

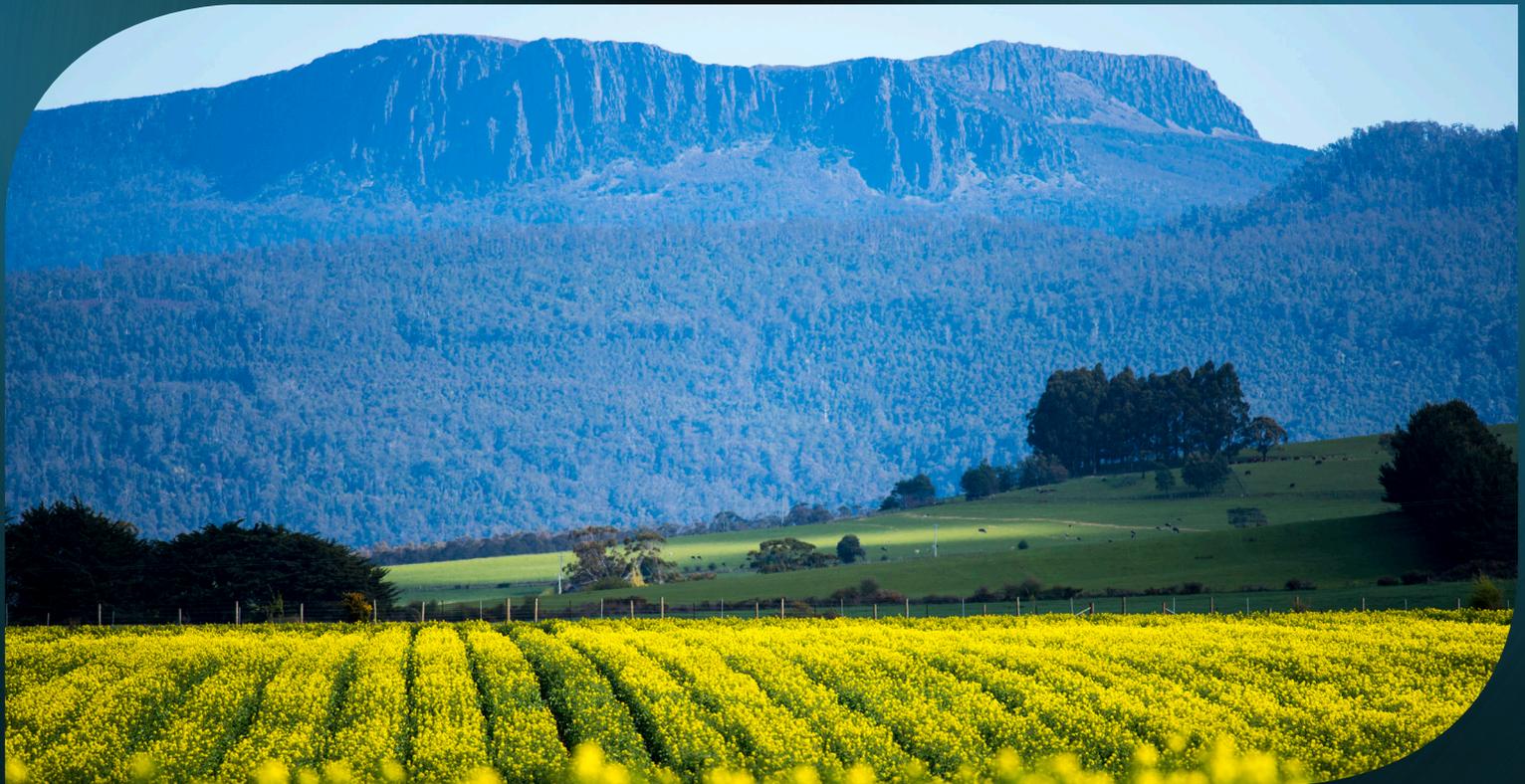


TASINVEST

GATEWAY OF OPPORTUNITIES

VALLEY CENTRAL INDUSTRIAL PRECINCT

WESTBURY, TASMANIA





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WELCOME TO THE VALLEY CENTRAL INDUSTRIAL PRECINCT



Northern Tasmania's Meander Valley region typifies what is distinctly Tasmanian. From historic townships and fertile agricultural land to the scenic landscapes of the Great Western Tiers, it is the ideal place to grow your business and benefit from our state's special brand.

Strategically located in the idyllic town of Westbury in the Meander Valley region, the Valley Central Industrial Precinct is home to successful and innovative businesses in agriculture, transport and logistics and manufacturing. The Precinct offers specific zoning, 24/7 operations and fully serviced industrial sites, as an ideal platform to establish and expand your business.

Only a short commute to Tasmania's second largest city, Launceston, the Precinct is close to shipping ports, an award winning airport, transport infrastructure, and a skilled and experienced workforce that live in one of the most picturesque regions of our state. Given these advantages, it is with little surprise that Meander Valley is seen as an attractive place live, visit and operate from.

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

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

Michael Ferguson MP
Minister for State Growth

INTRODUCTION FROM MEANDER VALLEY MAYOR



On behalf of the council, I would like to welcome you to Meander Valley.

Located in northern Tasmania, Meander Valley has some of the state's best short walks, World Heritage listed wilderness, cycling trails, trout fishing and gourmet food producers. Those who choose to live and work in Meander Valley enjoy a rural lifestyle that is centrally located, close to serviced towns and an easy commute to both Devonport and Launceston.

Meander Valley Council has a reputation for being one of Tasmania's more progressive and proactive councils and investors and developers have expressed confidence in the Council's planning and development process.

Agriculture, manufacturing, transport and logistics-based businesses have identified the competitive benefits of Meander Valley's geographic location and the affordability of industrial zone land.

Meander Valley's central location and proximity to major ports, airports and highways are an attractive choice to investors seeking to base their commercial operations in Tasmania. Significant investment in water security and infrastructure is one example of how, as a region, we are planning and investing for future industry.

As a council, we understand the importance of developing sustainable industry sectors to ensure growth and prosperity for the Meander Valley municipal area.

Thank you for taking the time to read through the prospectus and I encourage you to invest in Meander Valley, experience all that the region has to offer and be a part of its prosperity.

A handwritten signature in black ink, appearing to read 'W. A. Johnston'. The signature is fluid and cursive.

Cr Wayne Johnston
Meander Valley Mayor

VALLEY CENTRAL INDUSTRIAL PRECINCT AND BEYOND

A region of immense opportunity.

The Valley Central Industrial Precinct (the Precinct) is one kilometre north of the township of Westbury in the Meander Valley region. With lot sizes ranging from approximately half a hectare to almost four hectares, the Precinct contains just under 50 lots covering an area of around 127 hectares.

Headlining the Precinct's benefits is its central location between the two northern Tasmanian cities of Launceston and Devonport, its proximity to Launceston Airport (30 minutes), and two major Tasmanian ports at Devonport and Bell Bay. Under an hour's drive from the Precinct, these ports are less than 250 nautical miles from the Port of Melbourne.

The Precinct is a result of sustained research, intentional planning and purposeful design.

Recognising that Westbury is a well-established economic centre, strategically positioned between two of Tasmania's cities, the Meander Valley Council undertook extensive research to determine the best site for the industrial precinct. A significant focus of the research involved identifying the type of business activities that would be ideally suited to the Precinct, based on the location and the eco-agricultural attributes of the region.

As a result, the Precinct was developed to create a sustainable logistics-based industrial precinct capable of 24/7 operations. The Precinct leverages the growing agricultural and forestry related heavy vehicle traffic volumes of the nearby transport infrastructure, including the Bass Highway and Birralee Main Road. Identified activities that may benefit from the Precinct's competitive advantages include agricultural processing, manufacturing, transport, storage and logistics.

Accommodating a number of established businesses already, the credentials of the Precinct are further enhanced by the presence of narcotic raw material manufacturer, Tasmanian Alkaloids. Recognised as the largest exporter of thebaine and oripavine in the world, the company employs over 200 Tasmanians including scientists, engineers, technicians, functional specialists, administrative support, operators and tradespersons.



Westbury is the local economic centre and houses the offices Meander Valley Council. Classified as an historic town, the picturesque village offers a range of commercial and community services including banking facilities, dining options, quality accommodation, schools, and medical facilities. Westbury offers an enviable lifestyle. The combination of housing affordability, rural-urban lifestyle and the short commuting distance to the City of Launceston, are just a few of the factors that make Westbury so liveable.

Westbury and the Valley Central Industrial Precinct are located within the Meander Valley region which is renowned for its fertile agricultural land and downstream value-adding capabilities. The region's agricultural prowess is reflected in its annual Agricultural Field Day, Agfest. This three day event is recognised as one of the top field days in Australia and attracts around 60 000 people annually.

Enhancing the competitive advantage of the region is the Greater Meander Irrigation Scheme, one of the largest irrigation schemes in Tasmania. The centrepiece of the scheme is the Meander Dam which provides around 36 000 mega litres for irrigation. This security of water supply ensures Meander Valley is perfectly situated to meet our premium food production requirements and contribute even further to Tasmanian exports.

Opportunities exist for exporting premium value-added produce into Asian markets including China. A burgeoning middle class across Asia is leading to increased demand for premium, fresh produce, and the recent implementation of free trade agreements with China, Japan, Korea and Malaysia are providing progressive tariff reduction and elimination.

The Precinct's central location also provides further opportunity with the recent completion of a number of Tasmanian regional irrigation schemes. Over \$300 million has been invested in the roll-out of 10 tranche one schemes and a further \$190 million is sought for five proposed tranche two schemes.

The schemes enable more reliable and intensified agricultural production in fresh produce and higher value niche products. Flow-on benefits are envisaged for downstream food processing, as well as transport and storage for both farm and processed produce. The Precinct is perfectly situated to leverage the opportunities that the continued roll-out of these schemes presents.

On a macro level, Meander Valley, Launceston and the North-East region, accommodate almost 30 per cent of Tasmania's businesses and over one quarter of Tasmania's population.



FAST FACTS – NORTHERN TASMANIAN REGION

| | |
|--|--|
| Population | 143 544 |
| Total area | 19 975 sq. km |
| Key industries | Manufacturing, agriculture, and construction |
| Size of economy (Gross Regional Product) | \$6.217 billion |
| Median resident age | 42 |
| Median annual family income | \$41 992 |

FAST FACTS – CLIMATE INFORMATION (AVERAGES)

| Season | Maximum temperature (°C) ¹ | Rainfall (mm) ² |
|--------|---------------------------------------|----------------------------|
| Annual | 18.5 | 764.7 |
| Summer | 20.2 | 44.9 per month |
| Autumn | 19.1 | 57.6 per month |
| Winter | 13.2 | 86.5 per month |
| Spring | 18.1 | 65.9 per month |



1 Launceston Ti Tree Bend - Elevation 5 metres

2 Westbury (Birralelee Road) – Elevation 186 metres

THE TASMANIAN ADVANTAGE – WHY VALLEY CENTRAL?

Aligning with Tasmania's outstanding brand attributes makes sense. Valley Central Industrial Precinct offers proximity to market supported by quality infrastructure in one of Tasmania's prime agri-industrial regions.

Whether establishing, relocating or expanding, the Valley Central Industrial Precinct represents an exceptional location for businesses to base their operations. Key features of the site and region include:

- a strategically located Precinct with a short commute to main cities, ports, airports and prime agricultural land
- close proximity and easy access to major highways enabling reliable and punctual delivery of goods and services
- excellent connectivity to services (electricity, water, gas, sewerage and liquefied natural gas)
- adequate buffers to residential areas
- provision for 24/7 operations
- appropriately zoned land providing a range of permitted and discretionary uses
- suitability for business operations in any stage of the 'food life cycle' from paddock to plate, to waste and recycling services of food processing by-products
- a range of lot sizes at affordable prices
- a proactive council with an excellent track record of assisting and supporting businesses
- access to a stable, multi-skilled, and proficient workforce who are used to dealing with the complexities and requirements of multi-national companies.

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

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

STRATEGIC LOCATION WITH EXCEPTIONAL INFRASTRUCTURE

Valley Central Industrial Precinct offers the fundamental qualities required for success; central location, ease of accessibility and quality infrastructure.

ROAD

The Valley Central Industrial Precinct is located in northern Tasmania approximately one kilometre north of Westbury. Its central location ensures that it is well connected by road to all Tasmanian cities and major sea and air ports and is a three hour drive from 90 per cent of Tasmania's population.

It is on Birrallee Road which is an important freight route to the deep water port of Bell Bay (50 minutes). Recognised as a Regional Freight Road this road provides for inter-regional and sub-regional freight movements as well as passenger vehicle movements.

The Precinct is just 500 metres from the Bass Highway which is designated as part of National Highway One. The Bass Highway caters for heavy transport vehicles such as B Doubles. It provides easy access to the City of Launceston (25 minutes), Launceston airport (30 minutes), City of Devonport and the Port of Devonport (45 minutes), City of Burnie and the Port of Burnie (one hour, 10 minutes) and Tasmania's capital city, Hobart (two hours, 30 minutes).

SEA

The Precinct has convenient access to three major Tasmanian ports; Bell Bay, Devonport and Burnie.

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

The Port of Devonport located near the mouth of the Mersey River, is a 45 minute drive from the Precinct. With over 800 ship calls per annum, the port provides for a range of domestic and international uses including container services, general cargo, fuel import/export, cement import/export and passenger ferry services. Significant infrastructure exists at the site including cement and wheat silos as well as general storage facilities.

Additionally, the port benefits from an adjacent bonded warehouse and storage facilities, as well as a fully accredited Australian Quarantine and Inspection Service (AQIS) Wash Bay. The port is both accessible and navigable being situated around 1.5 nautical miles from the open sea and with a draft of up to 9.0 metres.

The Port of Bell Bay with its deep water access and laydown areas is a major port for domestic and international bulk goods, as well as container services and is located less than a 60 minute drive from the Precinct. The port accommodates significant infrastructure, capable of handling bulk and container freight movements as well as providing full port services including pilotage, towage, fuel, provisioning, stevedoring, quarantine and maintenance. The port is accessible and navigable, with draft of up to 11.5 metres and an average tidal variation of 2.3 metres.

The deep water Port of Burnie, approximately an hour and 10 minutes' drive from the Precinct, is Tasmania's largest port in terms of freight throughput with over 4.2 million total freight tonnes and around 239 000 twenty foot equivalent units (TEUs) handled in the most recent financial year. Accessing both the domestic and international markets, the port provides for container services, forestry products, minerals, general cargo and fuel import and export.

The importance of the Port of Burnie to Tasmania and Australia is endorsed by the Burnie Port Optimisation Project that was completed in November 2015. The Optimisation Project enhanced the existing intermodal terminal and rail facilities at the port as well as improving the efficiency and capacity of freight handling. The port is accessible and navigable with a draft of up to 10 metres.

AIR

The central location of the Precinct ensures easy road access to both the Launceston (30 minute drive) and Devonport (45 minute drive) airports.

Launceston Airport is the principal tourism and airfreight gateway for northern Tasmania, handling over 1.25 million passengers. More than 20 000 regular passenger transport movements occur per year at the airport involving airline operators Jetstar, Virgin Australia, QantasLink and Sharp Airlines and aircrafts including A320, A321, Boeing 737-800, Dash 8-400, Embraer 190 ATR and Metroliner.

Recent growth and investment has propelled the airport into the top 12 in Australia in passenger terms and the Australian Airports Association named 'Launceston Airport Major Airport of the Year 2015' in recognition of the transformational improvements made.

The airport services Melbourne, Sydney, Brisbane, as well as Burnie and the Bass Strait Islands of Flinders Island and King Island.

In terms of freight services, the current Qantas Freight facility which was recently upgraded at a cost of approximately \$1.5 million includes an undercover warehouse, refrigerated capacity, truck turning hardstand as well as direct access to the tarmac.

The facility can hold two freighter aircraft units or 18 pallets in chillers and up to 30 aircraft units at any one time across the facility. Qantas Freight currently services eight dedicated freighter aircraft per week with uplift capabilities of approximately 10 000 kg per flight to Melbourne and beyond. A number of different services are provided including priority, overnight, classic, fresh, animal and custom services. Both Qantas Freight (via Jetstar) and Virgin Australia provide additional freight services through accessing the belly space in respective regular transport services ex Launceston. Virgin Australia Cargo intends to introduce a four times weekly dedicated B737 freighter operation to and from Melbourne effective mid-2016. Sharp Airlines provides regular mail and freight services on its Metroliner aircraft to and from Flinders Island and King Island with freight volumes growing strongly.

A forecast \$65 million CAPEX program over the next 10 years, will continue to reinforce Launceston Airport's reputation as one of Tasmania's most important airport's.



FLIGHT TIMES FROM LAUNCESTON TO MAJOR CENTRES

| City | State | Approximate flight time* |
|-----------|------------------------------|--------------------------|
| Melbourne | Victoria | 55 minutes |
| Sydney | New South Wales | 1 hours, 45 minutes |
| Brisbane | Queensland | 2 hours, 40 minutes |
| Canberra | Australian Capital Territory | 2 hours, 5 minutes |
| Adelaide | South Australia | 2 hours, 25 minutes |
| Perth | Western Australia | 5 hours, 15 minutes |
| Darwin | Northern Territory | 5 hours, 30 minutes |

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

Devonport Airport provides flight services to the North West Coast of Tasmania handling over 143 000 passengers per annum and around 1 400 regular transport passenger movements. A freight service is provided by Toll Group with approximately 20 flights a month into and out of Devonport.

RAIL

TasRail operates safe, reliable and competitive freight rail and logistics services state-wide. With over 611 kilometres of operational lines, the network is a narrow gauge single rail line, providing access to a significant proportion of Tasmania's cities and major towns.

TasRail's Western Line runs through the township of Westbury. The rail network can be accessed by TasRail's terminal facilities and loading point at nearby Western Junction less than 40 kilometres away from the Precinct.

ELECTRICITY SUPPLY

Electricity supply is available to all land titles in the Precinct with the area supplied by the nearby Hadspen substation at 22 kV. The Precinct benefits from all electricity mains being underground.

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

It is also noteworthy that the Council is working with both industry and the Tasmanian Government to explore the opportunity for a co-generation (heat and steam) bio-energy power plant at the Precinct. Given that the Precinct is likely to attract further large food or agricultural product manufacturers, there is potential for a significant level of biomass inputs, such as agricultural residues to be available. This, in turn, would have the potential of supplying power to businesses situated in the Precinct. The project is currently in the pre-feasibility stage.

NATURAL GAS AND LIQUEFIED NATURAL GAS

Reticulated Natural Gas (LNG) is available within the Precinct and is supplied to the distribution network via the Tasmanian Gas Pipeline's transmission pipeline which runs along the southern boundary of the Precinct. Whilst it is envisaged that the lower pressure distribution system would provide adequate supply solutions for the majority of prospective clients, potential does exist to connect to the higher pressure transmission pipeline on a case-by-case basis. The current supply and demand profile for natural gas in Tasmania demonstrates that there is ample natural gas available to meet the level of demand required by heavy industry with the Tasmanian Gas Pipeline having the capacity to transport 129 TJ/day of natural gas to Tasmania.

Leveraging the availability of natural gas to the Valley Central Industrial Precinct is the presence of the first Micro LNG Plant in Australia. Built to supply LNG to Tasmania's heavy transport sector via a network of refuelling stations around Tasmania, the \$150 million project was completed in 2011 and has the capacity to produce 50 tonnes of LNG per day (equivalent to 70 000 litres of diesel fuel). As a consequence, the Precinct hosts a 24/7 LNG refuelling station.

NBN

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

The Precinct has been approved for the NBN. Groundworks are currently underway in the Precinct to prepare this area for connection to the NBN network within the next 12 months.

FUEL

Catering for light and heavy transport vehicles, the Precinct conveniently provides the following options for refuelling:

- 24 hour self-service fuel facility providing diesel, high flow diesel, unleaded and premium unleaded
- 24 hour self-service LNG facility.

WATER AND WASTE

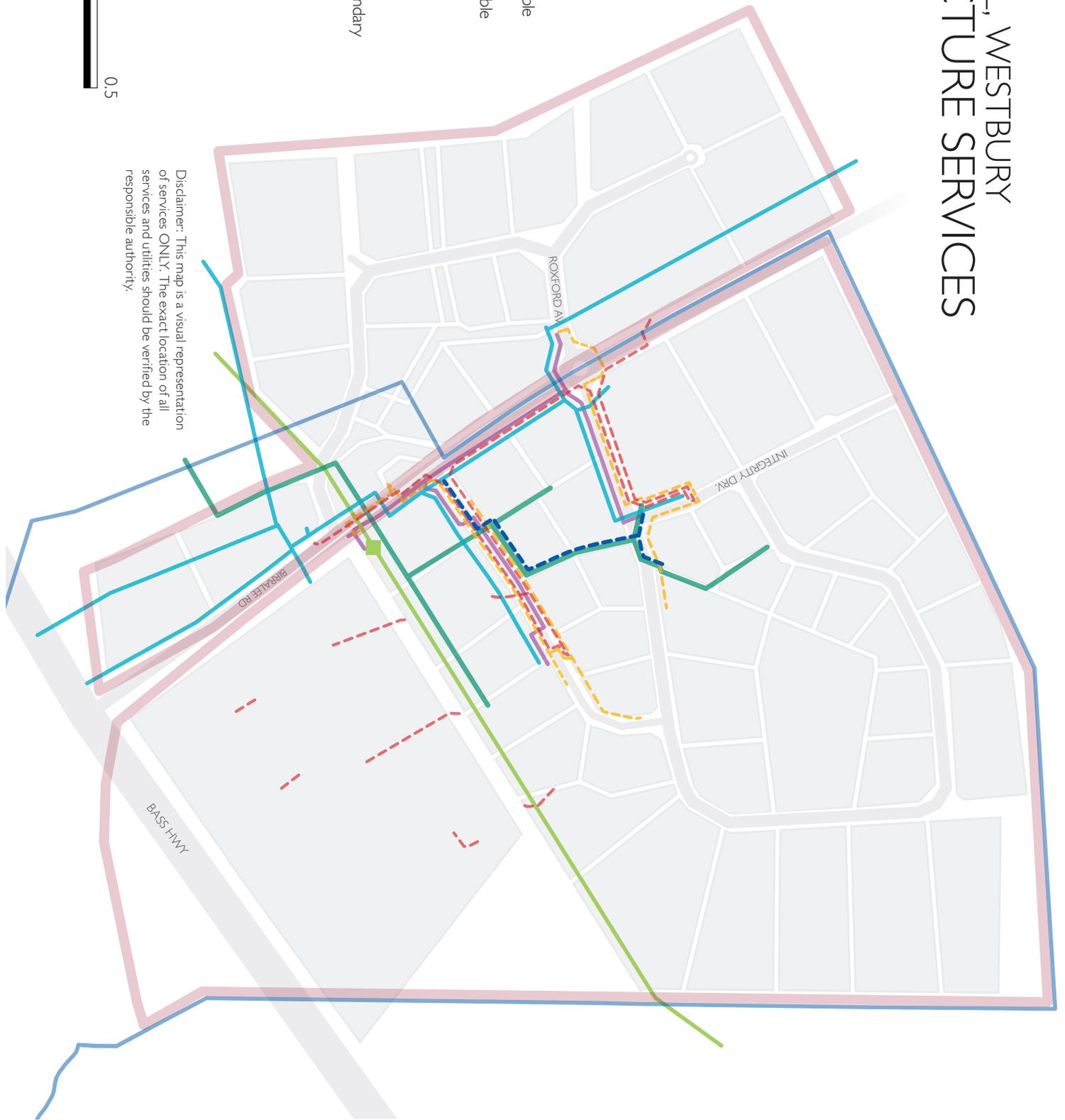
The Precinct is well serviced with a treated water supply and benefits from Tasmania's significant water resources. It is worth noting that while Tasmania represents only 0.9 per cent of Australia's land area the state has approximately 12 per cent of the nation's total freshwater resources.

Mains water is available to the Precinct with the pipe sizes running into and throughout the Precinct ranging from 150mm-300mm in diameter. Sewerage infrastructure is also available throughout the Precinct and, subject to the relevant approvals, is accessible for the disposal of waste water for businesses in the Precinct.

VALLEY CENTRAL, WESTBURY INFRASTRUCTURE SERVICES

LEGEND

- Natural Gas Facility Locations
- Natural Gas Pipeline
- Natural Gas Distribution Pipes
- - - Low Voltage Underground Cable
- - - High Voltage Underground Cable
- Water Mains
- Sewerage Mains
- Westbury Industrial Zone Boundary
- - - Conduit for NBN
- Proposed NBN Service Area



Disclaimer: This map is a visual representation of services ONLY. The exact location of all services and utilities should be verified by the responsible authority.

VALLEY CENTRAL, WESTBURY SITE PLAN



Please enquire as to the current availability of listed lots.



ACCESSIBLE, AFFORDABLE AND ACCOMMODATING INDUSTRIAL LAND

Intentionally planned and designed to offer investors a high level of certainty, the Precinct offers competitively priced and appropriately zoned land ready for development.

The Precinct covers an area of around 127 hectares and contains just under 50 lots ranging from approximately half a hectare to almost four hectares.

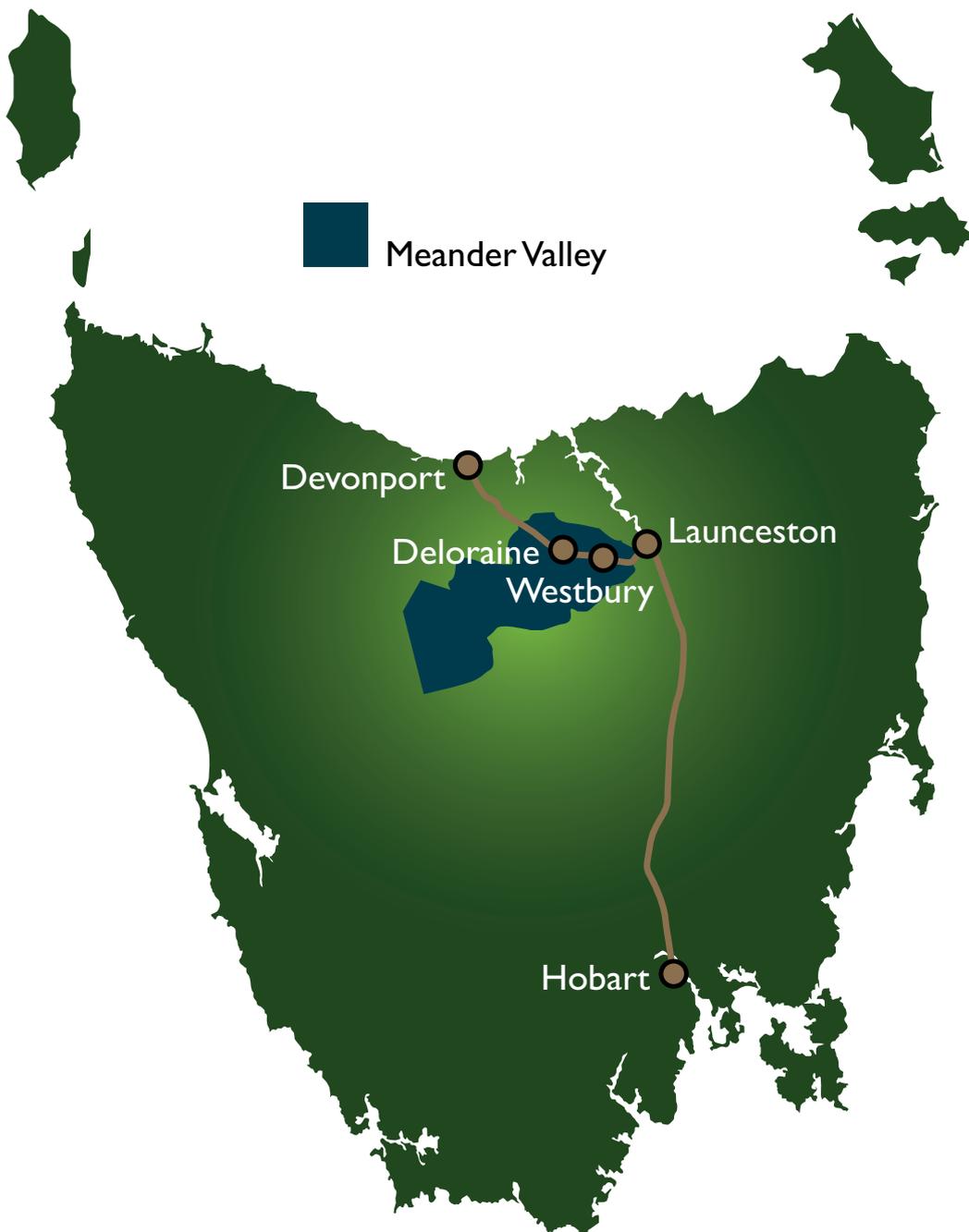
A particular benefit of the Precinct is that, in line with the Precinct Outline Development Plan, full subdivision of all land has not yet occurred. As such, there is potential in the planning scheme for larger lots to be created.

Current ownership rests primarily with the developers of the site with a number of lots already purchased by businesses who are established and operating in the Precinct. Subject to negotiation, a range of tenure options are possible including ownership or leasing.

In terms of zoning, the Precinct was intentionally and purposefully designed to provide for a broad range of industrial uses. Such is the nature of this design that the Meander Valley Interim Planning Scheme 2013 notes that the local area objective for the Precinct is “to provide economic opportunity through certainty in the nature and siting of use and development for the strategic provision of a broad range of industrial uses”.

The Precinct is ideally suited to the following:

- services to agricultural industries
- transport and logistics
- warehousing
- agricultural equipment manufacturing
- food processing, packaging and value adding
- agricultural by-products recycling and waste processing
- export-oriented activities.



Furthermore the Council, via the Planning Scheme, has assigned a specific area plan overlay for the site, which provides further detailed guidance on use and development within the Precinct with a view to accommodating future industrial needs and development. This includes allowing for increased heights of buildings (up to 15 metres) and increased height of towers, stacks and the like (up to 30 metres).

For more information regarding Valley Central Industrial Precinct including the available land and lot sizes, please visit www.sgsep.com.au/maps/NDTIndustrialLand/valleycentral.html

Meander Valley Council has effectively provided certainty in relation to planning approval processes at the Precinct, allowing permitted status across a broad range of industrial activities subject to conformance with base criteria being achieved. In addition to permitted activities, a number of discretionary activities are also provided for:

PERMITTED USES UNDER THE PLANNING SCHEME

- Bulky goods sales.
- Equipment and machinery sales and hire.
- Recycling and waste disposal.
- Resource processing (excluding animal sales yard or abattoir).
- Service industry.
- Storage.
- Manufacturing and processing.
- Research and development.
- Transport depot and distribution.
- Utilities (if for minor utilities).
- Vehicle fuel sales and service.
- Vehicle parking.

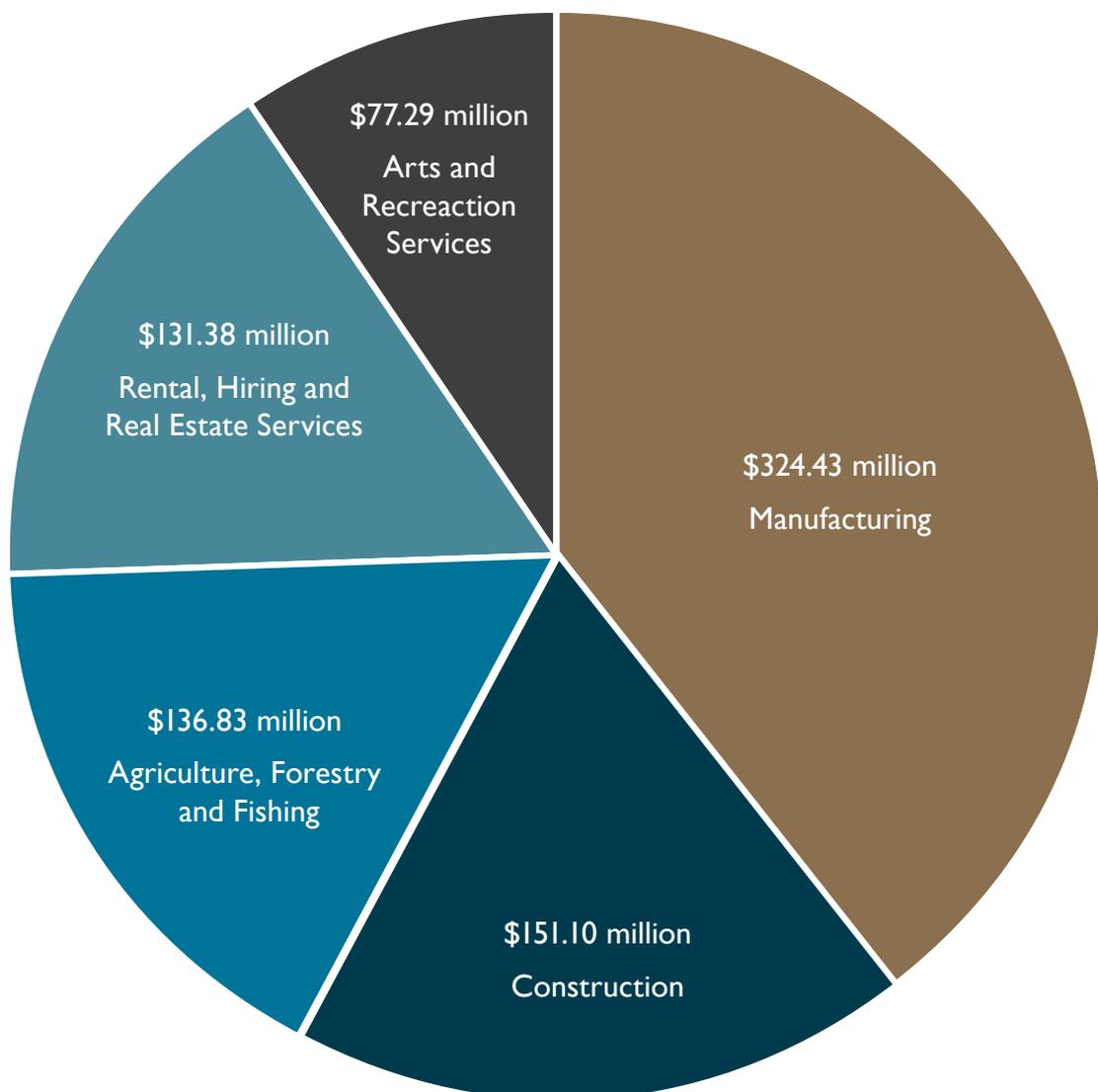
DISCRETIONARY USES UNDER THE PLANNING SCHEME

- Crematoria.
- Emergency services.
- Food services (if for café or takeaway food premises).
- Motor racing facility.
- Resource processing (if for animal saleyard or abattoir).
- Utilities (if not for minor utilities).

While complexity of development applications varies, the Tasmanian system compares very favourably with other Australian states. Statutory approval periods are 28 days for permitted developments and 42 days for discretionary developments with actual processing times consistently reported to be well within these limits. In 2013-14 the average time across the state for processing permitted applications was 18 days and for discretionary applications it was 33 days.

In addition, Tasmania is undergoing major reforms in the planning area to introduce a 'faster, fairer, cheaper and simpler planning system' through preparing a single state-wide planning scheme which will provide over 80 per cent consistency in planning controls across the various local councils. These reforms will provide investors with certainty and consistency in the planning controls irrespective of where they are seeking to invest.

MEANDER VALLEY - ECONOMIC OUTPUT TOP FIVE INDUSTRIES³



³ Source : Latest REMPLAN data incorporating Australian Bureau of Statistics' (ABS) June 2015 Gross State Product, 2012 / 2013 National Input Output Tables and 2011 Census Place of Work Employment Data

A STABLE, EDUCATED AND SKILLED WORKFORCE

Continuously evolving to meet the complex needs of multinational and local businesses, the Northern Tasmania workforce has a well-earned reputation of being highly skilled, committed and technically proficient.

The Meander Valley and wider northern Tasmanian region has a stable and skilled workforce with a population of around 90 000 at working age. Ranging from professionals, technicians, scientists, engineers, administrative support, construction workers, tradespeople, labourers and apprentices, the Precinct has access to a range of local and regional employees only a relatively short commute from major regional population centres. Commuting to the area is relatively easy due to the efficient road systems and Tasmania's lack of traffic congestion.

The top industries in the region by economic output are manufacturing, construction and agriculture, forestry and fishing. As such the workforce is particularly diverse, highly skilled and adaptable.

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

The Meander Valley and Northern Tasmanian region benefits from the presence of a number of educational facilities. The University of Tasmania, consistently ranks in the top 10 research universities in Australia and within the top 2 per cent of Universities worldwide.

Particularly relevant to the Meander Valley region is the Tasmanian Institute of Agriculture (TIA). TIA, via a joint venture between the University of Tasmania and the Tasmanian Government, operates a centre of excellence in solution-oriented agricultural research development, extension, education and training. Led by a dynamic team of scientists and technical experts, many of whom are internationally renowned, TIA works closely with government and industry to improve the performance of Tasmania's agricultural sector across all industries and value chains. Focus areas include dairy, extensive agriculture, food systems, perennial horticulture, irrigation and vegetables.

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

Adding further weight to the region's impressive breadth of educational facilities is the Australian Maritime College (AMC). The AMC is Australia's national centre for maritime education, training and research and has campuses in nearby Launceston and Beauty Point. It is one of the seven founding members, representing the five continents of the world, of the International Association of Maritime Universities (IAMU). The AMC offers vocational certificates, graduate and post graduate qualifications via specialist teaching, learning and research facilities in maritime and maritime related fields.

INCENTIVES

Actively encouraging and supporting business development, Meander Valley Council has a well-earned reputation as a progressive and proactive council.

Reflecting their commitment to supporting business development at the Precinct, the Meander Valley Council has recently approved an industrial development incentives policy. Based on the General Rate provided by the Government's Valuer General, rate relief is afforded at the following discounts should the development meet certain basic criteria:

- Year 1 – 100% rate relief
- Year 2 – 50% rate relief
- Year 3 – 25% rate relief

| RATE INCENTIVE COMPARISONS WITH A GENERAL RATE OF \$0.058731 CENTS IN THE DOLLAR | | | |
|--|------------------|-------------|------------------------|
| Capital value | AAV % of capital | AAV | General rate incentive |
| \$20 000 000 | 8% | \$1 600 000 | \$93 970 |
| \$10 000 000 | 8% | \$800 000 | \$46 985 |
| \$5 000 000 | 8% | \$400 000 | \$23 492 |
| Capital value | AAV % of capital | AAV | General rate incentive |
| \$20 000 000 | 7% | \$1 400 000 | \$82 223 |
| \$10 000 000 | 7% | \$700 000 | \$41 112 |
| \$5 000 000 | 7% | \$350 000 | \$20 556 |
| Capital value | AAV % of capital | AAV | General rate incentive |
| \$20 000 000 | 6% | \$1 200 000 | \$70 477 |
| \$10 000 000 | 6% | \$600 000 | \$35 239 |
| \$5 000 000 | 6% | \$300 000 | \$17 619 |

Source: Meander Valley Council, 2015/2016 (rates and figures subject to change)



PRECINCT CASE STUDY

Tasmanian Alkaloids – manufacturer of narcotic raw materials

Tasmanian Alkaloids is recognised as the largest exporter of thebaine and oripavine in the world. Centrally placed in northern Tasmania near the historic town of Westbury, Tasmanian Alkaloids location next to a major Tasmanian Government highway provides them with direct access to airports and shipping ports.

Well over 95 per cent of the production of high value pharmaceutical raw materials is exported to all parts of the world with customers in the United States, United Kingdom, Norway, Switzerland, and Denmark to name but a few.

The company employs over 200 local people including scientists, engineers, technicians, functional specialists, administrative support, operators and tradespersons. The Agricultural Research and Development group work towards better understanding alkaloid production by the poppy plant in order to maximise the content of the required alkaloids in commercial crops. New technologies are employed wherever possible to maximise the crop improvement program. In addition to research into poppy breeding methods, work is undertaken on crop nutrition, crop husbandry and crop protection.

Tasmanian farmers are contracted for the production of about 50 per cent of the world's licit opiate supply. Field officers work closely with farmers throughout the year to ensure top quality harvest results. As well as poppy crops, there are purchases of materials for processing and other services such as: engineering, contracting and power – the majority of which is sourced from within Tasmania.

Tasmanian Alkaloids is a past winner of the prestigious Australian Business Excellence Awards Leadership Gold Award. They have been recognised for Environmental Excellence in the category of Large Business Sustainability at the Tasmanian Awards for environmental excellence and won the ©-STAR Award for developing a world-first poppy variety with high levels of codeine and recently received regulatory approval to sell codeine phosphate made from natural codeine from this poppy variety. In 2014 Tasmanian Alkaloids won the Launceston Chamber of Commerce Excellence in Manufacturing Award.



CONTACT DETAILS

For any additional information regarding the Valley Central Industrial Precinct and investment opportunities, please contact:

JOHN PERRY

Coordinator-General

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