

The Northern Midlands TRANSlink Commercial, Industrial & Logistics Precinct



The Precinct

The TRANSlink Precinct has aptly been described as the 'jewel in the Northern Midlands Crown'.

The precinct is located adjacent to Launceston

Airport and has sustainable competitive advantages including:

- Being centrally located to a range of transport modes – only 15 minutes from the heart of Launceston city; less than two hours by road to all cities in the state; one hour by air to Melbourne, and less than one hour by road to a deep water port (Bell Bay);
- Extensive flat sites zoned for industrial use;
- Separation from residential areas;
- High quality development including landscaping and site planning requirements;
- Highly competitive rating and fees schedule.

The precinct has grown from a small nucleus of low-key business developments in the late 1980s to a thriving business estate, currently home base to more than 100 Businesses, employing a total workforce in excess of 1,500 (not including the businesses and workforce at Launceston Airport).

These businesses are engaged in a diverse array of activities including freight, transport and couriers, civil construction and contractors, car rentals, food wholesalers and distributors, engineering and related services, and support services such as a café and a service station.

Major businesses in the precinct include Statewide Independent Wholesalers, Haywards Steel Fabrication and Construction, Roberts Wool Office and Store, Vos Construction and Joinery, Tas Freight, SRT Logistics and Baker Civil Contracting.

There are a small number of vacant blocks in the precinct, and a further 120 hectares in the adjacent primary industry zone to the south-east for future expansion of the precinct.

Council currently received rate revenue of close to \$2million from the businesses in the TRANSlink precinct.

Current Developments

If you have travelled along Evandale Main Road through the TRANSlink precinct recently, you will have seen three massive buildings under construction in TRANSlink Avenue and Hudson Fysh Drive.

One is a 4,000m² building, costing \$5 million, another 3,000m² costing \$5 million, and the third – 2,000m² costing \$2 million.

"The planning approval process for our new \$60 million distribution complex in the TRANSlink precinct was easier than the approval process for a new shed at my private residence!"

David Lanham, former CEO Statewide Independent Wholesalers

Future Plans

Stormwater Renewal Program

The existing TRANSlink stormwater infrastructure was designed and constructed

in the 1980s. The stormwater network was designed with sufficient capacity to deal with the run-off from a one in five year storm event – in accordance with Council and businesses expectations of the 1980s. These expectations have changed in the past 40 years as the implication of global climate change have been realised and in some locations, tragically experienced.



In the mid 2010s, Council committed to upgrade and expand the precinct's stormwater infrastructure to ensure the existing businesses, and the yet to be developed land, were protected from severe storm events. Council's master plan for the TRANSlink Stormwater Renewal Program will guarantee sufficient stormwater capacity in the precinct to deal with the run-off from a 100-year storm event, and will also ensure that piped flows and run-off from the precinct to Launceston Airport are mitigated.

Council is implementing the components of the stormwater master plan in a staged manner. To date one additional detention basin has been developed at the top of Gatty Street, and another two detention basins will be developed in new subdivisions.



Gas Reticulation

There is no natural gas pipeline to the airport and the TRANslink precinct. Currently businesses opting to utilise gas are required to buy bottled gas (Conveniently, the bottled gas business is located in the precinct). Council is seeking funding to enable the provision of an 8km extension from the existing pipeline at Youngtown to the airport and TRANslink precinct. The cost is estimated at \$3 million.

Power Upgrade

The current TasNetworks Electricity Network to the TRANslink precinct is capable of servicing the power needs of new low usage businesses, however, it is unable to meet the demands of new high energy users. Such developers are having to seek alternative locations. Council is as a matter of high urgency, advocating for a significant upgrade of the Tas Networks Electricity Network.

Intermodal Facility

In the mid-2010s, Council developed a concept plan for a TRANslink Intermodal Facility, with the facility to enable efficient transfer of goods from one mode of transport to another, significantly enhancing access to interstate and overseas markets, particularly for perishable goods. The facility is to include a 24/7 freight hub, new rail spur from the existing line, and warehousing.

The Federal Government has to date committed \$35 million towards the project (the total cost is estimated to be in excess of \$100 million);

- \$5 million to enable the preparation of a comprehensive feasibility study and business case, the progressing a design work, agreement negotiations, and to enable the securing of tenants for the intermodal facility.
- \$30 million to deliver enabling infrastructure to the intermodal facility site, once the feasibility study and business case have been successfully completed.

Northern Midlands Shared Pathways Network

This project will create a safe, accessible, off-road shared pathways network, stretching from Longford through Perth, past Devon Hills and into Youngtown. The first stage of the project is the construction of a shared pathway from the Breadalbane roundabout towards Youngtown. This 4.6km pathway will be located on the western side of Hobart Road. It will connect with the existing shared pathway between the Breadalbane roundabout and the airport roundabout. It will enable airport and TRANslink businesses staff to cycle/scooter/walk to and from work.

The total project cost is estimate as \$1.75 million. Council has secured a State Government 'Better Active Transport in



Tasmania' grant of \$436,500 towards the project, and currently has an application lodged with the Federal Government's 'Growing Regions' grants program for \$873,000 towards the project. Council has committed to funding the remaining 25% of the project cost.

Mary Knowles OAM
Mayor

"The idea of TRANslink was to have a zoning and an area in place where the normal procedures for applications and permitted uses were streamlined dramatically, for instance, when we started our subdivision there we were able to put an application into Council and at the same time, one of the purchasers was able to put in their building application."

Robert Harrison, Launceston Airport Industrial Park

