the former railway site is nearing completion and redevelopment is progressing, with the first parcel of land being offered to the market.

The Escarpment is the first in a multistage land release by the Macquarie Point Development Corporation, opening up an opportunity to invest in one of the country’s most prized locations. Presenting exceptional mixed use development potential, The Escarpment forms part of one the last remaining infill sites adjacent to a working port on the edge of a capital city.

The Escarpment comprises approximately 8 797 metres² of available land, with three building envelopes totalling approximately 6 676 metres². The site falls under the Sullivans Cove Planning Scheme 1997, administered by the City of Hobart and is zoned mixed use. The overall development potential of Macquarie Point includes commercial space, an exhibition venue, an arts and cultural precinct, accommodation and tourism infrastructure. Plans include around 50 per cent allocated for public space.

HOBART AIRPORT

Hobart Airport provides a diverse range of leasing and development opportunities for freight, logistics, light industrial, retail, commercial and tourism businesses.

Hobart Airport has been the fastest-growing capital city airport in Australia and is a significant economic hub for Tasmania. The airport has experienced six per cent passenger growth between 2015 and 2020 and numbers are expected to rise to more than 6.4 million by 2040.

Hobart Airport currently operates a range of non-stop flights to domestic destinations all across Australia and is aiming to commence international flights by 2021.

This is predicted to have significant growth impact on both passengers numbers and freight opportunities for Tasmania.

HOBART AIRPORT MASTER PLAN

Hobart Airport is Australian Government owned land, guided by the Hobart Airport Master Plan and is not subject to local and state approval processes.

This streamlined approval process and flexible master plan environment allows development to get underway quickly, and for businesses to benefit from 24/7 operations.

The newly released airside Freight and Logistics Precinct at Hobart Airport offers prospects for world-class logistics, freight, production, research and light industrial businesses. Leasehold arrangements are available in the award-winning freight handling facility and the broader precinct.

This unique location offers direct access to domestic and international markets and transport networks. Release of this precinct unlocks airfreight opportunities for high-value, perishable products, generating higher export returns for local producers.

Future property development at Hobart Airport will involve the activation of retail, mixed-use and tourism precincts.

The addition of this amenity will create a desirable destination for visitors, locals and businesses.



KEY FACTS

Tenure	Leasehold.
Location	Grueber Ave, Cambridge.
Site size	Airside tenancies available – 1 800 metres ² . Airside and landside lots available – 1 200 metres ² – 2 ha.
Site zoning	Hobart Airport Master Plan.
Road	Tasman Highway is a dual carriageway that links the Port of Hobart and the Hobart Airport and further south east of Tasmania. East Derwent Highway and the Colebrook Main Road provide transport links to the Midland Highway, Hobart Airport Interchange and northern Tasmanian ports.
Rail	30 kilometres to Brighton Transport Hub.
Wharf	16 kilometres to Port of Hobart.
Gas	Natural gas is also available in Tasmania but has not yet been reticulated to the City of Clarence.
Power	The Cambridge/Hobart Airport area is supplied from Cambridge 33/11 kV zone substation with spare transformation capacity in order of 7 MW.
Communications	Fibre to the node high-speed broadband.
Water	Fully serviced.
Sewerage	Fully serviced.



HUON VALLEY



Huon Valley is a vibrant, semi-rural community and the southernmost LGA in Australia. The area retains the beauty, charm and heritage of a bygone era, yet it is only a short 30-minute commute from the capital city of Hobart.

The area boasts one of the most scenic drives in Tasmania, passing behind the Wellington Range from Hobart and through the Huon Valley where the highway meets the mighty Huon River through meandering waterways and forested hills.

The region's fertile landscape produces an incredible array of quality foods that have helped Tasmania earn its reputation as a food lover's paradise. The area is renowned for its produce, award-winning cider, seafood, fruit and other gourmet delicacies. This strength is celebrated through a variety of events and festivals held regionally, such as the A Taste of the Huon Festival, the Cygnet Folk Festival and the Huon Valley Mid-Winter Festival.

The region attracts those interested in its vibrant, creative and alternative community. Each township is individual in both identity and history, and there is lots to see and do. It is a haven for yachting and boating enthusiasts, with easy access to the Huon River and D'Entrecasteaux Channel providing for world-class fishing, sailing, diving and rowing.

Opportunities for investment include:

- residential developments
- accommodation that caters for group travellers and small conferences, and
- commodity production and value added agribusiness and agri-tourism.

Population centres	Huonville, Franklin, Cygnet, Geeveston and Dover.
Educational/research institutions	Huon Valley Trade Training Centre. District high schools – Huonville and Dover (including extension for grades 11 and 12). District primary schools – Huonville, Franklin, Glen Huon, Cygnet, Geeveston, and Dover. Catholic schools and colleges – Sacred Heart Catholic School and St James Catholic College. Independent schools – Peregrine School.
Medical facilities	Geeveston Medical Centre, Dover Medical Centre, Huon Valley Health Centre (Huonville and Cygnet), Huon Community Health Centre, Huon Regional Care (Franklin and Dover) and Huon Doctors Surgery (Huonville).
Culture and events	Cygnet Folk Festival (January), Huon Valley Mid-Winter Festival (July), A Taste of the Huon (March), Dover Seafest (March) and many other community based events.
Large and notable employers	Tassal, Huon Aquaculture, Hansen Orchards, Reid Fruits, Lucaston Park Orchards, Mitchell Plastic Welding, Huon Valley Council, Huon Regional Care, BioFlex Nutrition, DM Jennings, Tru-Blu Berries and Neville Smith Forest Products.
Available sites for investment	Franklin Evaporators tourism and hospitality development. The Office of the Coordinator-General would also be pleased to discuss individual opportunities with potential investors and provide assistance on site selection for other potential projects.
Council support	The Huon Valley Council provides guidance and support through the planning and approvals process and encourages developers to engage with them early in the process.



FRANKLIN EVAPORATORS TOURISM AND HOSPITALITY DEVELOPMENT

Designed by award-winning architects, Cumulus Studio, the development opportunity offers multi-use spaces, a boutique hotel and specialty retail space. The broader plan is to be a real community hub, as a place for social activity and destination for visitors to relax and enjoy.

The current owners/investors are seeking additional investment to enable the development to progress. While recent planning and building permits have subsequently lapsed, invested parties remain committed to capitalising on the growing local, national and international tourism market by providing a unique, boutique product offering, as well as functions and events.

The original factory contained a series of wood furnaces used to dry processed apples, which were then marketed throughout Australia and internationally. Initial planning and building approvals intended to utilise the existing infrastructure onsite to repurpose the buildings into a contemporary blend of heritage and modern aspects through the design.

Beyond the physical building infrastructure, the site also offers up to 40 metres of undeveloped riverfront.

All design, engineering and building drawings are complete. New planning and building approval is, however, needed before construction may commence.

KEY FACTS

Tenure	Private freehold.
Location	3347 Huon Highway, Franklin.
Site size	7 552 metres ² property with 120 m river frontage, adjoining the Huon Highway.
Site zoning	Particular purpose. PPZ 4: Franklin Marine and Tourism Precinct (Huon Valley Interim Planning Scheme 2015).
Road	Vehicular access is via Franklin – travel time approximately 55 minutes.
Gas	Not serviced.
Power	Connected to mains power.
Communications	Fibre to the node high-speed broadband.
Water and sewerage	Water and sewerage is connected, however, upgrades to these services will be required to accommodate the scale of development earmarked for the site.

WILLIE SMITH'S CIDER AND THE APPLE SHED

In 1888 Willie Smith planted the first apple tree in the orchard located in the Huon Valley. Four generations later they still pick from this orchard.

The farm went organic in 1997 in a bold move that transformed the orchard. With this new focus on organic farming and the use of the apples in cider, they hoped to bring back the glory of the 'Apple Isle' days.

To complement the cider production, and as a nod to the orchard and family's heritage, Willie Smith's Cider expanded into a large rustic barn surrounded by green pastures and wooden outbuildings.

The Shed is home to Willie Smith's Cider and Charles Oates Distillery. It's a place to learn about the history of the Huon Valley and its apple industry through its museum while enjoying food made fresh from local and regional, seasonal and sustainable produce.

It's a hive of activity with live music, markets, events and private functions held all year round.





KINGBOROUGH

The Kingborough municipality is located immediately south of the City of Hobart with the main commercial centre of Kingston only 15 minutes from Hobart.

Kingborough is an incredibly attractive coastal municipality with scenic waterways and forested skylines. Almost half of Kingborough's land area consists of Bruny Island, while most of the other half is on the 'mainland', fronting the D'Entrecasteaux Channel and the River Derwent.

As part of Greater Hobart, Kingborough is one of Tasmania's fastest growing communities. At least 300 new dwellings are being built each year and this is expected to continue for the next 10 years at least, based on the speed of land subdivision and infill developments.

Kingborough has a higher socio economic status than Greater Hobart, with higher average household incomes and high school completion rates. Kingborough also has a higher proportion of persons who have obtained a bachelor's degree or higher qualification in Greater Hobart.

Bruny Island is a microcosm of Tasmania, containing all of the assets that attract visitors such as beaches, wilderness, fine food and beverages. It has a small resident population, but a bustling tourism sector that has experienced incredible growth over recent years.

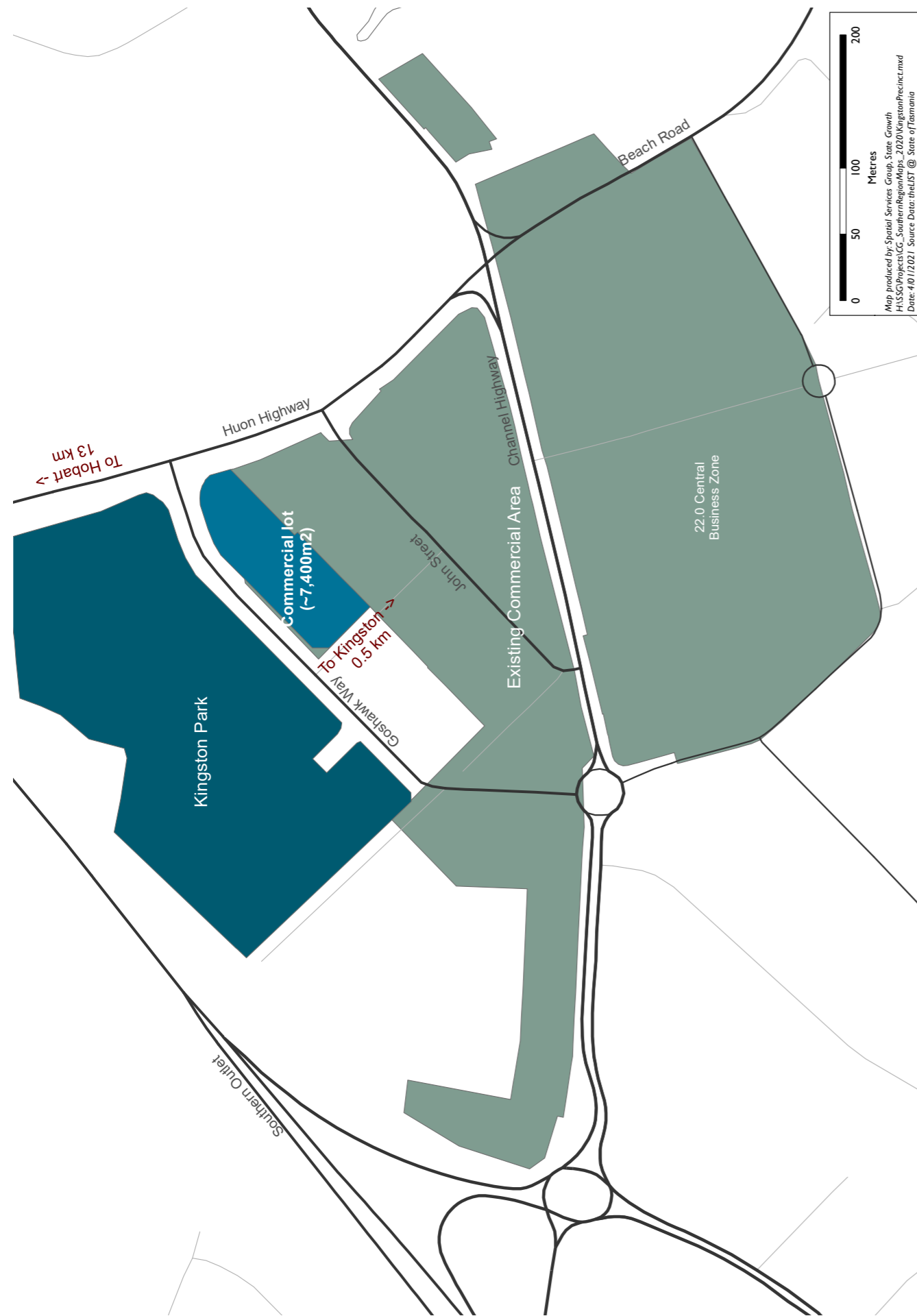
Opportunities for investment include:

- a range of services and infrastructure to support a growing population, particularly in the Kingston CBD
- the development of tourism experiences and accommodation
- intensifying primary resource production and value adding chains, and
- expanding the maritime sector in Margate.



Population centres	Kingston, Blackmans Bay and Huntingfield house about 70 per cent of the population. Smaller populations are found in Taroona, Margate, Snug, Coningham, Kettering, Woodbridge, Middleton and on Bruny Island.
Educational/research institutions	There are six secondary schools – at Taroona, Kingston, Huntingfield and Woodbridge – and 11 primary schools.
Medical facilities	Kingston has an active medical precinct that includes a number of general practices, specialist services, dental surgeries and the Government's Kingston Health Centre. There are smaller general practices in all of the suburbs or towns and there is a Bruny Island Health Centre.
Culture and events	There are multiple events at the Community Hub within Kingston Park and sporting events at the Kingborough Sports Centre, which caters for a wide range of indoor and outdoor sports and includes the State Gymnastics Centre.
Large and notable employers	Australian Antarctic Division, Kingborough Council, Bruny Island Cheese Company, Essential Oils of Tasmania, Lightning Protection International and Haywards Steel Shipyard.
Available sites for investment	Kingston Park. Margate industrial area. The Office of the Coordinator-General would also be pleased to discuss individual opportunities with potential investors and provide assistance on site selection for other potential projects.
Council support	The Kingborough Council provides guidance and support through the planning and approvals process and encourages developers to engage with them early in the process.

KINGSTON PARK COMMERCIAL PRECINCT



KINGSTON PARK COMMERCIAL PRECINCT

Kingston Park is a former high school site alongside the main Kingston CBD area that was acquired by Kingborough Council to be developed for a range of community, recreational, residential and commercial purposes.

The development of the site is well underway and is the main catalyst for the further redevelopment of the whole Kingston central business area. It complements the implementation of the Kingston Place Strategy and a larger 'Transform Kingston' project that has just commenced. All of this work will ensure that the community has access to conveniently located facilities that will reduce the need to travel into Hobart.

Council has entered into a partnership with a private developer who is developing a number of land parcels within Kingston Park. One of these parcels that is being prepared for commercial investment could include a commercial office site, cinema complex and retail/food outlets, plus a multi-storey carpark.

Other opportunities could include hospital, medical or research and development facilities. It will be the largest vacant, investment-ready commercial site available within the Kingston CBD.

KEY FACTS

Tenure	Private freehold and commercial lease options may be available upon negotiation.
Location	Corner of Goshawk Way and Skipper Lane, Kingston (new roads within Kingston Park at 42 Channel Highway).
Site size	Kingston Park is an 11 ha site immediately adjoining the Kingston CBD. The commercial lot that is available for future development has an area of 7 405 metres ² .
Site zoning	Central business.
Road	The site is bordered by major arterials with quick and easy access on to the Southern Outlet into Hobart or south. There is public transport and pedestrian access to the site.
Rail	Approximately 39 kilometres to Brighton Transport Hub.
Airport	30 kilometres to Hobart Airport.
Wharf	12 kilometres to Port of Hobart.
Gas	Not available.
Power	Ample capacity for any potential commercial development.
Communications	Fibre-to-the-premises (FTTP).
Water	Fully serviced.
Sewerage	Fully serviced.

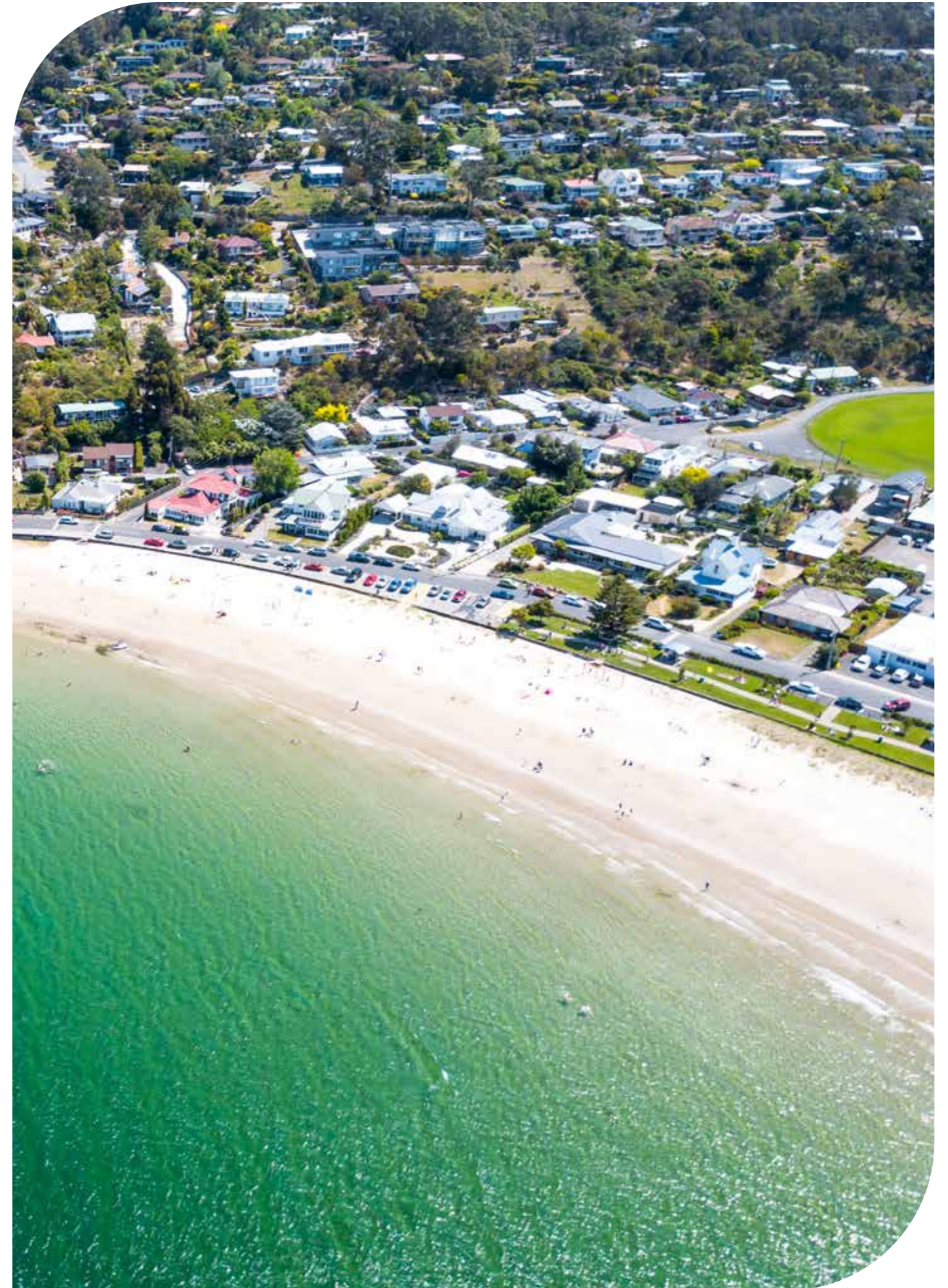
LIGHTNING PROTECTION INTERNATIONAL

Lightning Protection International (LPI) is based within the Huntingfield industrial area just south of Kingston. In 2019 they were named the Tasmanian Exporter of the Year in the Technology and Innovation category.

LPI is a designer, manufacturer and supplier of solutions for direct strike lightning protection, earthing and bonding, and surge and transient protection. Customers and distributors are serviced all over the world from its base in Tasmania.

LPI is recognised internationally as a leading contributor in research and the development of innovative and cost effective products.

It is involved in many projects across Australia and internationally, providing a variety of services and extensive ongoing support.





SORELL

Sorell is one of Tasmania's fastest-growing municipalities with recent growth exceeding state averages.

Established in 1862, located just 25 kilometres south east of Hobart, it is one of Tasmania's oldest towns. The area is known for its history, rolling countryside, low-forested hills and long coastlines filled with beautiful beaches.

With suburban, beachside, semi-rural or rural living options available, the Sorell municipality attracts people with its affordable housing and the convenience of major shops and services all within close proximity to Hobart.

The Sorell township provides a regional commercial focus for residents, as well as servicing the Tasman and Forestier peninsulas and the east coast as far north as Swansea. It includes a bustling shopping district with numerous cafes, gift shops, and major supermarket chains, well known branded food outlets, pubs and hotels. Government services include a Service Tasmania outlet and Centrelink.

Additional services are major banks, medical facilities, a post office, real estate agencies, chemists, and one of Australia's oldest schools.

The area has seen significant investment in irrigation, making agricultural investment opportunities attractive – particularly the stage three expansion of the South East Irrigation Scheme.

Population centres	Sorell, Midway Point, Dodges Ferry and Primrose Sands.
Educational/research institutions	Kindergarten at Midway Point, two primary schools - Dunalley Primary School and Dodges Ferry Primary School, and Sorell School and Trade Training Centre (kindergarten to grade 12).
Medical facilities	Sorell Family Practice, Doctors Surgery and Community Health Centre are located in Sorell and Dodges Ferry Medical and some other smaller providers are located across the municipality.
Culture and events	Falls Festival Marion Bay (yearly), Newkind Conference (yearly) and Bream Creek Farmers Market (monthly), Sorell Fruit Farm and Sorell Market.
Large and notable employers	Houston's Farm, BerryWorld, Dunalley Fish Market, Bangor Vineyard Shed, Ingham's Chicken and South Eastern Community Care.
Available sites for investment	South East Irrigation Scheme sites: Penna, Orielton, Sorell, Pawleena and Forcett. The Office of the Coordinator-General would also be pleased to discuss individual opportunities with potential investors and provide assistance on site selection for other potential projects.
Council support	The Sorell Council particularly encourages the use of the South East Irrigation Scheme. The Council had active involvement in stage 3 of the South East Irrigation Scheme and is lobbying to upgrade the Scheme beyond stage 3.

HOUSTON'S FARM

After 25 years Houston's Farm has grown to become one of the three largest pre-prepared salad producers in Australia.

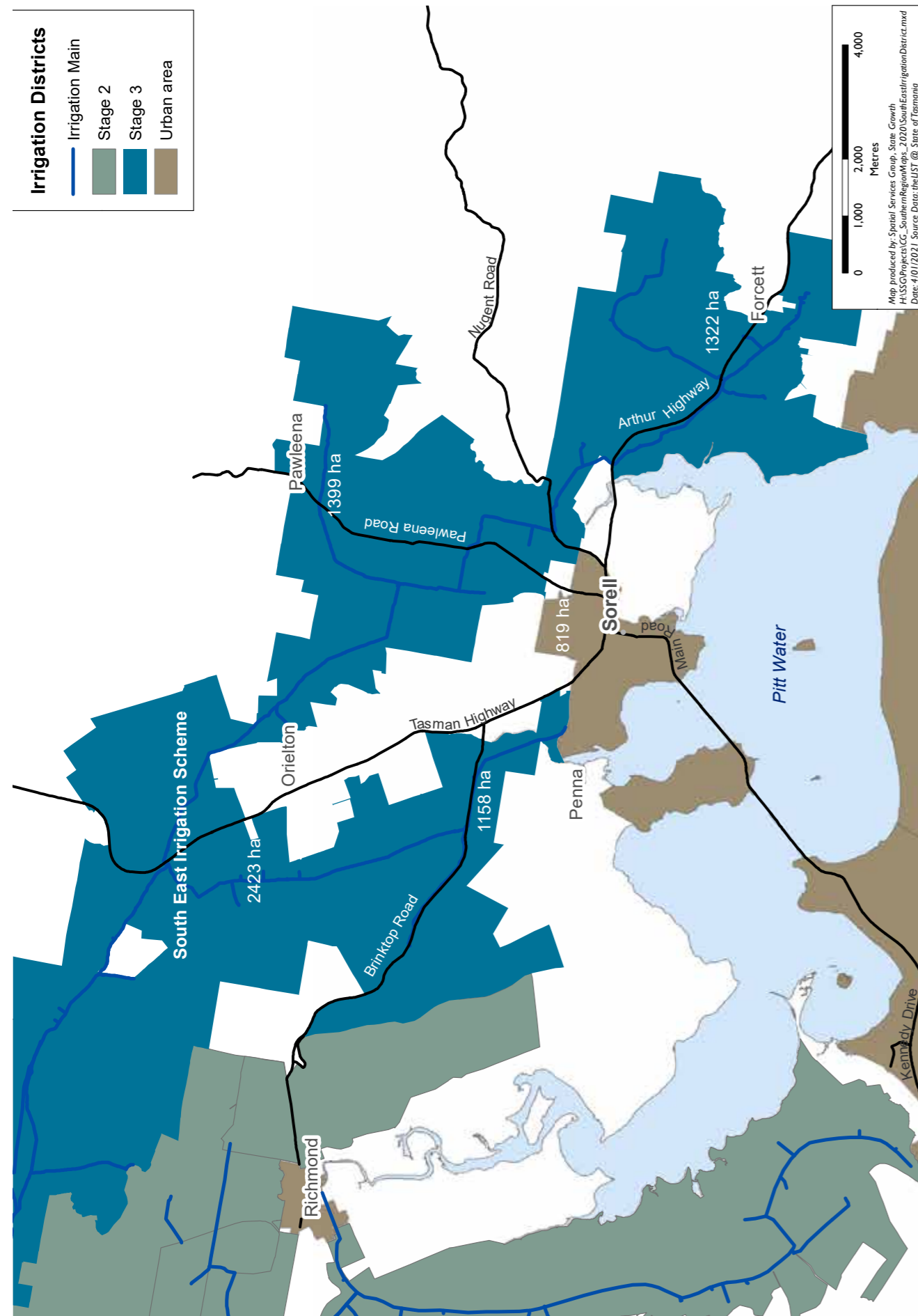
In late 2018, Houston's opened a \$5.8 million state-of-the-art, custom-built baby leaf production centre at its Forcett Farm.

This development doubled its production to 80 hectares and underpinned the company's national supermarket supply contracts, new export growth to Hong Kong and 15 new jobs.

The development of Houston's Forcett facility was reliant on the stage three expansion of Tasmanian Irrigation's South East Irrigation Scheme.



SOUTH EAST IRRIGATION DISTRICT MAP



KEY FACTS

Tenure	Private freehold.
Location	Penna, Orielton, Sorell, Pawleena and Forcett.
Site size	Penna – 1 158 ha, Orielton – 2 423 ha, Sorell – 819 ha, Pawleena – 1 399 ha, Forcett – 1 322 ha.
Site zoning	Generally zoned Significant agricultural and Rural resource.
Road	Direct access to roads constructed to heavy vehicle standard.
Rail	35 kilometres to Brighton Transport Hub.
Airport	20 kilometres to Hobart Airport.
Wharf	30 kilometres to Port of Hobart.
Gas	Not serviced.
Power	Electricity is distributed to the sites via TasNetworks HV distribution network at 22 kV.
Communications	Sites are ready for NBN connection via a combination of fixed wireless and FTTP technology and are typically covered by the 3G and 4G networks.
Water	Tasmanian Irrigation currently supplies irrigation water to 286 landowners under stage three of the South East Irrigation Scheme. It supplies 3 000 ML of summer irrigation water to agricultural, horticultural and viticultural enterprises.
Sewerage	Sites are not serviced for water or sewerage.



SOUTHERN MIDLANDS

The Southern Midlands is a rural municipality with a population of just over 6 000 scattered throughout more than 260 000 hectares. Growing some of the world's best superfine wool, it has an agriculture-based economy that is now seeing tourism rising in importance.

The Towns of Tunbridge, Oatlands, Kempton and Bagdad are located on the busy Midland Highway that connects Hobart and Launceston, forming part of the Heritage Highway Tourism Region.

Many heritage buildings and abundant remains of the state's infamous convict system infrastructure dating to early colonial times can be found by exploring the municipality's towns and back roads.

The state's major road and rail routes bisect the Southern Midlands, affording ready transport access. The Tasmanian Gas Pipeline also runs through the region and although there are no current off-take points it constitutes a potential major energy source.

The region encompasses part of the premium growing area of the Coal River Valley that boasts many of the state's leading stone fruit/pome fruit orchards and vineyards. Intensive agriculture is now expanding elsewhere in the municipality thanks to the advent of the Midlands Irrigation Scheme.

Opportunities for investment include:

- a recent 'Request for Proposals' from the Southern Midlands Council looking for interest in developing a 30+ room accommodation and conference facility in the historical town of Oatlands (see page 84)
- increased commodity production based on the Midlands Irrigation Scheme across large areas of the municipality and increased water surety in the Coal River Valley
- value-added agribusiness and other opportunities taking advantage of the municipality's central location, the state's main road, rail and gas corridors and very large properties affording substantial attenuation distances
- benefiting from the region's wealth of historic heritage straddling the state's major highway and most travelled tourist route to expand the visitor experience, and
- leveraging the region's high-quality malting barley production to add to the municipality's growing cluster of whisky distilleries, which includes Shene, Old Kempton, Belgrove and the new Callington Mill Distillery at Oatlands.



Population centres	Oatlands, Kempton, Campania, Colebrook, Mangalore, Bagdad, Woodsdale, Levendale, Broadmarsh, Elderslie, Dysart, Melton Mowbray, Jericho, Tunbridge, Tunnack and Parattah.
Educational/research institutions	Two schools offer kindergarten to grade 10 in Campania and Oatlands with two additional primary schools in Bagdad and Kempton. The University of Tasmania observatory is located on Bisdee Tier. The Heritage Education and Skills Centre is located in Oatlands.
Medical facilities	The Midlands Multi Purpose Health Centre in Oatlands provides 24 hour accident and emergency (outpatients), four acute-care beds, nine high-care beds and nine residential aged care beds and a family care unit. The centre also coordinates the delivery of a range of community services, visiting services and community groups such as community nursing, child health, disability services and diabetic education services.
Culture and events	The region is has a strong commitment to heritage and the arts. It is home to the Chauncy Vale Wildlife Sanctuary and Lake Dulverton Conservation Area, numerous public artworks, an artist in residence program, heritage resource collections and a thriving arts community. Construction will soon commence on the region's new Midlands Aquatic Centre in Oatlands, featuring an indoor, year-round swimming pool and other recreational facilities. Regular events include the Heritage and Bullock Festival in Oatlands (August), the Kempton Festival (February) and the Melton Mowbray Rodeo (November).
Large and notable employers	Old Kempton Distillery, Shene Distillery, Lowdina Orchard, Coal Valley Orchard and Tasmania Cherries.
Available sites for investment	Accommodation and conference facility in Oatlands. The Office of the Coordinator-General would also be pleased to discuss individual opportunities with potential investors and provide assistance on site selection for other potential projects.
Council support	The Southern Midlands Council provides guidance and support through the planning and approvals process and encourages developers to engage with them early in the process.



ACCOMMODATION AND CONFERENCE FACILITY OPPORTUNITY

Southern Midlands Council wishes to encourage and facilitate the establishment of a substantial tourist accommodation facility with a minimum of 30 rooms in Oatlands. Council has embarked on a process to seek and appoint the most suitable proponent from the private sector to develop and operate such a facility.

The lack of a substantive accommodation facility has long been identified as a missing element within Oatlands and the broader region's tourism infrastructure.

Council has identified a preferred site, ownership of which will be made available to the successful proponent, and business case and heritage design guidelines have been prepared to further support the project.



TASMAN

The Tasman municipality is located on Tasmania's south-east coast approximately 90 minutes from Hobart. It attracts those looking for a 'sea change' and a quieter lifestyle.

It is a beautiful part of the world with rolling pastures, timbered hills and surrounded by dramatic coastline of sheer cliffs, towering rocky outcrops with sheltered bays and sea caves.

The population is relatively stable but swells four-fold with visitors during the summer months who are attracted to the Port Arthur Historic Site, beaches, bushwalking and fishing areas, as well as many other tourist attractions.

The Tasman Peninsula was formerly an industrial zone fuelled by convict labour. In the era between convict settlement and the introduction of the modern tourist industry, the area was mostly engaged in timber and fishing.

The terrain and soil type has generally restricted large-scale agriculture although fruit farming and general farming is carried out in suitable locations.

The Tasman and Forestier peninsulas are renowned for rugged coastlines that have been the scene of a number of shipwrecks. At Eaglehawk Neck, there are many strange rock formations, including the Devils Kitchen, the Tasman Arch, the Blow Hole and the Tessellated Pavement.

Tasman has been said to have some of the world's best surf spots at Eaglehawk Neck, Roaring Beach and the famous Shipstern Bluff.

Opportunities for investment include:

- visitor accommodation
- surf tourism and associated services, and
- nature-based tourism experiences.





ACKNOWLEDGEMENTS, COPYRIGHT AND DISCLAIMERS

The Southern Tasmanian Advantage was produced by the Office of the Coordinator-General, in collaboration with the Southern Tasmanian Councils Authority, the Hobart City Deal councils and Regional Development Australia. A special acknowledgement to the twelve councils included in this prospectus - Brighton, Central Highlands, City of Hobart, Clarence City, Derwent Valley, Glamorgan Spring Bay, Glenorchy City, Huon Valley, Kingborough, Sorell, Southern Midlands and Tasman – for the case studies showcasing Tasmania’s local businesses, and providing valuable feedback and contributions.

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Population centres	Nubeena and the localities of White Beach, Port Arthur, Premaydena, Saltwater River, Koonya, Taranna, Eaglehawk Neck and Murdunna.
Educational/research institutions	Tasman District School and Nubeena (kindergarten to grade 12).
Medical facilities	The Tasman Community Health Centre provides residents with access to health and community services. There are a number of community services, visiting services, clinics and support groups that operate from the centre.
Culture and events	Red Bull Cape Fear Big Wave surf event (May), the annual Tasman Peninsula Feast and Arts and Craft Exhibition (January) and the Koonya Garlic Festival (February).
Large and notable employers	Port Arthur Historic Site, Federal Group, Tasman Council, Huon Regional Care and Tassal.
Council support	The Tasman Council provides guidance and support through the planning and approvals process. Council encourages developers to engage with them early in the process.





