

BRISBANE'S OPTIMAL LOGISTICS LOCATION

Make your move to the Port of Brisbane

COST AND VALUE DRIVERS

An understanding of key cost and value drivers significantly assist businesses in assessing the relative strengths of potential sites when reviewing property locations for their business.

Why the Port of Brisbane must be considered as an option for a strategic logistics location

1 INBOUND LOGISTICS

- Close proximity to Port
- Mass management and larger payloads
- More efficient, effective and flexible vehicle cycle timing

2 FACILITY DESIGN & DEVELOPMENT

- Speed – DA approval in 2 to 3 weeks* vs 4 to 6 months
- Configurability – optimal land options resulting in efficient site design
- Availability – The only land in the Brisbane where you can get large sites (greater than 9ha)
- Price – Leasing rates competitive with other areas in Brisbane

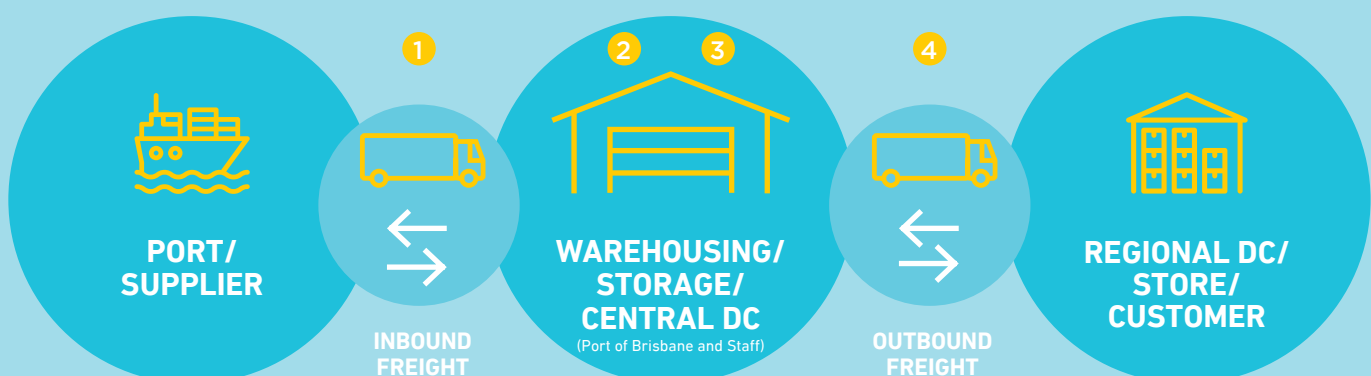
3 STAFFING & AMENITIES

- Substantial amenities in close proximity
- Close to livable and affordable staffing areas offering a great labour pool

4 OUTBOUND LOGISTICS

- Fast dual carriageway access to the Gateway Motorway heading directly north and south allowing options to effectively serve customers
- Key infrastructure projects including a dual carriageway upgrade and fly over are under construction**
- Opportunity to capitalise on backhaul rates to Sydney to consolidate operation

Port of Brisbane value add



CATALYST FOR CHANGE

Growth, volatility in customer demand, increased consumer expectation, managing cost pressures and global competition is driving organisations to reassess their supply chains.

Market challenges

- 1 Increasing volatility in customer demand
- 2 Increasing consumer expectations about customer service and product quality
- 3 Increased cost pressure in logistics / transportation
- 4 Increasing pressure from global competition

Available land

Brisbane's industrial estates are seeing a rapid decline in large site availability, with urbanisation also leading to competing land use.

Local growth

50%

↑

The Port has seen continued growth over the past 10 years. During this period, freight has risen by 50% to ~1million teus*.

4.5m

Significant further expansion is forecast over the coming 30 years, with teus output rising to 4.5 million by 2045.



“ Being close to the port has allowed a step change in our productivity and cost savings due to both the proximity and the ability to leverage HPV (High Productivity Vehicles). HPV's allow much more weight per load and due to the location we achieve more flexibility to respond to changes which allows great cost and service benefits for us and our customers. ”

Garth Harris – VISA Global Logistics

1 | INBOUND LOGISTICS

Port of Brisbane can boast significant cost savings due to reduced travel distances, increased road mass allowance and efficient vehicle cycle time management.

Reduced Travel Distances

With no congestion, no traffic lights, no tolls and lower fuel costs, customers are able to cycle truck fleets at an optimal rate. This results in the ability to quickly respond to changes providing cheaper costs and improved customer service.

Increased Road Mass Allowance

Sites located on Port land have access to road tonnage allowances of up to 117 tonnes; a full 60% higher than the 73 tonnes allowed on state roads.

Customers have stated:

"We can achieve 2 by 40 footers or 4 by 20 footers with the High Productivity Vehicles giving us an advantage over those who aren't in our location."

Efficient Vehicle Cycle Time Management

The combination of proximity to the Port and increased mass management leads not only to significantly reduced travel distances, but also creates efficient and flexible vehicle cycle timing. This is due to undisrupted, consistent travel allowing accurate and predictive cycles.

| Industrial Area | Distance from Port | Time from Port |
|-----------------------------------|--------------------|----------------|
| Port Bris / Port West / Port Gate | 0 – 5kms | 1 – 6 mins |
| Trade Coast | 20km | 18 mins |
| Richlands | 45km | 40 mins |
| Larapinta | 45km | 40 mins |

50%
CHEAPER

Cartage costs are up to 50% cheaper at the Port of Brisbane as opposed to surrounding industrial areas.



“IPS enjoy a key strategic advantage with the location at the Port.

This offers huge cost and service benefits for us and for our clients who would not normally have the mass management options that we have.”

Ilija Ivanisevic – IPS Logistics

2 | FACILITY DESIGN & DEVELOPMENT

An efficient site ensures optimal performance, cost control and service. With a lack of large greenfield lots in Brisbane, a site within the Port of Brisbane should be considered for a number of key reasons.

1

PROMPT DEVELOPMENT APPROVAL

2 to 3 weeks approval* for greenfield developments on Port of Brisbane land as opposed to 6 months plus elsewhere.

2

COMPETITIVE RATES

Competitive sqm rate with surrounding industrial areas.

3

AVAILABLE AND CONFIGURABLE LAND

92 ha of available land and configurable greenfield land spaces for medium to large developments.

AVAILABLE AND CONFIGURABLE LAND LEADS TO OPTIMAL & EFFICIENT SITE DESIGN



4

EFFICIENT DESIGN

Opportunities in efficient site design improving flow, increasing storage density and reducing labour requirements (more pallets for less cost).

A purpose built warehouse at the Port of Brisbane will increase operational productivity and pallet storage capacity leading to significant reductions in per pallet costs.



50-60% INCREASE



Configurability allowing roof heights of 10m plus, result in up to 50% increases in pallet storage capacity compared to older developments at 6m.



20-30% DECREASE



Greater levels of storage density and efficient layouts equate to up to 20 – 30% reduction in costs per item stored.

3 | STAFFING & AMENITIES

The Port of Brisbane is situated nearby to populated suburbs including Wynnum, Tingalpa and Murrarie with readily available labour pools and newly developed amenities.



Substantial amenities in close proximity

“The decision to select the Port West site was principally made due to the location’s proximity to the port and the associated logistics benefits, which will significantly reduce the cost of our freight movements.”

Matthew Wood – Stora Enso

4

OUTBOUND LOGISTICS

Along with the extensive facilities offered at the Port, highly accessible road infrastructure offers direct links to major motorways and primary road networks as well as access to the QLD rail network through the multimodal terminal.



Proposed Development

With an already well developed road network allowing efficient accessibility, continual developments in the future will further improve outbound freight from the Port.

A number of initiatives are currently in the Port's future pipeline aimed at contributing towards the improvement of service infrastructure around the Port's precincts, these include:

- \$110m dual carriageway upgrade with projected completion of April 2018
- Upgrading and duplicating of Captain Bishop Bridge
- Operations and maintenance of Port Drive

50%
MORE COST EFFECTIVE

Due to market supply and demand, Brisbane to Sydney linehaul costs are as much as 50% more cost effective than Sydney to Brisbane.



A more cost effective solution

“ By leveraging backhaul linehaul rates into Sydney, we not only saved a huge amount on freight cost, we also enjoyed a reduction in Sydney based warehouse, staffing and cartage costs without any impact on our customers. ”

Allen Dufty – Gap Logistics

THE PORT

An aerial photograph of the Port of Brisbane, showing a large industrial complex with numerous buildings, a massive yard filled with colorful shipping containers, and a curved race track. The port is situated along a wide river or bay, with a bridge visible in the background. The sky is clear and blue.

Smart organisations understand that assessing total logistics costs together with market dynamics, customer needs and organisational risk, will lead to improved property outcomes.

This summary document outlines the key supply chain value drivers and how organisations can capitalise on the strategic benefits associated with the Port of Brisbane.

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Matthew Wood – Stora Enso

The Port of Brisbane is Queensland's largest multi cargo port and Australia's third largest, driving economic growth throughout QLD and Northern NSW.

The Port of Brisbane is strategically located in South East Queensland in close proximity to well populated suburbs, the Gateway Motorway and Brisbane CBD.

The Port provides world-class facilities in cargo-handling infrastructure, road access, rail access, warehousing and storage, bulk handling, storage and wharf facilities and container parks.

Five precincts create the Port covering a total land size of over 1,800 hectares with 92ha of available land prime for development with additional land being brought on each year.



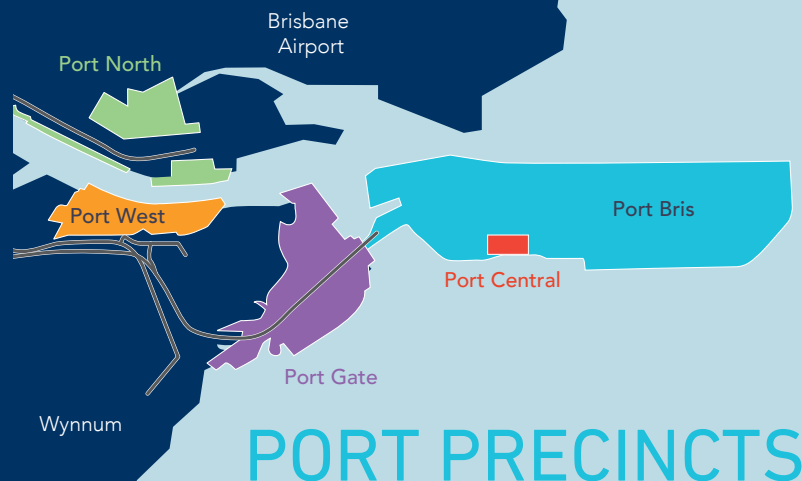
PORT BRIS is a 'one stop-shop" precinct with unrivalled logistical benefits.

PORT GATE is a unique point-of-entry precinct, perfectly placed to maximise opportunities.

PORT WEST is a purpose planned precinct with unparalleled versatility, connectivity and 24/7 capability.

PORT NORTH is the dedicated precinct for special industry and the ultimate location for dry and wet bulk scale industries.

PORT CENTRAL is ideally positioned to provide all the benefits of a business hub with ample parking.



PORT PRECINCTS

CUSTOMERS AT THE PORT

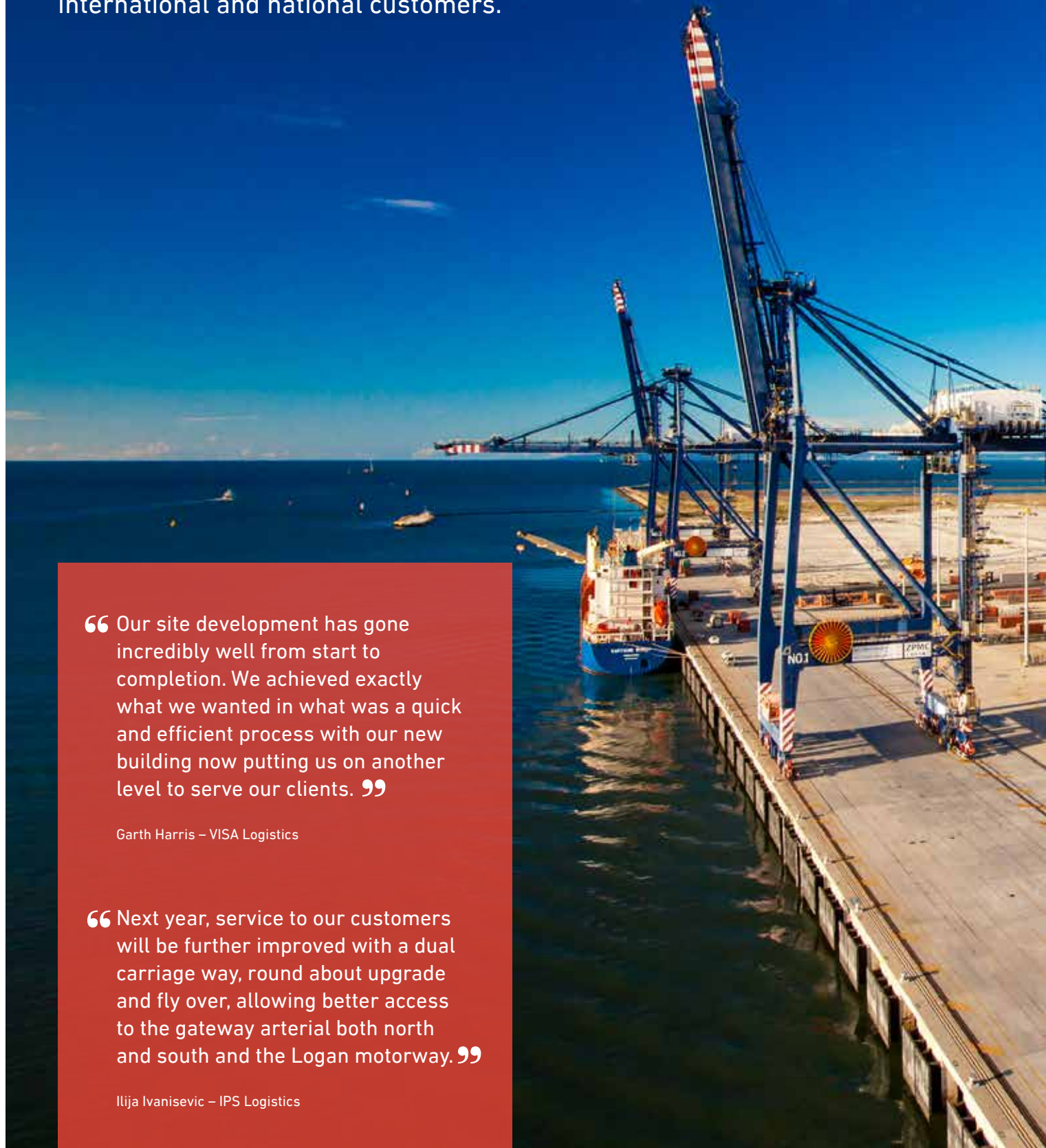
The Port of Brisbane and surrounding precincts are home to a variety of international and national customers.

“ Our site development has gone incredibly well from start to completion. We achieved exactly what we wanted in what was a quick and efficient process with our new building now putting us on another level to serve our clients. ”

Garth Harris – VISA Logistics

“ Next year, service to our customers will be further improved with a dual carriage way, round about upgrade and fly over, allowing better access to the gateway arterial both north and south and the Logan motorway. ”

Ilija Ivanisevic – IPS Logistics



DUNNINGS
warehouse

Kmart



GrainCorp



SILK
CONTRACT
LOGISTICS



PRIXCAR
SERVICES

ACFS
PORT LOGISTICS

STEELFORCE

Chalmers

TOLL

IPS LOGISTICS





The Port of Brisbane with LOGOS and Monash Private Capital have partnered with Siecap to complete this analysis of the key drivers underpinning the decision making for industrial operators.