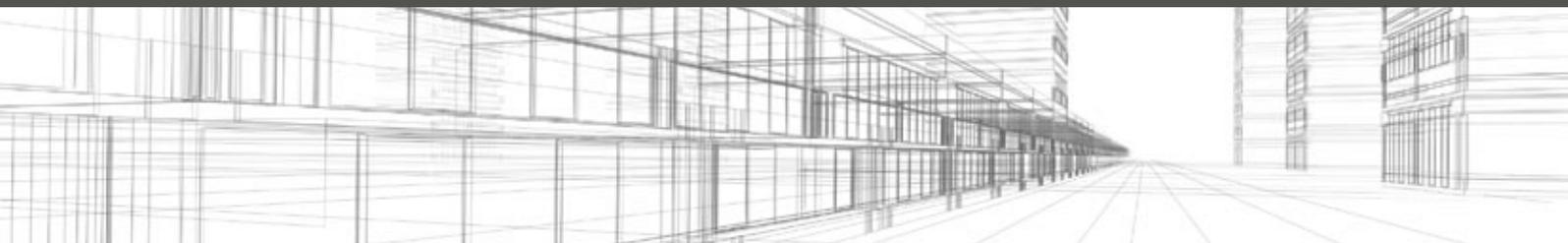




Evaluation of Industrial Estate Developments

Regional Infrastructure Development Fund





Infrastructure is key to building the competitive capacity of rural and regional communities. It is a means of generating economic prosperity, driving investment, jobs and population growth, and supporting community well-being.

Since its establishment in 1999, the Victorian Government's *Regional Infrastructure Development Fund* (RIDF) has provided \$415 million for 198 major capital works projects, with an estimated value to rural and regional communities of \$1.25 billion.

A major priority of the fund has been assisting rural and regional councils to develop industrial land, as a means of attracting new business, jobs and investment to their regions. A recent evaluation of the 14 RIDF-funded industrial estates completed to date identified significant economic returns to rural and regional Victoria as a result of this funding.

MEASURING THE BENEFITS

Regional Development Victoria commissioned an independent consultancy to evaluate the impacts and benefits of RIDF funding in support of the development of the 14 industrial estates.

The total cost to establish all of the estates was \$46.5 million, with the RIDF contribution being \$8.2 million. RIDF contributions ranged from \$60,887 for the Nathalia Industrial Estate, to \$2 million for the Wodonga *Logic* Freight Centre (pictured on cover).

Following a series of extensive interviews, surveys, site visits and economic analysis, the study reported a number of key findings:

- RIDF funding for industrial estates in provincial Victoria has directly contributed to growth in jobs, investment, exports and populations (through the attraction of skilled workers).
- \$1.00 of RIDF funding was responsible for generating \$33.29 in leveraged investment (averaged across all 14 industrial estates). This exceptional ratio was driven by the significant investment in the Wodonga *Logic* Freight Centre by Wodonga City Council and anchor tenant Woolworths.
- Flow-on investment from the industrial estates was a further \$244.2 million.

- 1,181 new full-time, part-time and seasonal jobs were directly created as a result of all 14 estates.
- 248 full-time, part-time and seasonal jobs were transferred to the industrial estates.

FUTURE INDUSTRIAL ESTATES FOR PROVINCIAL VICTORIA

The evaluation process highlighted several recommendations that will inform the way the RIDF works with councils in the future development of industrial estates.

Regional Development Victoria would welcome discussions with councils regarding proposals for future industrial estate development or enhancement, to continue building the competitive capacity of regional Victoria.

The **Audit of Industrial Land in Provincial Victoria** is another Victorian Government initiative to support industrial estate development in regional Victoria.

The audit has created a comprehensive picture of all existing industrial land across Victoria – an indispensable planning tool for councils, property developers and businesses looking to invest in provincial Victoria.

Visit www.rdv.vic.gov.au/industrialland to download maps, schedules and reports on the industrial land currently available in more than 160 provincial towns across Victoria.



Case Study

The Wodonga Enterprise Business and Technology Park, established by Wodonga City Council with anchor tenant VISY, has directly created 220 new full and part-time jobs.

The evaluation also found that every dollar of the \$1.2 million RIDF funding for this estate generated \$74.64 in leveraged investment.

For more information visit www.rdv.vic.gov.au.