Inspiring innovation and shaping a new future
Challenging convention
Sharing bright ideas
Creating unique solutions
Defining a better future
The case for investment

Hi-Tech Precinct Gippsland (HTPG) brings together education, research and industry to collaborate, innovate and transform industries that will shape an exciting new future for the region.

Become part of Gippsland’s inspiring innovation future

HTPG is a regional initiative to encourage growing businesses and current industry participants to stimulate new technologies, products and services through innovation. The HTPG is both a physical and a virtual project.

The precinct seeks to establish new economic networks around sectors of critical mass and capability in the Gippsland region, while at the same time leveraging economic capacity to create innovative outcomes to support economic growth.

The HTPG is physically located in Morwell at the site of the Morwell Campus of TAFE Gippsland. The precinct will use this location to establish virtual networks around key sectors including health, food and fibre, energy and advanced manufacturing.

Foundation partners in the HTPG include Federation University, TAFE Gippsland, and Latrobe City Council. The HTPG aims to establish collaborative partnerships between industry and partner institutions, focussing on skills development in alignment with economic demand, cutting-edge training and development programs in a mutually inspirational environment, and industry aligned research projects.

Innovation to support economic growth

Within the precinct, a $17 million Innovation Centre has been funded by the Victorian Government as the hub for these activities. The Innovation Centre is currently under construction with completion due in July 2020.

The Innovation Centre will support economic growth in Gippsland through a combination of commercial facilities, innovation programs, and industry networking. The Innovation Centre will host a combination of private sector commercial tenants, industry project teams focussed on transitional or transformative projects, and University Research teams.

The combining of private sector business, industry groups and university research teams reflects global best practice in achieving economic transformation.
Join HTPG and see your business grow in exciting new directions

The HTPG site and its development

The HTPG site is undergoing a complete transformation driven by significant investment of the Victorian Government that includes $17 million for the Innovation Centre, $12 million to establish the Gippsland Tech School (completed in April 2018) and $35 million to construct Stage 1 of the TAFE Gippsland master plan.

The $17 million Innovation Centre is currently under construction. The development will consist of 3,400m2 of high quality commercial and innovation infrastructure. The Innovation Centre is being constructed by Becon Constructions, and has been designed by renowned architectural firm Williams Ross.

The centre will feature a mix of commercial space, commercial tenancy areas, research offices, innovation and accelerator program space, a co-working flexible space, and flexible meeting and conference facilities. The centre will feature high-level environmental sustainability features, and will provide a ‘best in region’ service base for our partners.

Benefits of being part of the centre

The benefits to industry partner tenants locating your business in the Innovation Centre at HTPG are diverse, comprehensive and lucrative.

They include getting privileged access to skills development programs through the TAFE and University, access to accelerator and innovation programs, and the chance to establish cutting edge research projects around business priorities.

This prospectus is a call to action for enterprises and industries interested in becoming part of the inspiring vision of HTPG and its forthcoming Innovation Centre.
Tenancy Plus

The Innovation Centre will offer commercial space and facilities for innovative companies interested in aligning their operations with the HTPG vision of innovation through collaboration.

Market competitive rents will support commercial programs, with tenants able to become part of Federation University’s proven Tenancy Plus environment. Tenancy Plus is the model behind the success of the university’s three existing technology parks located in and around Ballarat.

All three host more than 2,200 private sector jobs across 62 small, medium and large organisations, and generate over $300 million in annual economic activity.

The Innovation Centre at HTPG will be the first opportunity for businesses in Gippsland to benefit from the competitive advantages afforded through the highly effective Tenancy Plus partnership model.

Tenancy Plus offers the optimal environment for commercial success by providing partners with:

**High quality infrastructure**

First class facilities enable tenants to focus on their business operations.

**Student placement programs**

Special programs so businesses can host students in workplace training, providing a guaranteed pipeline of potential recruits familiar with their operations.

**Workforce development programs**

Helping our partners implement targeted workforce development.

**Student recruitment facilitation**

Helping our partners undertake recruitment through our dedicated skills and jobs training centre and benefit from our pipeline of current and recent graduates.

**Long term research projects**

 Undertaking targeted research activities aligned to the requirements of our industry partners.

Capacity to combine tenancy spaces for larger partition.
Investing in innovation

The federal and state governments, regional authorities and other stakeholders are investing in initiatives like the HTPG to support education and innovation that will develop a more sustainable and diversified economy.

This investment recognises the strong connection required between education, industry and the community to achieve a strong future economy. Recent initiatives include:

**New $17 million Gippsland Innovation Centre**
The Innovation Centre within the HTPG will be a purpose-built hub that promotes innovation, productivity and job creation with a focus on growing Gippsland sectors such as new energy, ICT, food and fibre and other professional services.

**Newly Opened $10 million Gippsland Tech School**
The new technical school is one of 10 in Victoria focussed on increasing STEM (science, technology, engineering and maths) based skills for secondary level students.

**New $35.5 million Stage 1 TAFE Gippsland Morwell Campus Expansion**
The Stage 1 TAFE Gippsland Morwell Campus Expansion will create further TAFE capability onsite.

**Pioneering $500 million pilot project to convert brown coal to liquid hydrogen**
This world-first pilot project to convert brown coal to liquid hydrogen represents a clean energy solution with the potential to reduce carbon emissions. The Australian, Japanese and Victorian governments and a consortium of companies will pilot an innovative supply chain to deliver liquefied hydrogen from the Latrobe Valley to Japan.

**New $600 million Australian Paper ‘waste to energy’ project**
Australian Paper partnered with recovery and waste management company, Suez, to develop its $600 million Maryvale Mill ‘waste to energy’ project after the successful completion of a $7.5 million feasibility study co-funded with the federal and Victorian governments.

**New GovHub Gippsland**
GovHub will deliver 200 public service jobs to the Morwell CBD.

**New production tech for SEA Electrics**
SEA Electrics is establishing a 20,000m² production facility to develop new technology electric powered truck based vehicles.

**New $30 million Latrobe Creative Precinct**
The new Latrobe Creative Precinct aims to provide capital city standard arts and culture infrastructure that will support more comprehensive and diverse cultural based tourism, and community activities.

**New Aerospace Precinct at Latrobe Airport**
An Aerospace Precinct at the Latrobe Airport is being developed to capitalise on the manufacturing capabilities of Mahindra Aerospace – the only manufacturer of Australian passenger aircraft.

**New Gippsland Logistics Precinct**
Planning is underway to construct a new logistics precinct for Gippsland in Morwell.

**New Morwell Food Manufacturing Precinct**
Master-planning is underway to establish a Food Manufacturing Precinct on land adjacent to the intermodal freight hub site that is directly south of HTPG.
Location

The HTPG is physically located at the TAFE Gippsland Campus site on Monash Way adjacent to the Princes Highway in Morwell, within the City of Latrobe in Gippsland.

One of eight designated regional growth areas within Victoria, Gippsland extends from metropolitan Melbourne to the east along the coastline and borders New South Wales to the north. It comprises six local government areas; Latrobe City, Bass Coast, South Gippsland, Baw Baw, Wellington and East Gippsland.

Latrobe City – one of Victoria’s four major regional cities

The Latrobe Valley corridor forms the major economic and population centre of Gippsland.

Latrobe City is one of Victoria’s four major regional cities. It is considered a successful example of a collective urban system or networked city.

The city consists of three large townships, Moe, Morwell and Traralgon. Moe and Traralgon are about the same distance from Morwell. Moe is 135km from Melbourne GPO, with Traralgon a further 20km east.

Latrobe City is less than 100km from the growing outer East Metropolitan Growth Centre (or Node of Dandenong as identified in Plan Melbourne). These major towns support a number of other smaller towns, each within a 20km radius.
Smart businesses and smart people creating sustainable change for the region
The regional economy has predominantly been based around natural resources and commodities. Key industry sectors include agriculture, dairy, pastoral and horticulture, forestry, fishing, coal mining, oil and gas extraction and processing.

Energy production is one of Gippsland’s major industries, both in the coal-rich Latrobe Valley and Bass Strait’s oil and gas fields serviced from Longford.

The agribusiness sector is a significant employer in the region, with over 37 per cent of Gippsland’s business involved in agriculture and fishing and a further 15 per cent involved in upstream processing operations.

**Regional economic overview**

Traditionally recognised as the heart of Victoria’s electricity industry, Gippsland is rich in natural resources and ranked second in the country.

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**The five leading contributors to Latrobe City’s economic output**

- **Electricity, Gas, Water & Waste Services sector**
  - $2.3 billion

- **Manufacturing**
  - $1.7 billion

- **Construction**
  - $1.7 billion

- **Rental, Hiring & Real Estate Services**
  - $835 million

- **Health & Social Assistance**
  - $611 million

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**Some major regional employers**

- **AGL Energy**
  - Loy Yang A Power Station

- **Alinta Energy**
  - Loy Yang B Power Station

- **Energy Australia**
  - Yallourn Power Station

- **Patties**
  - East Gippsland food manufacturer

- **Australian Paper**
  - Maryvale plant - The largest paper manufacturer in Australia

- **Lion Dairy & Drinks**
  - Australia’s largest non-milk dairy facility producing 91,000 tonnes of product each year, manufacturing over 90 milk-based products

- **Burra Foods**
  - Dairy processing

- **Federation University**
  - Churchill campus

- **Regional headquarters for government & private agencies**
  - Including banks and insurance companies and ASX support functions

- **Latrobe Regional Hospital**
  - Major regional medical and teaching hospital

- **TAFE Gippsland**

- **Flavorite**

- **Warragul Hospital**

- **Bairnsdale Regional Health Service**
Fast facts on the Gippsland economy

- 89,386 jobs currently within the region
- 29% of Victoria’s agricultural, forestry and fishing exports contributed by Gippsland
- 97% of Victoria’s natural gas extracted from Gippsland
- 25% of Victoria’s beef produced in Gippsland
- 75% of Victoria’s electricity generated in Gippsland in 2010
- 20% of Australia’s milk produced in Gippsland
- 67% of land in the Gippsland region is made up of state-owned forests, national parks and reserves, and native freehold forests
- 16% of global brown coal reserves
- 60% of Melbourne’s water needs supplied
- 15% of Gippsland business involved in agriculture and fishing processing operations
- 37% of Gippsland business involved in agriculture and fishing
- 14% of Australia’s oil extracted from Gippsland**

Geographic and digital connectivity

Gippsland has an established network of road, rail and air connections to and from Melbourne and around Victoria. The National Broadband Network (NBN) is widely available throughout the Latrobe Valley and a high speed wireless network is being rolled out across Morwell.

Road and rail access to Melbourne

The value of Gippsland’s transport network has been enhanced by major investment in road and rail infrastructure, both in the region and along the corridor to market in greater Melbourne. Access from Melbourne is via the Princes Highway, a high-quality dual-lane freeway with a transit time of less than 2 hours. A high-speed rail service also operates from Latrobe City to Melbourne at frequent intervals seven days a week.

Connections to surrounding regions

There are high levels of regional interconnectivity between Latrobe City and surrounding regions, with about 24% of those employed in Latrobe City living outside the area.

Efficient and reliable transport connectivity between the four centres (Traralgon, Morwell, Moe and Churchill) allows full integration of respective services and facilities, including access to employment, education and housing choices.

Evolving Latrobe City as a single urban system will support growth within the Princes Highway corridor, including in the regional growth centres of Warragul/ Drouin, Bairnsdale and Sale.

Enhanced broadband for Morwell

The Victorian Government is currently rolling out a high speed fixed wireless network across Morwell that will incorporate the HTPG and offer business grade broadband with speeds of up to 1 gigabit per second.

The network will also cover the Latrobe Valley Airport Precinct, Gippsland Food Manufacturing Precinct, the Morwell CBD north and south, and the Gippsland Logistics Precinct. Completion is planned for mid 2020, however limited services are likely to be available by early 2020.

Free public WiFi for Latrobe Valley

The government is also working with the Latrobe City Council to deliver high speed free public WiFi services in the Latrobe Valley by the end of 2020.

NBN access in Gippsland

NBN is widely available throughout the Latrobe Valley area.

Workforce

There is a broad range of skills available within the Latrobe City community including education and training, with export generating industries and trades well represented.

Latrobe City – Employment by industry

<table>
<thead>
<tr>
<th>Industry</th>
<th>Employment</th>
</tr>
</thead>
<tbody>
<tr>
<td>Health Care &amp; Social Assistance</td>
<td>5,385</td>
</tr>
<tr>
<td>Retail Trade</td>
<td>3,780</td>
</tr>
<tr>
<td>Public Administration &amp; Safety</td>
<td>2,842</td>
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<tr>
<td>Construction</td>
<td>2,824</td>
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<tr>
<td>Education &amp; Training</td>
<td>2,720</td>
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<tr>
<td>Electricity, Gas, Water &amp; Waste Services</td>
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<tr>
<td>Manufacturing</td>
<td>2,304</td>
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<tr>
<td>Accommodation &amp; Food Services</td>
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<td>Other Services</td>
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<tr>
<td>Professional, Scientific &amp; Technical Services</td>
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<td>Transport, Postal &amp; Warehousing</td>
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<td>Administrative &amp; Support Services</td>
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<td>Agriculture, Forestry &amp; Fishing</td>
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<td>Financial &amp; Insurance Services</td>
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<td>Mining</td>
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<td>Wholesale Trade</td>
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<tr>
<td>Rental, Hiring &amp; Real Estate Services</td>
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<tr>
<td>Information Media &amp; Telecommunications</td>
<td>326</td>
</tr>
<tr>
<td>Arts &amp; Recreation Services</td>
<td>323</td>
</tr>
</tbody>
</table>
Housing

Housing is significantly more affordable in Morwell and Gippsland than in metropolitan Melbourne or other Victorian regional cities.

Latrobe City median house prices are 67% cheaper than Melbourne and 34% less expensive than the regional city average.

Property prices have also demonstrated consistent rates of capital appreciation over the last 20 years, as the graph shows.

Choose from period homes and contemporary designed new family houses to country homesteads and bush hideaways. Recently released new home allotments throughout the region provide further options for quality housing.

Latrobe City Property Values (1990 – 2014)

Source: Department of Transport, Planning and Local Infrastructure, 2014

Housing in Latrobe City is 67% more affordable than in metropolitan Melbourne
Education

Hi-Tech Precinct Gippsland opens up exciting new pathways into the future world of work – whatever that future may look like – from secondary education into commercial internships, academia and research. Locating skills based training and industry development research within a single site provides a unique labour model for Gippsland that will benefit the community for generations.

**Innovation in skills-based learning**

Engineers trained in the region are often in charge of major engineering projects around Australia. The quality of engineering expertise in and around Latrobe City is a key competitive strength that is recognised nationally.

Regional competitive advantages in this area are leveraged through advanced skills-based learning programs, and curriculum development in partnership with industry. This enables students to solve real world problems, as well as emphasise STEM skills needed for the 21st century.

Similarly, supporting local engineering businesses to refocus their advanced manufacturing skills in areas such as defence procurement and other large engineering projects.

Healthcare

Gippsland has comprehensive community health services and facilities supported by public and private medical facilities.

These include Maryvale Private Hospital, the Gippsland Cancer Care Centre, and the comprehensive public hospital – Latrobe Regional Hospital.

Latrobe Regional Hospital is Gippsland’s regional specialist referral and trauma centre. It offers complete medical and allied health services, and is one of the region’s largest employers with over 1,900 staff. The hospital recently completed a major extension. It now has a capacity of 289 beds and treats about 130,000 patients annually.

Latrobe Regional Hospital actively participates in undergraduate teaching, and has close associations with Federation University and Monash University’s School of Rural Health.

The range of services it offers includes aged care, elective surgery, emergency care, maternity, mental health, pharmacy, rehabilitation and medical and radiation oncology.

Living in Gippsland is easy. Only 90 minutes from Melbourne.