

LatrobeCity

INVEST IN LATROBE



foreword



*Cr Darrell White OAM
Mayor*

The Investment Precincts have been developed to support the right investments in the right locations. This prospectus provides an overview of the investment-ready opportunities available for industry in Latrobe City and to support proactive management of growth into well-planned precincts.

Development of these precincts is expected to create new economic activity and employment opportunities in Latrobe City. The Investment Precincts will support the creation of a diversified, prosperous local economy and bright economic future for our region.

Latrobe City Council has energy and vision, and is committed to building a more sustainable, diversified and innovative business environment. We welcome you to review what we have to offer and invite you to contact us to discuss how you can be part of an exciting future in Latrobe City.

WHY INVEST IN LATROBE?

- Vibrant Regional City, it is the commercial hub and service centre for Gippsland.
- Ideally located, in the heart of Gippsland 150km east of Melbourne.
- First-rate utility services, including electricity, water, gas, waste water management solutions and NBN connection.
- Processing potential, Gippsland is home to highly productive dairy and vegetable production industries which have significant processing potential.
- Strong transport connections, located on the Princes Highway (M1) with regular V/Line and freight rail services and is home to the Latrobe Regional Airport.
- Direct rail access to market, open rail siding running a daily service provides direct access to the Port of Melbourne via the Gippsland Platinum line.
- Ability to co-locate and collaborate with other like businesses, established network of business services, equipment and expertise.
- Diverse business community, vibrant and varied businesses.
- World class health services including state of the art hospital, aged care facilities and full ancillary services.
- Social licence to operate, a community that has a positive outlook towards development and progress.
- World class local engineering and manufacturing skills, which are nationally recognised.
- Affordable land and rental prices, operating a business and living in Latrobe City is cost effective compared to other regional cities and Melbourne.
- Higher education choices, including Federation University, Monash Rural School of Health and Federation Training to support training, retention and development.
- Investment assistance and incentives, significant government incentives are currently available to enable new investment.
- International engagement support, Council provides a dedicated trade desk and formal sister city relationships.
- Support for Business, Council's Economic Development and Planning teams work collaboratively to support and facilitate investment.
- A great lifestyle, there is something for everyone with great recreational, cultural and sporting facilities and events, natural attractions, a range of dining options, great shopping, a cinema, and choice in education and healthcare.

ABOUT LATROBE CITY

Latrobe City is the
only Regional City in
eastern Victoria and
boasts a diverse economy.

POPULATION

74,329*

BUSINESSES

4,500

JOBS

32,389*

GROSS REGIONAL PRODUCT

\$4.87*
BILLION

TOTAL ECONOMIC OUTPUT

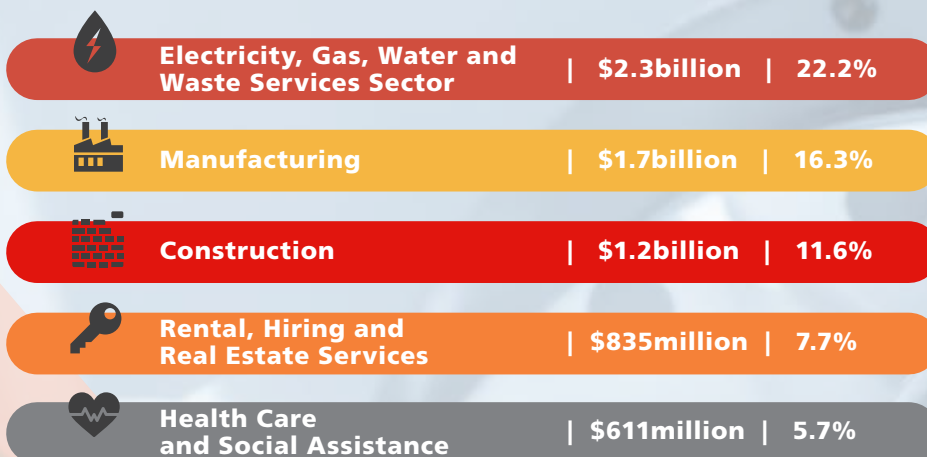
\$10.79*
BILLION

TOTAL VALUE-ADDED

\$4.54*
BILLION

Traditionally recognised as the heart of Victoria's electricity industry, today a range of other sectors contribute to the Latrobe City economy.

The top five contributors to Latrobe City's economic output are:



**Source: REMPLAN Economy, 2017*



MAJOR EMPLOYERS:

Major power generators

Loy Yang A Power Station (AGL Energy);
Loy Yang B Power Station (Alinta);
Yallourn Power Station (Energy Australia);
and **Jeeralang Power Station** (Ecogen Energy P/L)
produce approximately 60% of Victoria's electricity

Australian Paper

the largest pulp and paper manufacturer in Australia

Lion

Australia's largest non-milk dairy manufacturing facility

Mahindra Aerospace

the only manufacturer of passenger aircraft in Australia

Federation University Australia

Gippsland Campus

Regional headquarters for government agencies and private operators

including banks and insurance companies

Latrobe Regional Hospital

a 289 bed/chair facility treating about 130,000 people a year



INNOVATIVE INDUSTRY

Latrobe City fosters an environment of growth and innovation. With coordinated State and Local Government support, it makes Latrobe City an easy and efficient place to set up a business.

We recognise that a strong linkage between education, industry and the community is required to achieve a strong economy into the future.

There are some great examples of how innovation is being implemented in Latrobe City:

- \$500M Hydrogen pilot plant project
- \$17M Hi-Tech Precinct, the purpose-built precinct promotes innovation, productivity and job creation with a focus on growing Gippsland sectors such as new energy, health, food and fibre and professional services.
- Cutting edge learning at the Gippsland Tech School, which partners with industry to develop curriculum that allows students to solve real world problems, as well as emphasise the skills needed for the 21st century, including vital science, technology, engineering and maths.
- Home of Mahindra Aerospace, currently the only commercial aircraft manufacturer in Australia producing the Airvan 8 single engine aircraft and the Airvan 10 turboprop;
- Lion, Australia's largest non-dairy processor, recently undertook significant upgrades at its site, including incorporating the use of high tech robotics;
- Australian Paper's \$7.5M waste to energy study, with support from the Australian and Victorian Governments; and
- Latrobe Regional Hospital incorporates the Gippsland Cancer Care Centre and was the first regional hospital outside Melbourne to offer 'seed brachytherapy' to patients in early 2018.



WELL PLANNED AND AFFORDABLE

Latrobe City Council is dedicated to ensuring suitably zoned land is best positioned to support new and existing industry and employment opportunities. The 'Live Work Latrobe' project will shape the future growth and development of Latrobe City.

Latrobe City offers excellent rural and urban living opportunities in Victoria's only eastern Regional City. The affordability of living and investing in Latrobe City makes relocating attractive to businesses and families.

| 2016 | MEDIAN HOUSE PRICE | MEDIAN UNIT/APARTMENT PRICE | MEDIAN VACANT HOUSE BLOCK PRICE |
|------------------|--------------------|-----------------------------|---------------------------------|
| Latrobe | \$210,000 | \$171,000 | \$136,000 |
| Melbourne Metro | \$635,000 | \$494,000 | \$227,000 |
| Regional Cities* | \$319,875 | \$241,500 | \$153,600 |

Source: DELWP, A Guide to Property Values 2016, *Greater Bendigo City, Ballarat City, Greater Geelong City and Latrobe City



COUNCIL BUSINESS SUPPORT

Council's Economic Development and Planning teams work collaboratively to support and facilitate investment.

Latrobe City Council's Planning Department has exceeded its KPI each month introduced in 2015 of achieving 85% of permits to be issued within 60 days.



SKILLED, DIVERSE WORKFORCE AND EDUCATION

Latrobe City has a diverse labour force of over 32,000 workers. The top eight Industry Sector Employment Areas are:

| | |
|---|-------|
| HEALTHCARE AND SOCIAL ASSISTANCE | 16.6% |
| RETAIL | 11.7% |
| PUBLIC ADMINISTRATION AND SAFETY | 8.8% |
| CONSTRUCTION | 8.7% |
| EDUCATION AND TRAINING | 8.4% |
| ELECTRICITY, GAS, WATER, WASTE SERVICES | 7.8% |
| MANUFACTURING | 7.1% |
| ACCOMMODATION AND FOOD SERVICES | 6.6% |

Latrobe City has a range of education choices, catering to all education needs. There are public and private primary and secondary schools, Federation University, Monash Rural School, Federation Training (TAFE), Hi-Tech Precinct, Gippsland Tech School and other education and training providers.

The standout strength of the workforce is the engineering skills and knowledge that exists locally. The workforce is strongly represented by those with certificate and post-school qualifications (34%), which is reflective of the traditional heavy industry located in Latrobe City.



LIVEABLE REGIONAL CITY

Latrobe City boasts all the recreational and cultural facilities of a large diverse regional centre with the added benefit of being located near some of the best tourist attractions in the state. Week to week there is always something different happening. A taste of what Latrobe City has to offer:

- Home of the Victorian Junior Tennis Championships
- Morwell and Tarra Bulga National Parks
- Latrobe Creative Precinct
- Latrobe Regional Gallery
- Hazelwood Pondage and Lake Narracan
- Historic Walhalla on the doorstep
- Top class food and wine product and dining options;
- Latrobe Spring Racing Carnival and prestigious Moe Cup
- A number of festivals and events including the Sister Cities Festival, Boolarra Folk Festival, Maltese Festa
- A range of state and national level sporting events at our top quality facilities including archery, waterskiing, tennis, volleyball, basketball, AFL, hockey and soccer
- Major projects including the Regional Aquatic Centre and the Latrobe Creative Precinct are under development



The annual maximum average temperature for Latrobe City is 20.1 degrees, making it ideal conditions for business and pleasure.



Latrobe City has a comprehensive range of community, health, personal services and facilities to provide for the needs of the region including:

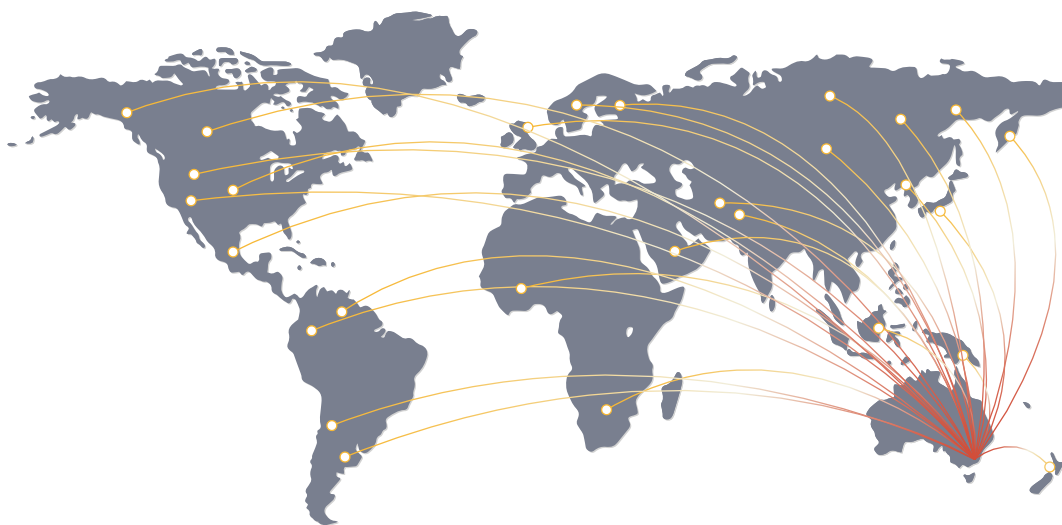
- Latrobe Regional Hospital, incorporating Gippsland Cancer Care Centre;
- Maryvale Private Hospital;
- Latrobe Community Health Service;
- A range of public and private medical clinics;
- Specialist medical services providers.



EXPORTING TO THE WORLD

Latrobe City businesses currently export \$4.543 billion* per annum to Victoria, Australia and around the world. A diverse range of products and services are exported around the world including coal, pulp and paper products, manufacturing, agribusiness, aviation, specialty fertilisers and education.

A snapshot of some of the countries which Latrobe City currently exports to is provided below:



**REMPLAN regional exports data 2018*

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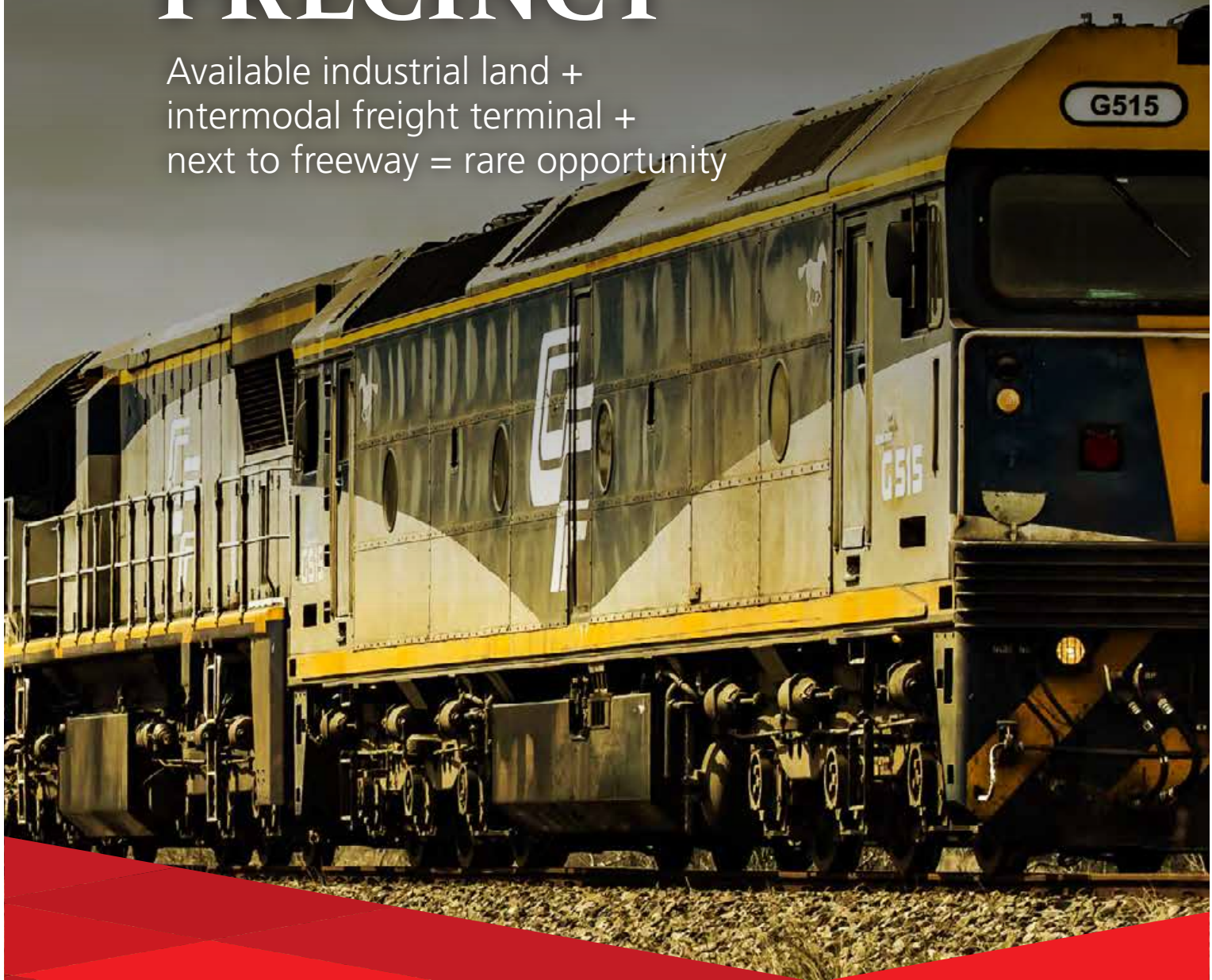
Facebook: latrobecity

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LATROBE CITY GIPPSLAND LOGISTICS PRECINCT

Available industrial land +
intermodal freight terminal +
next to freeway = rare opportunity



LATROBE CITY GIPPSLAND LOGISTICS PRECINCT

Opportunity for a
'Logistics and Freight Precinct'
on new, undeveloped land in
a highly sought after area

Competitive advantages:



DIRECT RAIL TO PORT:

Home of Gippsland's Intermodal Freight Terminal with established significant rail siding, get direct rail access to the Port of Melbourne.



HIGH QUALITY LAND:

High quality large scale industrial, appropriately zoned, fully serviced land.



SOUGHT AFTER SITE:

Close to existing industry, convenient access to the Princes Freeway (M1) and only 150 kms east of Melbourne.



COUNCIL OWNED LAND:

Potential for competitive lease arrangements for potential investors, reducing capital expenditure for start-up.;



APPROPRIATELY ZONED AND INFRASTRUCTURE ESTABLISHED:

Site has appropriate zoning in place and over \$5m in infrastructure established.



FULL GOVERNMENT SUPPORT:

State and Federal Government funding, as well as local government and rail authorities, supporting development of the site.



EXISTING BUSINESS/WORKFORCE:

Co-locate and collaborate with other successful manufacturing businesses and access a workforce with strong manufacturing and engineering skills.



THE
MANUFACTURING
SECTOR CONTRIBUTES



\$1,755.901
MILLION (16.3%)



OF LATROBE'S
TOTAL OUTPUT
AND EMPLOYS



2,304
PEOPLE*

*Source: REMPLAN Economy, 2017

INVESTMENT OPPORTUNITY: TRAMWAY ROAD, MORWELL

The Gippsland Logistics Precinct (GLP) is a unique industrial development opportunity in the heart of the Gippsland region. The GLP will be the gateway to the world for businesses in the Gippsland region, with the Port of Melbourne in easy reach via rail.

FUNDING/INVESTMENT UNDERWAY

✓ **\$5.36m** OF WORKS TO BE DELIVERED **by 2020.**



70ha

OF HIGH QUALITY
VACANT FLAT
LAND.

Zoned

INDUSTRIAL 1
ZONE/
ROAD ZONE 1
AND EFFICIENT
DEVELOPMENT APPROVAL
PROCESS.

Planning
overlay
ASSESSMENT

 **Freight and
Logistics site**

SUITED TO INVESTORS
WITH FREIGHT AND
LOGISTICS FOCUS.




Services
connected

INCLUDING POWER,
GAS, WATER,
TELECOMMUNICATIONS,
STORMWATER AND SEWER

Buffers

FOR INDUSTRIAL USES
INCLUDING
NOISE/AMENITY BUFFERS.

 **Road Access
TO THE SITE
ESTABLISHED
(BW TURNING CIRCLE)**

 **Rail track
and rail siding
upgrades**





HOW TO GET INVOLVED

Get in contact with us to find out more about the opportunities currently available within the precinct and the significant government incentives on offer to establish or grow your business in Latrobe City.

Contact Latrobe City Councils Economic Development Department
Phone: 1300 367 700,
Email: EcoDev@latrobe.vic.gov.au,
Web: www.latrobe.vic.gov.au



THRIVING IN LATROBE – FREIGHT LOGISTICS

Latrobe City Council has had a significant long term interest and involvement in facilitating an open access intermodal freight terminal to meet the needs of our region.

The development of the Gippsland Logistics Precinct establishes a centre for the efficient and cost effective movement of freight to and from the Gippsland region.



GIPPSLAND LOGISTICS PRECINCT OBJECTIVES

The Gippsland Logistics Precinct is a centre for the efficient and cost effective movement of freight to and from the Gippsland region.

The following objectives also reflect the vision for the Gippsland Logistics Precinct:

- 1. Long Term Infrastructure Development**
Develop superior transport infrastructure in the form of a substantial upfront investment in facilities that allow the operations of the Gippsland Logistics Precinct.
- 2. Employment**
Facilitate economic and community development in the region by creating direct job opportunities on the Gippsland Logistics Precinct site.
- 3. Industry Attraction**
Be a new centre for freight which will act as a catalyst for the attraction of new industries to the region.
- 4. Efficiency**
Develop facilities that maximise efficiency and help to reduce freight and transport costs.
- 5. Safe and Sustainable**
Be a precinct that provides a safe environment for business to occur, whilst also encouraging environmentally and economically sustainable practices.
- 6. Leading Design**
Superior urban design that reflects a state-of-the-art intermodal hub.



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LATROBE CITY FOOD MANUFACTURING PRECINCT

Industrial land
+ access to the freeway
= a great investment.

LATROBE CITY FOOD MANUFACTURING PRECINCT

Local, State and Federal Governments are working together to create opportunities for economic diversification and growth in the Latrobe Valley. There are currently significant incentives available to business including:

Competitive advantages:



ACCESS TO HIGH QUALITY PRODUCE:

Gippsland is home to highly productive dairy, meat and vegetable production industries which have significant processing and value adding potential;



MARKET DEMAND:

Potential for processor expansion to meet growing national and global demand for Gippsland's quality produce;



IDEALLY LOCATED:

Close to existing industry, convenient access to the Princes Freeway (M1) and only 150 kms east of Melbourne;



APPROVED PERMIT AND DEVELOPMENT PLAN:

Current Planning Permit, Approved Development Plan, and existing noise and amenity buffers established;



EXISTING BUSINESS/WORKFORCE:

Co-locate and collaborate with a successful food manufacturing business and access a workforce with strong agribusiness and manufacturing skills;



SERVICES AVAILABLE:

Nearby access to first rate utility services.



THE FOOD PRODUCT
MANUFACTURING
SECTOR CONTRIBUTES

➔ **\$168.695**
MILLION (1.6%)

➔ OF LATROBE'S
TOTAL OUTPUT
AND EMPLOYS

356 
PEOPLE IN LATROBE CITY*

*Source: REMPLAN Economy, 2017

INVESTMENT OPPORTUNITY: PRINCES HIGHWAY, MORWELL

The Food Manufacturing (Alexanders Road) Precinct provides a high quality 'modern' industrial development to cater for larger, high amenity, low density, manufacturing industries.

89ha

OF HIGH QUALITY
VACANT FLAT
LAND.

ZONED
Industrial
& commercial
1zone
(IN1Z)
FARMING ZONE (FZ).

APPROVED
DEVELOPMENT PLAN,
PROPOSED
44 NEW INDUSTRIAL LOTS
ENDORSED BY
COUNCIL ON
30 NOVEMBER 2011.

VARIOUS LOTS SIZES RANGING FROM

8,087sqm to 4.5hectares.

CURRENT
PLANNING PERMIT
2017/173

MULTI LOT
SUBDIVISION AND
CREATION OF ACCESS TO
A ROAD ZONE CATEGORY
1 (RDZ1), APPROVED
30 OCTOBER 2017.

Buffers for industrial uses

INCLUDING NOISE
AND AMENITY
BUFFERS, AND
LOCATED AWAY
FROM RESIDENTIAL
AREAS.

FUTURE UPGRADES
PLANNED, WITH
POTENTIAL TO
access the
**Gippsland Water
Recycling Plant**
and heavy rail
spur line.





HOW TO GET INVOLVED

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THRIVING IN LATROBE – LION

Lion is one of Australia's largest food and beverage companies, and have been operating a processing facility located on Alexanders Road Morwell since 1997 - adjacent to the proposed Food Manufacturing Precinct.

The Morwell site directly employs 160 staff and runs a 24 hr/7 day a week operation. "We are extremely proud of our site and the 160 people who work there. Our people are pivotal to our success – they are loyal and hardworking with most coming from the local area. Our team have a strong sense of community and are actively involved in many local initiatives including a school breakfast program as well as volunteering their time or making product donations to other organisation in the region" said Tim Fleay, Lion Dairy and Drinks Yoghurt Operations Director.



The facility produces 91,000 tonnes of product per year and is Australia's largest yoghurt facility. It produces popular brands include Yogo, Yoplait, Petit Miam, Fruch, Farmers Union, and Dairy Farmers and more which are sold all over Australia and exported to South East Asia.

The facility has received investment over the last few years undergoing a \$50 Million upgrade to the site's processing capabilities.

Key competitive advantages about being located in Morwell identified by the company included the ability to source its milk locally from the Gippsland Region and its low transport costs.



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LATROBE CITY AEROSPACE PRECINCT

Quality airport infrastructure
+ shovel ready site
= instant aerospace opportunities.

LATROBE CITY AEROSPACE PRECINCT

Council to establish
'Latrobe City Aerospace Precinct'
dedicated to attracting aviation
and aerospace businesses.

Competitive advantages:



ESTABLISHED AVIATION INFRASTRUCTURE:

A Regional Airport with established high quality airport infrastructure;



HIGH QUALITY LAND:

Large scale, appropriately zoned, fully serviced land.



INVESTMENT READY:

Site is shovel ready with all zoning in place and efficient development approval process;



IDEALLY LOCATED:

Close access to the Princes Highway (M1); 40 mins by air to Melbourne, 150 kms east of Melbourne, 45 mins by road to the RAAF Base at East Sale;



STRONG COUNCIL SUPPORT:

Dedicated Council backing to support the growth of the Airport;



EXISTING BUSINESS/WORKFORCE:

Co-locate and collaborate with a successful aviation manufacturing business and access a workforce with strong aviation and manufacturing skills;



COUNCIL OWNED LAND:

Potential for competitive lease arrangements for potential investors, reducing capital expenditure for start-up.



THE AIRCRAFT
MANUFACTURING
SECTOR CONTRIBUTES



\$164.897
MILLION (1.5%)



OF LATROBE'S
TOTAL OUTPUT
AND EMPLOYS



96
PEOPLE*

*Source: REMPLAN Economy, 2017

INVESTMENT OPPORTUNITY: AIRFIELD ROAD, MORWELL

The Latrobe City Council has established an Aerospace Precinct at its Latrobe Regional Airport, which is located 150 km east of Melbourne in the heart of Gippsland. The "Latrobe City Aerospace Precinct" builds on manufacturing capability already at the airport with Mahindra Aerospace, the manufacturer of the only Australian built commercial aircraft.

The Latrobe City Aerospace Precinct will build a vibrant aerospace community and grow to include a number of components:

190ha

OF FLAT, VACANT LAND AND VARIOUS LOTS SIZES AND USES POSSIBLE.

ZONED Special Use zone7 (SUZ7)

ALLOWING FOR SAFE AND EFFICIENT OPERATION OF THE AIRPORT AND TO PROVIDE FOR THE DEVELOPMENT OF AERONAUTICAL INDUSTRIES AND ACTIVITIES, INCLUDING EDUCATIONAL FACILITIES.



OPERATIONAL AIRPORT

currently hosting 24 tenants.

MAHINDRA EAST COAST AVIATION LATROBE VALLEY AERO CLUB SES CFA
DELWP FIRE BOMBER BASE HELIMED 1 EMERGENCY AND RESCUE HELICOPTER BASE.

ADOPTED AIRPORT MASTERPLAN (2016) AND MARKETING AND BUSINESS DEVELOPMENT STRATEGY (2016)

including a Land Use Concept and Development Zone Masterplan.

Existing Overlays

INCLUDING DESIGN AND DEVELOPMENT OVERLAYS.

(DD01, DD06, DD07, DD08),

AND AIRPORT ENVIRONS OVERLAY (AE02)

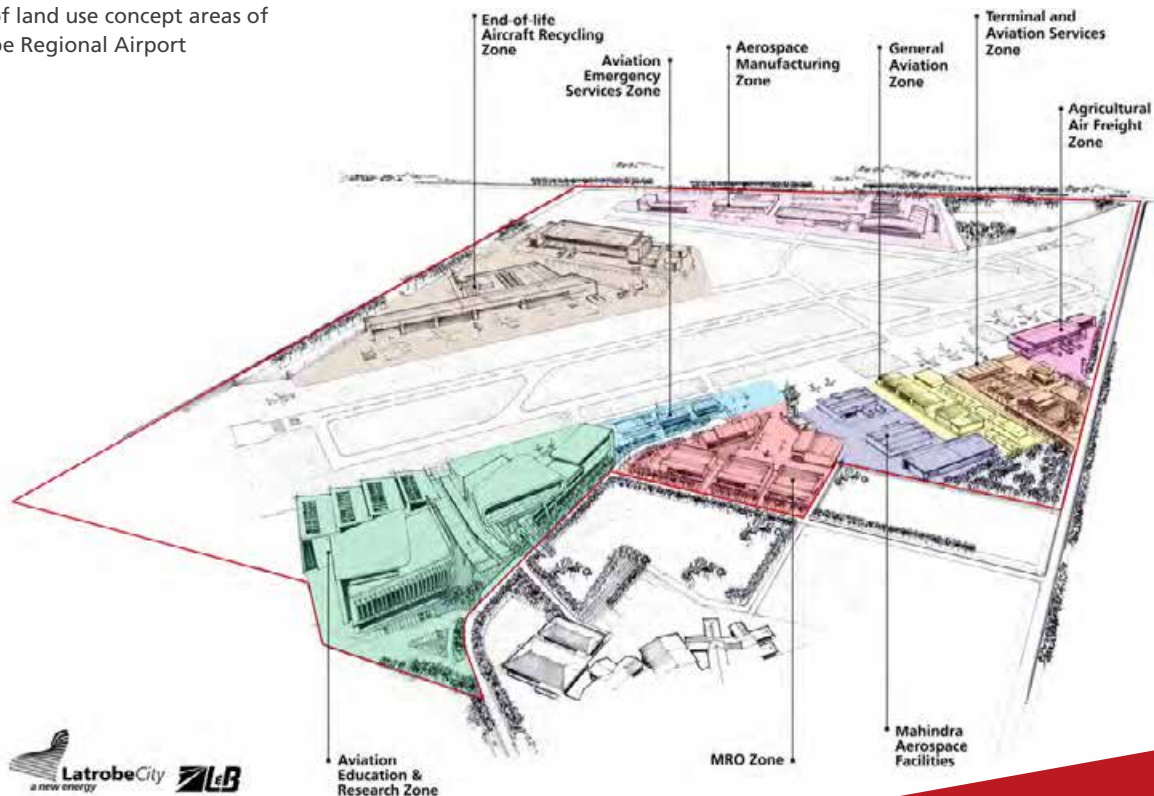
which protect the airspace and identify land subject to aircraft noise.

GPS APPROACHES, AND A NEW NON DIRECTIONAL BEACON (NDB) HAS BEEN ERECTED BY AIRSERVICES AUSTRALIA.

AIRPORT RUNWAY IS DESIGNATED A CODE B (1430 X 23 METRES) WITH PROVISION FOR A FUTURE CODE C RUNWAY (1680 X 30 METRES) IN MASTER PLAN. NEW LED RUNWAY LIGHTING WITH PRECISION APPROACH PATH INDICATOR (PAPI) SYSTEM AND APRON LIGHTING HAS RECENTLY BEEN INSTALLED



Map of land use concept areas of Latrobe Regional Airport





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THRIVING IN LATROBE – MAHINDRA AEROSPACE

The Latrobe Regional Airport is home to Mahindra Aerospace, manufacturer of the only Australian built commercial aircraft. Mahindra Aerospace, formerly Gippsland Aeronautics, was established in 1977 as an aircraft maintenance and modification business working for large organisations such as the National Safety Council of Australia and Esso Australia.

It went on to design, build and certify a number of commercial general aviation aircraft, including the GA200 Fatman, GA200C Fatman, and the highly successful GA8 Airvan. After significant investment by Indian multinational conglomerate Mahindra Group, the business is now operated as Mahindra Aerospace. The company now connects the Latrobe Valley to the global aerospace community.

Mahindra AEROSPACE

A key to the success of Mahindra Aerospace has been the ability to source local employees, in particular engineers. The Latrobe Valley has a long and proud history of engineering excellence and innovative technology which can be applied to the aerospace manufacturing sector.

"Quote from Mahindra about the benefits of operating their business at LRA."

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LATROBE CITY

Government Advocacy

Government to government,
support for our community

Latrobe City Council recognises that the scope of the task to transition to a low carbon emissions future is beyond the capacity of Council acting alone. Council continues to cultivate strong relationships with the Victorian and Australian Governments so that collectively we can contribute to creating a strong economy in Latrobe City and the greater Gippsland Region.

THE CHALLENGE

The Investment Prospectus identifies 'precincts' for the establishment of new, large scale and heavy industries within Latrobe City. The precincts have been marketed to investors as opportunities for investment in Latrobe City. However, in many instances the precincts are not yet developable.

The Victorian Government released a comprehensive package of initiatives which aim to assist in the diversification of the regional economy, including:

- \$50 million Latrobe Valley Economic Growth Zone
- \$10 million Latrobe Valley Economic Facilitation Fund
- Work of the Red Tape Commissioner
- Establishment of the Latrobe Valley Authority

A key issue affecting the new business and industry establishment in Latrobe Valley is the absence of available, developable and suitably located industry zoned land. Latrobe City Council's draft Industry and Employment Strategy (2017(the Strategy)) recognises this significant issue including;

- Of the 915Ha of vacant industry zoned land, only an estimated 245ha is practically developable.
- Of the 245ha the majority is suited to smaller scale, light industry uses, not capable of being developed for large format or heavy industries.

There are a range of issue affecting the useability of the land for heavy industries, in particular location-specific issues including buffers, conflicting land use and absence of critical infrastructure.

THE OPPORTUNITY

With intervention by State Government, the establishment of a long term home for heavy industry north and south of Morwell could be enabled, with an estimated 800Ha of land presently zoned for industry.

Land tenure, infrastructure gaps and historical coal overlay restrictions mean that a mere 1.4% (11.8ha) of this land is presently developable. This issue is evidenced by the experiences of Regional Development Victoria, Latrobe Valley Authority and Council's Economic Development officers; who have consistently been unable to source suitable land for new industries in-turn preventing the creation of almost 400 jobs.

To rectify this situation, Latrobe City requests action and support from Government in the following areas:

- Removal of coal overlays from Industry Zoned land south of Morwell.
- Funding for the Victorian Planning Authority to investigate and provide recommendations for the removal of infrastructure funding barriers, including the development of Industry Zoned land east of Morwell.
- Establish funding mechanism to facilitate the provision of infrastructure and services to precincts identified to increase land availability.

Latrobe City Council is advocating to the State and Federal Government to work collaboratively to reduce/remove the present barriers which are currently impacting Latrobe City's ability to attract new industry and diversify the economy, in line with the Premier's intent of the Economic Growth Zone. Should the actions and support identified by Latrobe City Council be taken, it is believed that significant investment and job creation opportunities would be secured.

FOOD MANUFACTURING PRECINCT

LOT A, PS 702004, PRINCES HIGHWAY, MORWELL,
INDUSTRIAL ZONE 1, 89 HA

The Food Manufacturing (Alexanders Road) Precinct provides a high quality 'modern' industrial development to cater for larger, high amenity, low density, manufacturing industries.

PROJECT ASSISTANCE REQUIRED

Establish funding mechanism to facilitate the provision of infrastructure and services to the site \$8 million funding required for key infrastructure and signalised intersection.



Construction jobs generated



Ongoing jobs generated

GIPPSLAND LOGISTICS PRECINCT

TRAMWAY ROAD, MORWELL,
INDUSTRIAL ZONE 1, 70 HA

The Gippsland Logistics Precinct (GLP) is a unique industrial development opportunity in the heart of the Gippsland region. The GLP will be the gateway to the world for businesses in the Gippsland region, with the Port of Melbourne in easy reach via rail.

PROJECT ASSISTANCE REQUIRED

\$5.36 million State Government Regional Jobs Fund Application pending for infrastructure upgrades at the site.

\$1 million Federal Government RJIP Application pending for infrastructure upgrades at the site.

Council policy to retain the site as Gippsland Logistics Precinct, i.e. logistics or related industry to develop and operate the precinct.



Construction jobs generated



Ongoing jobs generated

AEROSPACE PRECINCT

PTL 1 PS 608273, AIRFIELD ROAD, MORWELL,
SPECIAL USE ZONE 7, 190 HA

The Latrobe City Council has established an Aerospace Precinct at its Latrobe Regional Airport, which is located 150 km east of Melbourne in the heart of Gippsland. The "Latrobe City Aerospace Precinct" builds on manufacturing capability already at the airport with Mahindra Aerospace, the manufacturer of the only Australian built commercial aircraft.

PROJECT ASSISTANCE REQUIRED



Construction jobs generated



Ongoing jobs generated

LATROBE CITY

Investment Assistance and Incentives

Local, State and Federal Governments are working together to create opportunities for economic diversification and growth in the Latrobe Valley. There are currently significant incentives available to business including:

ECONOMIC DEVELOPMENT ASSISTANCE POLICY

LATROBE CITY COUNCIL

Latrobe City Council's Economic Development Assistance Policy provides guidance to Council and a substantive framework for the provision of economic assistance to facilitate new investment, diversification of the municipality's industrial base and improvements in skills to achieve additional employment in Latrobe City.

The policy is also designed to facilitate local industrial and manufacturing industry to be internationally competitive and to build on the unique strengths and competitive advantage of the region. The policy is designed to attract new employers and to facilitate expansion of existing employment providers in Latrobe City.

The package of measures adopted in each case will depend on individual circumstances and may change or evolve as negotiations progress. Examples of possible assistance include:

- provision of statistical data
- provision of information on the local business environment including relevant networks
- assistance in gaining state or federal government financial aid
- waiving of Council fees
- rate relief
- infrastructure contributions (roads, parking, etc)
- assistance in connection of services

For further information about the assistance available to establish or grow your business in Latrobe City contact Latrobe City Council's Economic Development Department:

Phone: 1300 367 700

Email: EcoDev@latrobe.vic.gov.au

Web: www.latrobe.vic.gov.au/Business_and_Investment/Support_for_Business

Investment Assistance and Incentives

LATROBE VALLEY ECONOMIC GROWTH ZONE - \$50 MILLION

LATROBE VALLEY AUTHORITY

Following the closure of Hazelwood Power station and mine, the region was nominated as the Latrobe Valley Economic Growth Zone. The Economic Growth Zone is a State Government-led initiative that was established to create a better business environment for the Latrobe Valley, making it easier, faster and less costly to do business.

Financial incentives are available for new and expanding businesses, including reimbursement of a range of state and local government fees and charges and reimbursement on stamp duty for commercial property transactions for new businesses.

LAND TRANSFER DUTY REIMBURSEMENT

The Latrobe Valley Authority will reimburse land transfer duty on property purchases made by new commercial and industrial businesses in the Latrobe Valley.

FEES AND CHARGES REIMBURSEMENTS

The Latrobe Valley Authority will reimburse fees and charges incurred by businesses establishing or expanding their operations in Latrobe City.

For further details and eligibility criteria, visit www.lva.vic.gov.au

LATROBE VALLEY ECONOMIC FACILITATION FUND - \$10 MILLION

REGIONAL DEVELOPMENT VICTORIA

Regional Development Victoria (RDV) is the Victorian Government's lead agency in developing rural and regional Victoria and works closely with various Victorian Government agencies to facilitate economic, infrastructure and community development to improve the quality of life for regional Victorians.

The Latrobe Valley Economic Facilitation Fund (LVEFF) is fund of up to \$10 million to support the early and on-going impact of the Latrobe Valley Economic Development Program and is made up of three streams.

INVESTMENT ATTRACTION STREAM

This stream aims to attract new businesses and industries to Latrobe Valley. It has a focus on regional competitive advantage and high-growth potential businesses and opportunities that create new jobs in Latrobe Valley.

Through the Investment Attraction stream, support may be available for:

- New investment from outside the region or bringing forward investment in existing regional businesses that creates jobs
- Targeted investment assistance and incentives for businesses to move to, or expand into, the Latrobe Valley involving new capital investment and job creation
- Introduction of new manufacturing capability, new technology, process change or plant modernisation, which results in business growth and jobs creation
- Opportunities to grow emerging businesses or diversify existing operations
- Business cases and feasibility studies that enable applicants to plan for, and investigate the economic viability of potentially significant impact projects

Government will match contributions for studies up to a maximum of \$150,000.

For further details and eligibility criteria visit www.rdv.vic.gov.au

OTHER GOVERNMENT ASSISTANCE:

INVEST VICTORIA

Invest Victoria offer the potential investor a range of free professional services and support.

For further details visit www.invest.vic.gov.au/home

TRADE VIC

Connects Victorian exporters with international buyers and business leaders and provide high level market intelligence, insights and guidance.

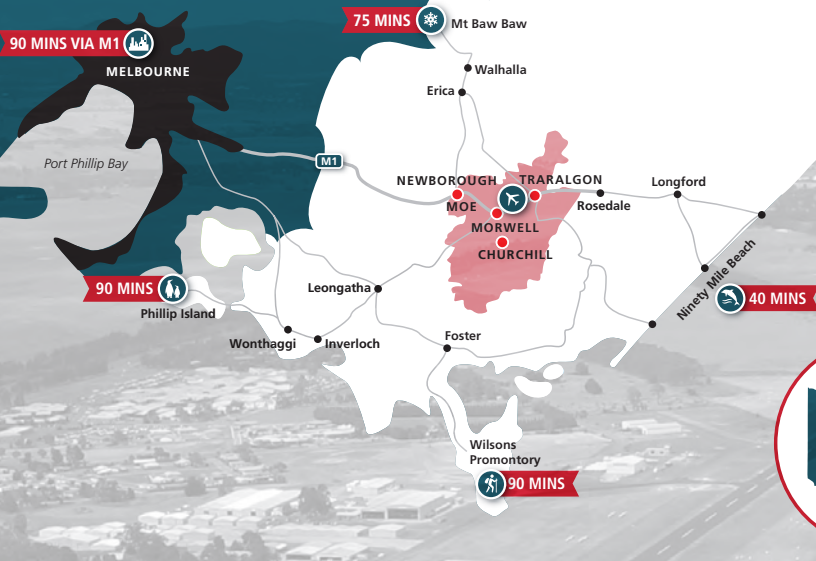
For further details visit trade.vic.gov.au/

AUSTRADE

Austrade leverages the commercial knowledge and relationships of their international and domestic networks, and the badge of government, to deliver value for clients and investors.

For further details visit www.austrade.gov.au

GIPPSLAND



LATROBE CITY COUNCIL
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To obtain this information in languages other than English, or in other formats, please contact Latrobe City Council on 1300 367 700.