



## Key Contact Information

<b>Address</b>	Translink Avenue, Western Junction
<b>Local Government Area</b>	Northern Midlands Council
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## Precinct Information

Feature	
<b>Precinct Type</b>	Transport and Distribution and Warehousing and Logistics, Commercial Operations
Vacant Parcels	31
Vacant Hectares	59.8
Land Price	From \$30 per square metre (\$300,000 per hectare)
Lot sizes	Small to large
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 the frontage and on properties.
NBN	In progress. Build has commenced for fixed line National Broadband Network.
Proximity to Bell Bay Port	60 km (45 minutes)
Proximity to Devonport Port	105km (1 hour 10 minutes)
Proximity to Burnie Port	151 km (1 hour 40 minutes)
Proximity to Rail	2 km to Western Junction (2 minutes) (with future possibility of a rail link through to the precinct itself)
Electricity 400 v	Yes
Electricity 22 kv supply	Yes
Electricity 110 kv supply	Not at present, however close by connection available
Proximity to Highway	1.5 kilometres to Midland Highway (3 minutes)
Proximity to CBD	13.8 Kilometres to Launceston (15 minutes)
Proximity to Airport	Directly adjacent
Proximity to Resources	No direct proximity to natural resources, however Translink is located directly along resource transport corridor. Good proximity to rural resources (rural cropping, fresh fruit and vegetables)
Access by HML Route Vehicles, HPV and B Doubles	Yes
24/7 access and operation	Yes
Mobile phone coverage	Telstra coverage 4G
Current business types present	Major tenants include SRT Logistics, State-wide Independent Wholesalers, Crisp Brothers / Haywards, TasFreight, Vos Constructions
Estimated employment in precinct	1,254
Fast tracked planning	Yes - Specific Area Plan Overlay (101.SAP.TLK) in place
Statutory Planning Provisions	General Industrial Zone (25.0) Specific Area Plan Overlay (101.SAP.TLK) Australian Noise Exposure Forecast (ANEF) contours Overlay (101.ANE)
Planning fee schedule	The fee for a \$5m project is \$15,000, \$10m is \$30,000, above is negotiable.
Building Fee Schedule	The fee for a \$5m project is from \$5,000 to \$15,000, for \$10m is \$10,000 to \$30,000, for \$15m is \$30,000 +
Rate Schedule	A property with a capital value of \$15 million would pay a General Rate at 9.08 cents of \$170,250, a Fire Levy at 0.50 cents of \$5,288 and Waste is \$100, total is \$175,638
Rate subsidy	25% saving per annum for 3 years
Permitted land uses	Uses vary for seven different areas within the precinct (see statutory planning section on page 3)

## Vacant Lots



## Strategic Positioning

The strategic conjunction of highway corridors to the south, north and north-west of the state creates unique opportunities in freight hub developments, and in services to the transport, warehousing and logistics sectors.

The TRANSlink industrial precinct is the most significant precinct in the Northern Midlands. It is strategically located adjacent to Launceston Airport, 15 minutes' drive to Launceston with very good access to the Midland Highway. The site is well located to accommodate regionally significant industries in the categories of transport and warehousing and also export orientated industries. Lot sizes generally suit these types of industries. The adjacent primary industry zone to the south east allows for even more future growth should the demand occur. The land at TRANSlink is mostly flat with only 0.5 hectares having a slope of more than 10%. Nearby uses are commercial, rural and particular use (airport).

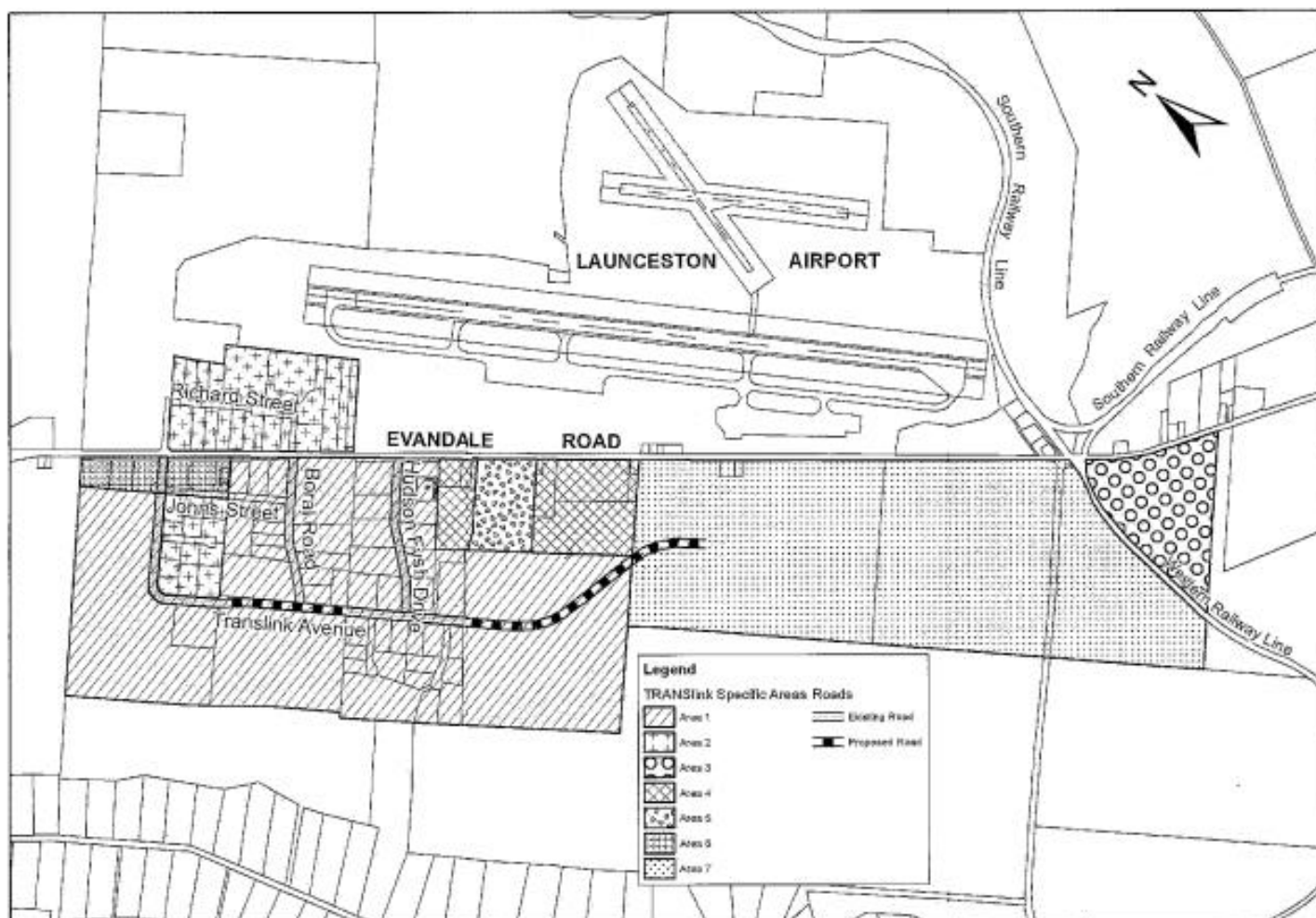
In addition to the already available lots in Translink, there is capacity for more adjacent land to be rezoned subject to demand. Suggested lot sizes on vacant lots are all provisional and discussions and negotiations are very welcomed by Northern Midlands Council. Council are happy to assist with any negotiations required, with interested parties asked to engage with Council as early as possible.

## Statutory Planning

As well as being zoned General Industrial, an Australian Noise Exposure Forecast Overlay (due to the proximity to the Launceston Airport) applies, along with a Specific Area Plan Overlay. The purpose of the Translink Specific Area Plan is to:

- Provide for industrial and commercial uses and developments which serve the strategic needs of the Launceston and Northern Midlands region and the State, and which would derive a particular benefit from a location having proximity to Launceston Airport, access to the State's road and rail network or links to the port of Bell Bay.
- Cater primarily for storage, transport and industrial uses.
- Provide for a limited range of retail or other activity, which supports storage, transport and industrial uses.
- Provide for a limited range of retail or other activity, which can demonstrate that the location offers a particular strategic advantage.
- Provide an area within which business-support facilities for the TRANSlink Industrial Zone and Airport operations can locate.
- Provide opportunities for the development of accommodation adjacent to and serving the Airport.
- Provide detailed guidance on use and development within the General Industrial Zone at TRANSlink, particular to the unique characteristics of the area.

The specific area plan applies to the area of land designated as Translink Specific Area Plan as shown in the figure below. Use and development standards are outlined in the Northern Midlands Council Interim Planning Scheme, which is available online here: [http://www.northernmidlands.tas.gov.au/Page/Page.aspx?Page\\_Id=121](http://www.northernmidlands.tas.gov.au/Page/Page.aspx?Page_Id=121). Uses vary for each of the seven areas. Discussions are encouraged and welcomed between Northern Midlands Council and any interested businesses.



Source: Northern Midlands Council Interim Planning Scheme, 2013

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Information in this technical guide has been provided and compiled by Northern Midlands 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.