



## Key Contact Information

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## Precinct Information

Feature	Technology Businesses, Professional Services
<b>Precinct Type</b>	Technology Businesses, Professional Services
Vacant Parcels	4 (can be subdivided if smaller lots required)
Vacant Hectares	11.08
Land Price	From \$15 per square metre (\$150,000 per hectare)
Lot sizes	Small to Medium
Gas	No. There is no access to the gas network or gas pipeline.
Water	Yes. Mains water is accessible at frontage.
Sewage	Yes. Mains sewage is accessible at frontage.
NBN	In progress. Build has commenced for the National Broadband Network. Construction began in January 2015, with construction expected to take 12 months.
Electricity 400 v supply	Yes
Electricity 22 kv supply	Yes
Electricity 110 kv supply	Not at present, however close by connection available at Norwood
Proximity to Highway	2.8 kilometres from Midland Highway via Kings Meadows Link (4 minutes)
Proximity to CBD	7.6 kilometres from Launceston (15 minutes)
Proximity to Airport	9.5 kilometres from Launceston Airport (11 minutes)
Access by HML Route Vehicles, HPV and B Doubles	No
24/7 access and operation	No
Mobile phone coverage	Telstra coverage 4GX
Current business types present	Professional services, call centres, childcare centre
Estimated employment in precinct	500+
Fast tracked planning	Yes (simple planning, government ownership)
Statutory Planning Provisions	Particular Purpose Zone 1 (32.0)- Techno Park
Planning fee, building fee and rates schedule	Planning, building and rates schedules vary depending on what is being proposed. Please contact Bruce Williams from Launceston City Council on +61 3 6323 3529 or Bruce.Williams@launceston.tas.gov.au with specific information requests.
Rate subsidy	No
Permitted land uses	See table on page 3



# Launceston Technopark Precinct Technical Guide

## Vacant Lots (provisional lay out)





## Strategic Positioning

The Launceston Techno Park at Kings Meadows has been developed as a location for large footprint commercial buildings (call centres and research facilities). Originally a live animal quarantine station, it is set in a parkland environment and is surrounded by parcels of land that are not suitable for large footprint developments.

The Launceston Techno Park is owned and managed by the Tasmanian Government of State Growth. It is an investment-ready site, serviced with optic fibre and is occupied by a number of Contact Centres including Westpac (two centres and 550 employees) and Centrelink (125 employees). Childcare is provided on site by ABC Learning Centres Pty Ltd. Techno Park is relatively flat with a gradual southerly slope, in a rural, bushy setting. All of the sites have onsite parking and loading facilities with wide roads for easy manoeuvrability of vehicles. Much of the land remains undeveloped, though some of this area is reserved for the future expansion of the existing businesses. The site is ideal for research-based industries.

## Statutory Planning

Launceston Techno Park's Purpose Statement as set out in the Particular Purpose Zone is to:

- provide for a range of uses and developments for research, development and assembly of high technology goods, information technology and communication services, and
- provide for complementary uses and developments that support the above purpose.

Use and Development Standards are provided in the Launceston City Council Interim Planning Scheme 2015, which can be found here: <http://www.iplan.tas.gov.au/pages/plan/book.aspx?exhibit=lips>. The following table outlines the uses that are permitted within the Techno Park Particular Purpose Zone.

Uses under Particular Purpose Zone 1- Technopark	Qualification
<b>No permit required</b>	
– Natural and cultural values management	
Passive recreation	
<b>Permitted</b>	
– Business and professional services	If for a call centre
– Research and development	
– Utilities	If for minor utilities
<b>Discretionary</b>	
– Business and professional services	
– Educational and occasional care	
– Food services	If not for a restaurant
Manufacturing and processing	If for electronic technology, information technology or biotechnology.
– Service industry	If for electronic technology, information technology or biotechnology
<b>Prohibited</b>	
– All other uses	

Source: Launceston City Council Interim Planning Scheme, 2013

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Information in this technical guide has been provided and compiled by Launceston City Council, the Tasmanian Department of State Growth, Northern Tasmania Development, RDA Australia Tasmania Division, SGS Economics and Planning and private industry professionals across Northern Tasmania.