



Regional Government Leadership in Renewable Energy Initiatives

Noosa Power & Energy Conference

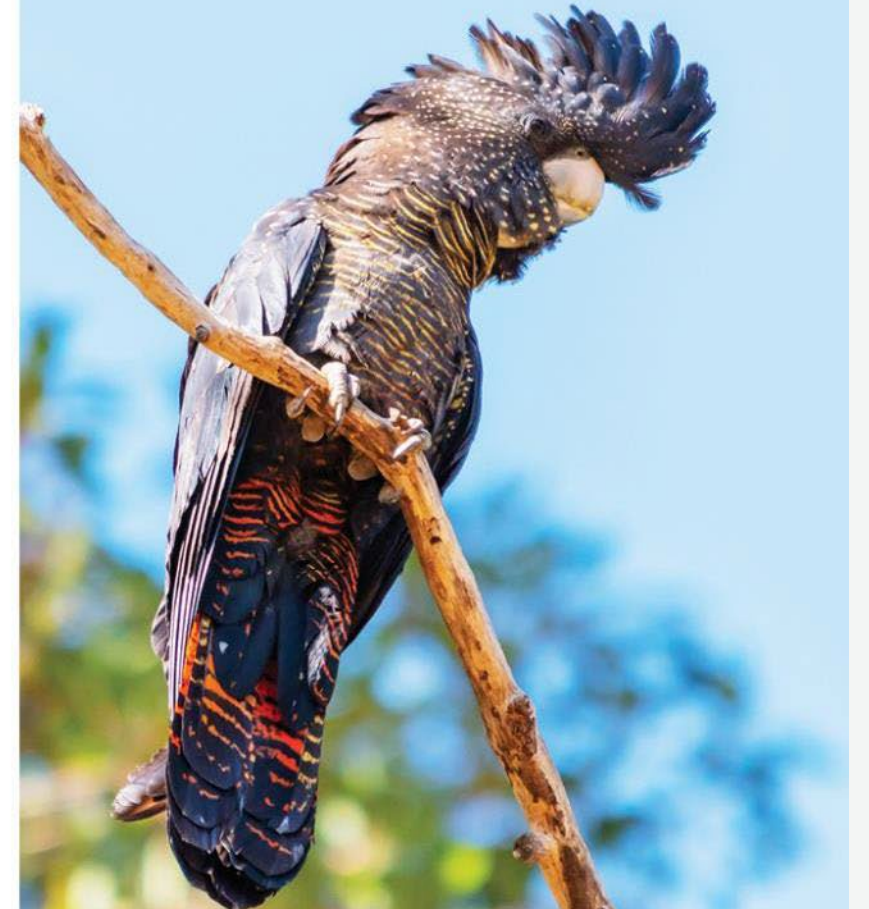
25 June 2025

Acknowledgement

Townsville City Council acknowledges the Wulgurukaba of Gurambilbarra and Yunbenun, Bindal, Gugu Badhun and Nywaigi as the Traditional Owners of the Townsville area.

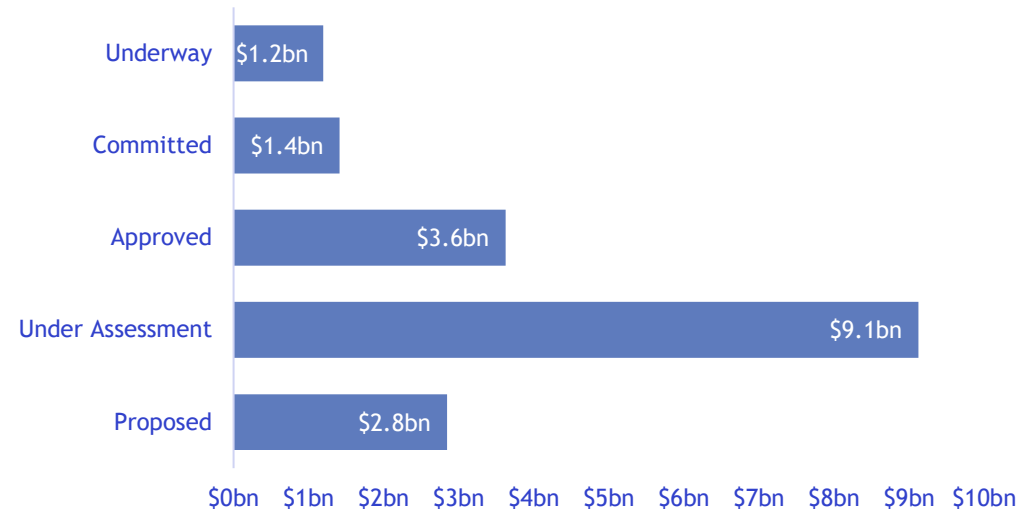
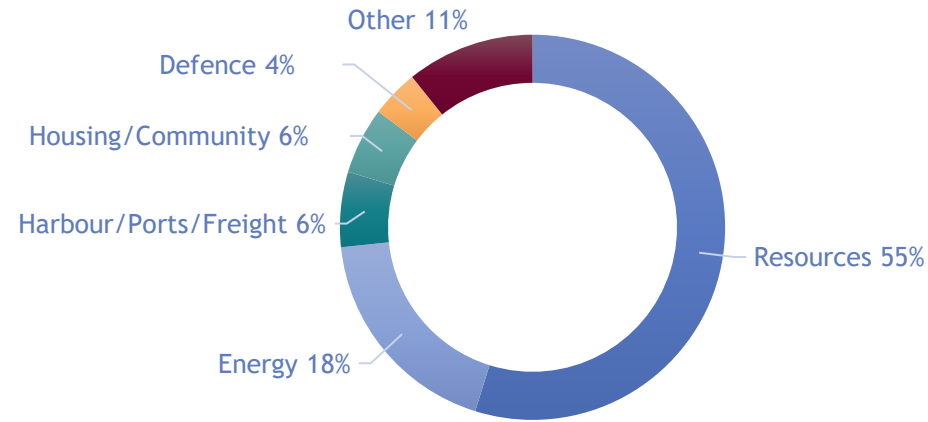
We also acknowledge the Traditional Custodians of the lands and waters of the Noosa area, the Kabi Kabi people.

We pay our respects to their cultures, their ancestors and their Elders, past, present and all future generations.



Introduction

- North Queensland is positioned to play a leading role in Australia's clean industrial future and support large scale decarbonisation efforts and investment.
- Townsville, as the region's largest commercial and industrial centre, plays a critical role in supporting industries such as mining, agriculture, logistics and advanced manufacturing. Townsville is positioned as a key growth centre for Northern Australia with over \$18.2 billion in planned infrastructure investments.



Lansdown Eco-Industrial Precinct



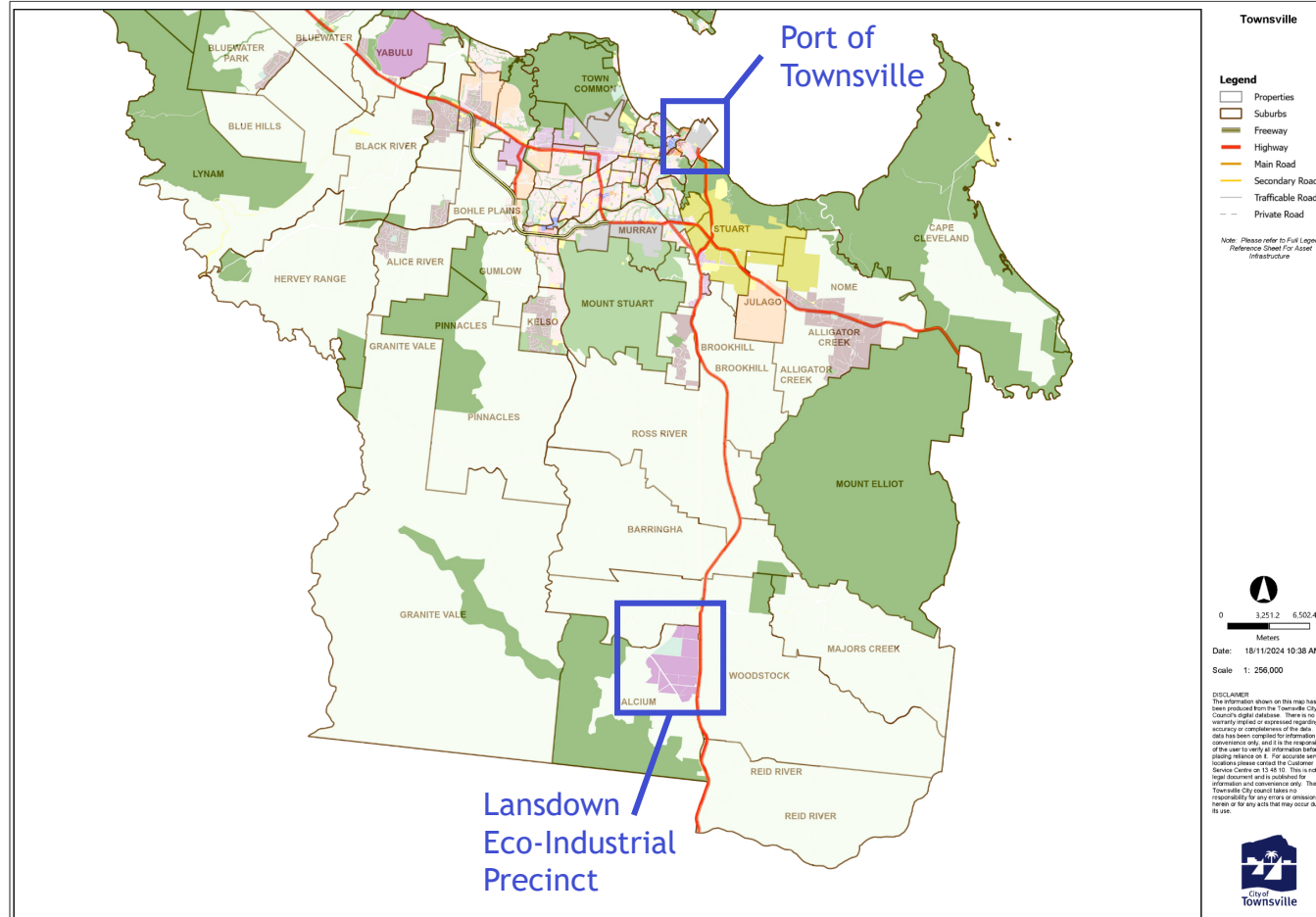
- Townsville has emerged as a leader in the renewable energy transition, supporting major projects like the Lansdown Eco-Industrial Precinct (LEIP).
- The LEIP is a strategic initiative designed to harness the region's natural advantages and support large scale decarbonisation efforts.
- The LEIP is important to Queensland and Australia as the nation moves to develop its critical minerals sector and reduce reliance on overseas markets:
 - Reduces reliance on volatile international supply chains and inputs into renewable energy production
 - Responds to the global shift to restore energy-intensive manufacturing and critical minerals processing
 - Accelerates Townsville as a strategic hub for clean manufacturing and processing
 - Catalyses regional growth and energy innovation

Opportunity and Attraction



- Growth in critical minerals has elevated demand from investors domestic and abroad for large scale industrial land. North Queensland presents a rare combination of factors that make it attractive to investors seeking certainty, size and sustainability. North Queensland, and Lansdown provides:
 - Competitive, low-cost industrial land
 - Access to renewable energy zones for clean and reliable power
 - Secure and stable water supply
 - Proximity to critical minerals deposits and Townsville Port logistics
 - Located within a geopolitically stable jurisdiction

Location



- 40km south of the Port of Townsville
- Locality of *Calcium*
- Greenfield development
- Separated from dense residential areas and away from sensitive receptors

History



1860s

Cattle run for larger Woodstock Station

2001

TCC made a strategic acquisition with the intent of supporting future industrial development

2017

Work commenced on the precinct rezoning

1960s

CSIRO acquired the land and used for cattle grazing research

2014

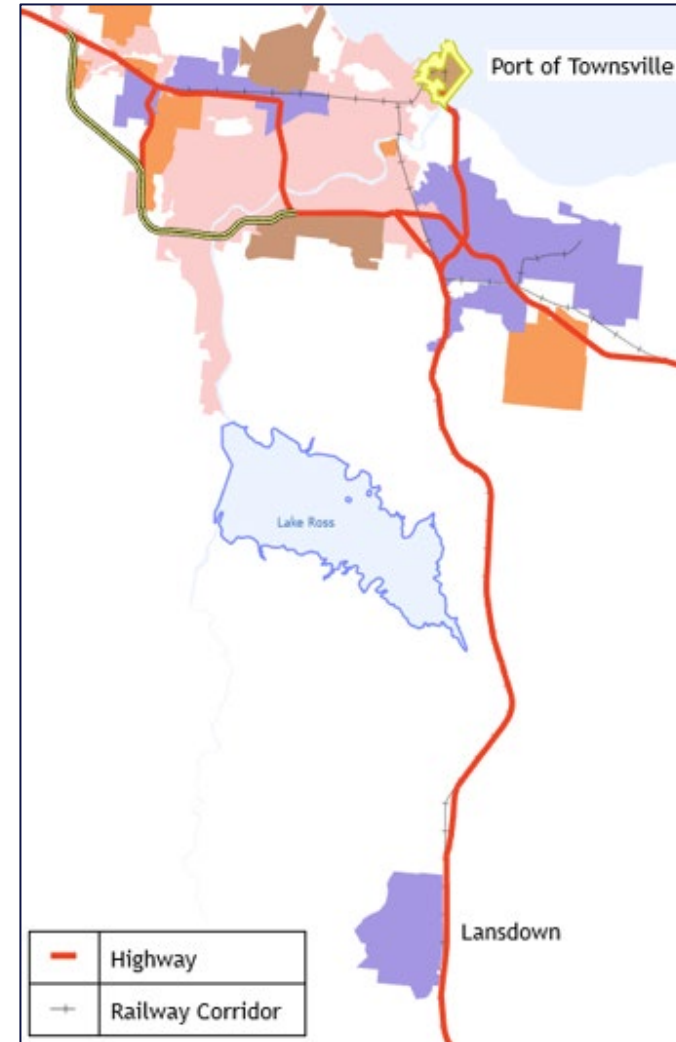
Townsville City Plan designates Industrial Investigation Area

2020

High Impact Industry zoning takes effect under the Townsville City Plan

Location Benefits

- **Enabling infrastructure**
 - Flinders Highway (Type 2 Road Trains)
 - Mount Isa Rail Line
 - North Queensland Gas Pipeline
 - Haughton Pipeline
- **Direct transport links (road and rail)**
 - Port of Townsville
 - North-West Minerals Province
 - Flinders Renewable Energy Zone (REZ)



High Impact Industry Zoning



- Supports High Impact Industry uses
- Makes High Impact Industry uses Code Assessable
 - Bound assessments - assessable only against applicable codes
 - No public notification = No 3rd party appeals
- Other Code Assessable Uses:
 - Medium Impact Industry
 - Research and Technology Industry
 - Major Electricity Infrastructure (transmission and bulk supply)
 - Utility installation

Role of Townsville City Council



- **Landowner**
 - Responsible for the delivery of enabling infrastructure
 - Commercial transaction with proponents as the landowner
 - Work with State and Commonwealth governments to secure grant funding
 - Engage with traditional owners and the local community
- **Development Assessment Manager**
 - Assessment of development applications against the local planning scheme
 - Coordination with referral agencies (if required)

Open Call to Tender for Land



- TOW00240 - Lansdown Eco-Industrial Precinct
- Public Tender accessed through VendorPanel
- Quarterly Tender Evaluations
- Current quarter closes on 7 July 2025
- Proponents can also lodge a **Registration of Interest** as a precursor to a formal tender submission.

Tender Details

[Access this Tender](#)

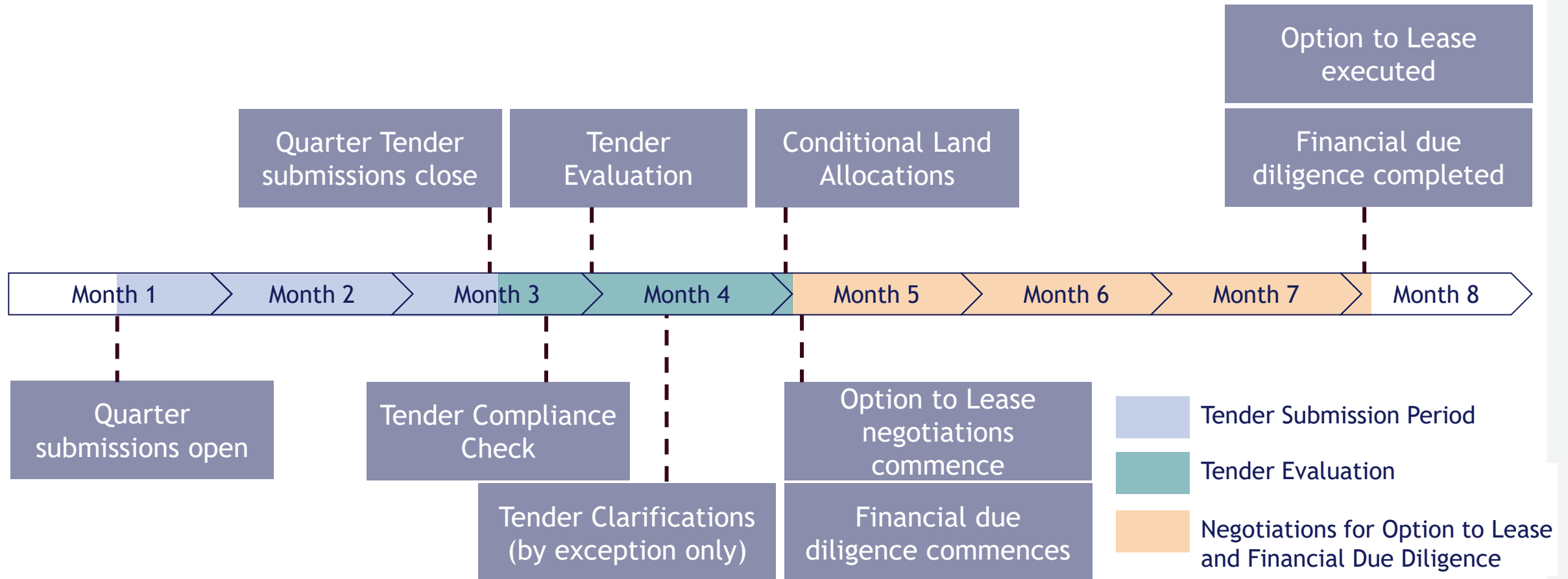
TOW00240-Lansdown Eco-Industrial Precinct

Business Name	Townsville City Council
VP Reference #	VP456191
Buyers Reference #	TOW00240
Opens	Wednesday 09 April 2025 (E. Australia Standard Time)
Closes	Monday 07 July 2025 10:00 AM (E. Australia Standard Time)
Supplier query cut-off	Monday 07 July 2025 10:00 AM (E. Australia Standard Time)
Expected decision	Monday 04 August 2025 (E. Australia Standard Time)

Buyer Details

Business Name	Townsville City Council
Location	103 Walker St Townsville City, Queensland 4810 Australia
WebSite:	https://www.townsville.qld.gov.au/
Business Info	The City of Townsville is an Australian local government area (LGA) located in North Queensland, Australia. It encompasses the city of Townsville, together with the surrounding rural areas, to the south are the communities of Alligator Creek, Woodstock and Reid River, and to the north are Northern Beaches and Paluma, and also included is Magnetic Island. Townsville is considered to be the capital of North Queensland.

Quarterly Review Process Timing

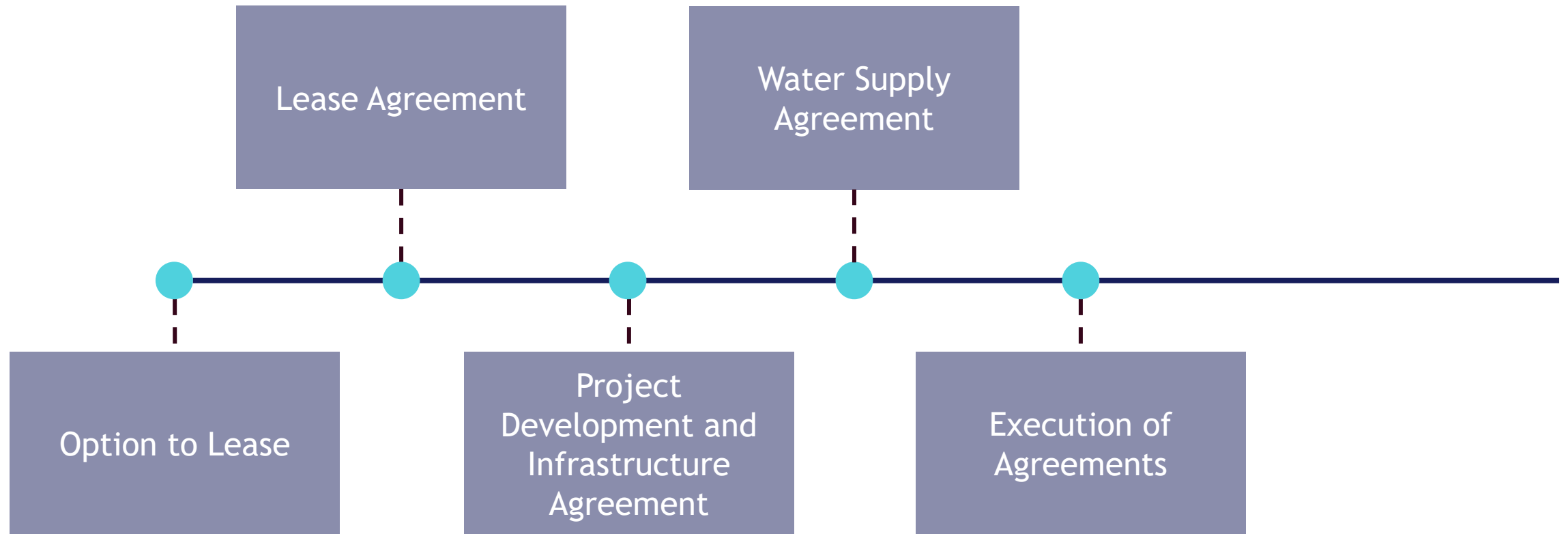


Land Tender Evaluation Criteria



- **Strategic Alignment to LEIP Objectives**
 - Low-emission, renewable energy-focussed, ecologically sensitive industrial development
 - Innovative and dynamic enterprises that support sustainable job creation for Townsville residents
- **Project Feasibility**
 - Technical feasibility of project
 - Commercial viability of project
 - Readiness for delivery
- **Infrastructure Requirements and Timeframes**
 - Infrastructure requirements for land, road, water, power, rail and other
 - Project schedule including financing, approvals, early construction works, project construction works and operations

Commercial Framework



Prescribed Projects



- Lansdown Eco-Industrial Precinct
 - Infrastructure Investment Taskforce
- Townsville Energy Chemical Hub (TECH) Project
- Project Green Poly

A Prescribed Project is one of significance, particularly economically and socially to Queensland or a region. This designation enables the Coordinator-General to intervene and assist to ensure projects gain timely approvals.

Government Contributions



- The State and Commonwealth governments have committed a combined total of \$74M towards the construction of the precinct enabling infrastructure:
 - \$14M in grants from the Australian and Queensland Governments for connecting road infrastructure
 - \$34M in Australian Government funding through the Townsville City Deal
 - \$26M in Queensland Government funding announced in the 2022 State Budget
- Council receives resource support from the following government stakeholders:
 - Office of the Coordinator-General
 - Department of State Development, Infrastructure and Planning

Stakeholder Engagement



Queensland Government

- Office of the Coordinator-General
- Department of State Development, Infrastructure and Planning
- Department of Natural Resources and Mines, Manufacturing and Regional and Rural Development
- Department of Local Government, Water and Volunteers
- Department of the Environment, Tourism, Science and Innovation
- Critical Minerals Queensland
- Department of Transport and Main Roads
- Trade and Investment Queensland
- Queensland Treasury

Australian Government & Others

- Australian Government
 - Department of Climate Change, Energy, the Environment and Water
 - Department of Infrastructure, Transport, Regional Development, Communications and the Arts
- Other key stakeholders
 - Queensland Treasury Corporation
 - Port of Townsville
 - Townsville Enterprise Limited
 - Queensland Rail
 - Powerlink Queensland
 - Energy Queensland (Ergon Energy Network)

Lansdown Status and Activity

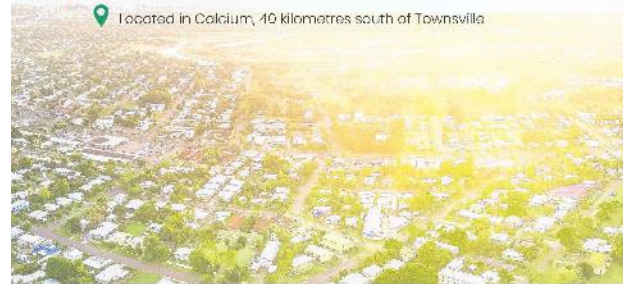


- Since 2020, Lansdown has continued to attract a suite of proponents that reflect the region's strategic direction in energy and industry.
- 14 proponents with conditional land allocations.
- 5 proponents have signed an Option to Lease Agreement:
 - **Project Green Poly** - BESS and Metallurgical Silicon Production Facility
 - **Ultra High Purity Quartz** - Quartz processing into high purity sand
 - **Aosun Energy** - Hydrogen fuel cell based integrated power system
 - **Energy Development Corporation** - Battery cell manufacturing facility
 - **Gransolar Development Australia** - Battery Energy Storage System

Townsville's gateway to a greater tomorrow

The Lansdown Eco-Industrial Precinct will be North Australia's **first environmentally sustainable industrial hub**.

Located in Caldium, 10 kilometres south of Townsville



Townsville City Council acquired Lansdown in 2001 with the vision to become Northern Australia's foremost precinct for advanced manufacturing, processing, technology and emerging industries.

The precinct is set to take Townsville to a greater tomorrow from a jobs, economic, and environmental perspective, bringing together innovative organisations (proponents), passionate about driving positive change for our economy, community, and the environment.

The project will generate significant jobs for the city, both during construction and in operation.

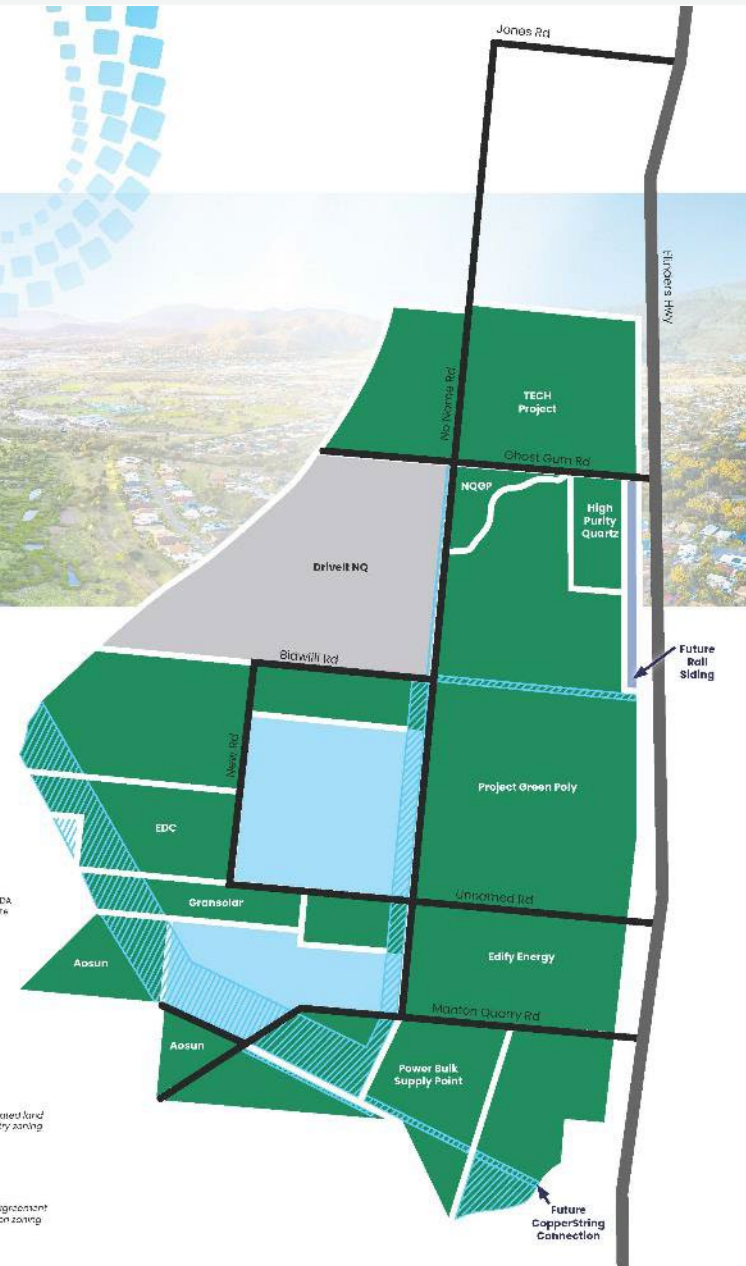
The 2200 hectare (22sq km) precinct is primarily a High Impact Industrial Zone away from residential areas. It is a 'greenfield development' and is incorporating environmentally responsible systems right from its start.

Council has attracted major State and Federal government funding, including:

- \$4M in grants from the Commonwealth and Queens and Governments;
- Additional Commonwealth Government funding commitment of \$24M through the Townsville City Deal; and
- A further \$23M in Queensland Government funding announced in the 2022 State Budget.

The Lansdown Eco-Industrial Precinct was declared a Prescribed Project by the Queensland Government in March 2023. The declaration provides Council with additional Queensland Government support to deliver this significant precinct.

Council has committed to delivering roads and raw water supply (enabling infrastructure) to meet the operational requirements of proponents. The Federal and State government funding contributions will help Council meet the upfront cost of delivering these precinct enabling works, with costs recovered from proponents through Project Development and Infrastructure Agreements.



Scan here for
more information
townsville.qld.gov.au/lansdown

The Lansdown Eco-Industrial Precinct is jointly funded by the Australian Government and Queensland Government in partnership with Townsville City Council.



Environmental Offsets - What are they?



- Compensate for unavoidable impacts of 'prescribed activities' on 'prescribed environmental matters' (“Like for like area”).
- Required under Commonwealth, State or Local Government approvals, for example the Commonwealth Environmental Protection and Biodiversity Act (EPBC).
- Historically, financial and non-financial (land) offsets were available - shift away from financial.
- Advanced Offsets - focus on early restoration.

What is a Land Offset?

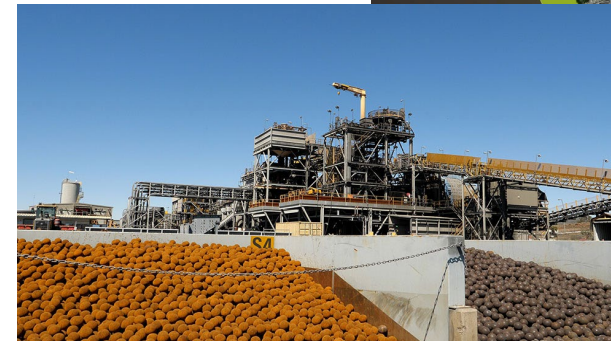
'parcel of land designated and managed to provide a conservation outcome for impacted matters'

Extends well beyond planting trees...

Environmental Offsets - Why are they required?



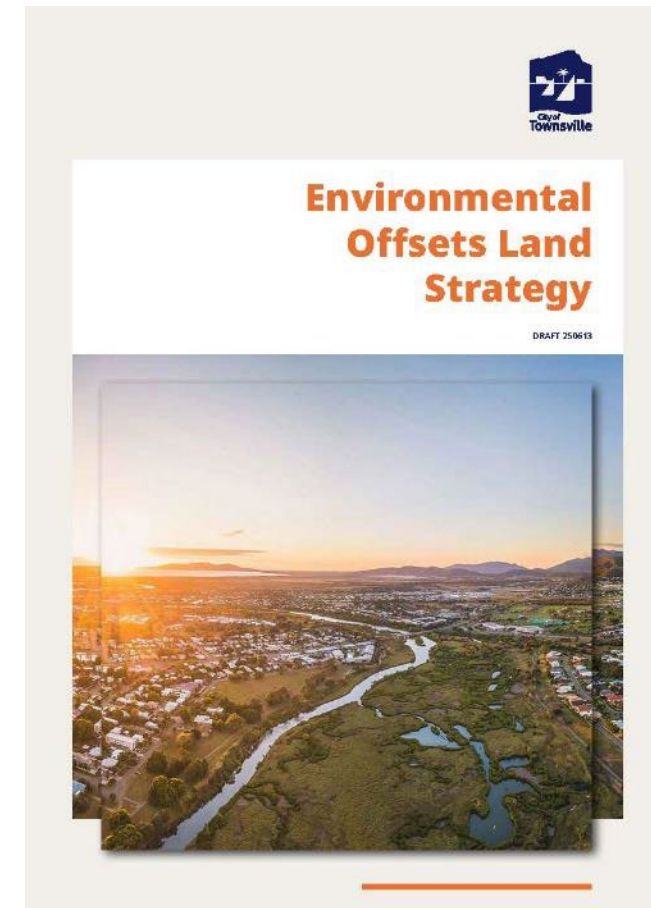
- Major projects are subject to ever increasing environmental approval regimes.
- While necessary, this increased regulation erodes our national and regional competitiveness.
- For Townsville to remain competitive we need to “derisk” investments for proponents.
- Provision of Offset land is one such lever Council can pull.



Environmental Offsets - What is Council doing?



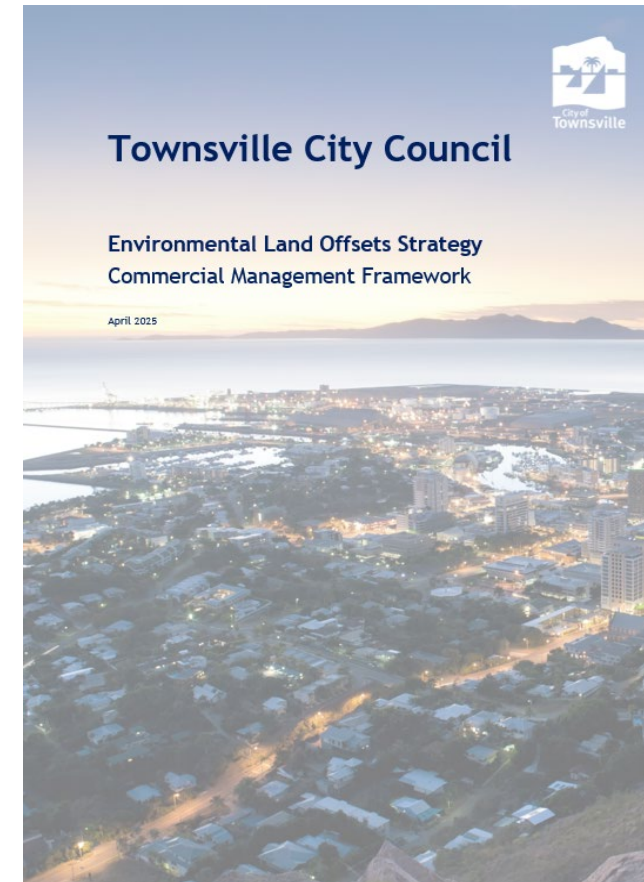
- Implementing offsets for Haughton Pipeline Stage 2.
- Environmental Offset Land Policy established.
- Strategy focused on '*balancing long-term development with ecological and biodiversity outcomes*'.
- Informed by Government legislation, policies and planning initiatives and consultation with:
 - Department of Climate Change, Energy, the Environment and Water (DCCEEW) [Commonwealth]
 - Office of the Coordinator-General (OCG) [State].



Environmental Offsets - How will costs be recouped?



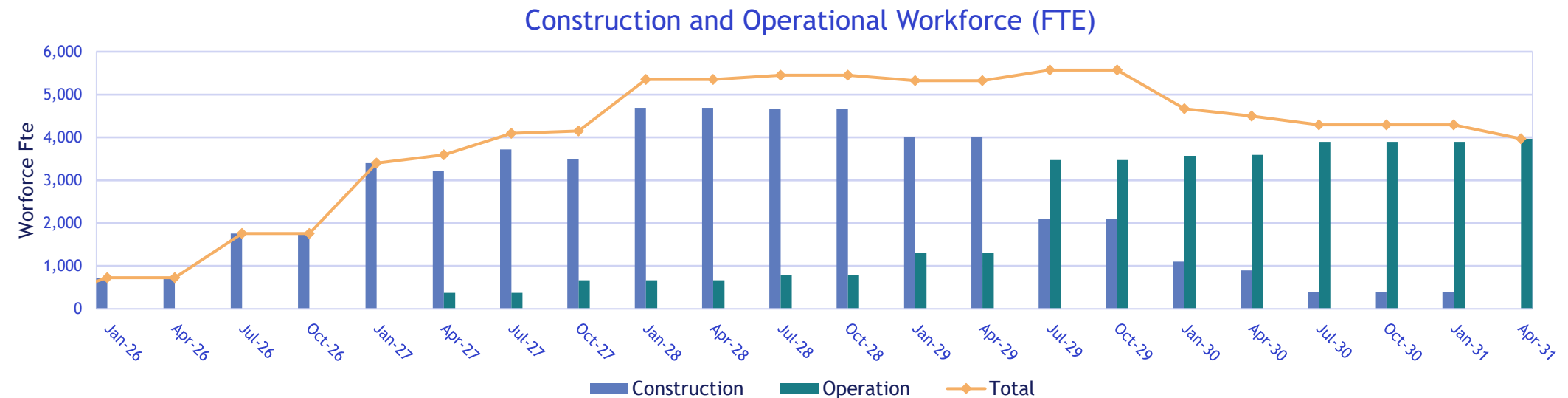
- Underpinned by a cost recovery principle (like Lansdown Eco-Industrial Precinct).
- Charging framework comprises of three cost recovery tiers:
 1. **Land value** - quasi leasing arrangement for allocated land.
 2. **Project cost recovery** - project delivery resource costs.
 3. **Land management recovery** - fixed and variable components to enable flexibility in deliver of restoration works.



Economic Impact - Workforce



- The LEIP is set to become a significant hub for various industrial projects with a sizeable workforce in both construction and operations.
 - 4,668 FTE forecast construction workforce by Q1 2028
 - 3,966 FTE forecast operational workforce by Q2 2031



Economic Impact - Gross Regional Product



- The economic potential of Lansdown cannot be overstated. If fully realised, it will underpin over \$10B in capital investment and establish Townsville as a national industrial centre.
- Major boost to Gross Regional Product and local job creation.
- Attracting new industries and long-term private sector investment.

Gross Regional Product (\$b)	Construction	Operation	Total
Direct	2.1	9.5	11.6
Flow-on (production induced)	1.3	7.1	8.4
Flow-on (consumption induced)	1.8	3.4	5.2
Total	5.2	20.1	25.3

Source: BDO's 'Preliminary Economic Impact Analysis of Lansdown Eco-Industrial Precinct Power Requirements' paper.

North Queensland Power Issue



- The greatest challenge to the Precinct's future, and major project development in NQ are constraints to the power network and firm load generation. The projected power demand for the LEIP is significant, nearing 50% of the entire peak load of Queensland today. Solutions across all levels of Government, Powerlink and the private sector are required to enable industry development and investment.
 - Current grid network capacity unable to meet LEIP demand reliably
 - No local baseload generation - reliant on Central Queensland coal power
 - Risk of project delays, cost blowouts and missed economic opportunity
- Investment in power infrastructure (BESS, gas turbines, wind generation etc.) is required alongside enhancements to grid infrastructure.

Gladstone vs North Queensland (NQ)



- Gladstone's success as an industrial powerhouse has been underpinned by reliable access to large-scale, firmed energy through the Gladstone Power Station (GPS). In contrast, NQ lacks comparable infrastructure, with projected demand outpacing current capacity. Strategic investment in energy infrastructure is essential to unlock Lansdown and broader growth in NQ.

	Gladstone	North Queensland
Current Energy Supply and Demand	<ul style="list-style-type: none">• GPS (1,680 MW coal-fired) generates ~10% of QLD's electricity.• GPS supports existing industries consuming 5 TWh/year with scalable firming power.	<ul style="list-style-type: none">• 60 MW of firm baseload power and potential for up to 900MW of variable load.• Projected peak demand of 5,894 MVA (~50% of the current QLD peak demand at ~10,000 MVA).• No large-scale power station or firming solution to support excess demand.
Future Transition	<ul style="list-style-type: none">• New and existing industries may require up to 74TWh/year by 2040 as part of decarbonising existing industries and establishing low-carbon energy export industries.• Coal retirement by 2035 necessitates 24 GW of renewables.	<ul style="list-style-type: none">• Reliant on renewables and support from Government and Industry to distribute firming capacity.• Council, Powerlink, State Government and Industry to identify and unlock energy solutions.
Grid Reliability	<ul style="list-style-type: none">• Robust grid ensures 24/7 industrial operations, driving long-term growth.	<ul style="list-style-type: none">• Network constraints limit grid capacity to support future load.

Opportunity - Gas & Renewables



- A combination of transitional and long-term energy solutions are required. These can work in tandem to deliver firmed, reliable energy to NQ while maintaining emissions targets.
 - Gas turbine peaking units as transitional firming - opportunity for new gas turbines and increasing Mt Stuart operations
 - Integration of BESS with solar generation
 - Enable new transmission and storage investments alongside renewables

Opportunity - CopperString



- CopperString is the transformational transmission infrastructure that can unlock NQ's full potential. It extends the national grid into NQ and supports new industrial growth:
 - Provides essential connection between REZs and load centres
 - Critical to firming renewables and stabilising regional power
 - Future Lansdown loads justify investment in expanded transmission
 - Creates feedback loop: more users = lower costs and better reliability

Role of PGP & Infrastructure Planning



- Private Energy Partner's Project Green Poly (PGP) have taken a leadership role by advancing several key stages of their Lansdown project.
- PGP has lodged a connection application with Powerlink and has been key to developing shared energy infrastructure for the LEIP and derisking connection pathways for subsequent proponents. PGP's investment is key to progressing timelines and ensuring commitment to substation infrastructure.
- The power infrastructure master planning considers:
 - Coordinating cross-proponent electricity infrastructure
 - Funding and managing connection pathways upfront with Powerlink
 - Infrastructure designed to be scalable and shared by multiple users.

Flexible Load and Grid Optimisation



- The network is currently limited by thermal constraints and inadequate firm load to support the proposed projects at Lansdown and surrounding regional projects.
- To maximise efficiency and reduce grid stress, Council is exploring proponent ability to develop projects with flexible load requirements.
- This work focuses on:
 - Staged ramp-up of project electricity loads to match generation timing
 - Evaluate Powerlink's network ability to deliver certain transfer capacities at certain times of day
 - Proactive design and delivery of new or upgraded infrastructure to reduce bottlenecks and optimise transmission

Strategic Investment Advantage



- Infrastructure investment at Lansdown delivers immediate and long-term value - not only for Townsville but for Queensland and the Australian economy:
 - Unlocks \$10B+ in capital project investment
 - Strengthens sovereign manufacturing and energy security
 - Avoid investment leakage to overseas jurisdictions
 - Build NQ as a regional powerhouse of clean industry
 - Government support opportunities available

Role of Policy and Industry



- Government and industry must work together to build NQ's future. Regulatory, financial and workforce frameworks must align to support fast deployment.
 - Streamline environmental and planning approvals
 - Fund transmission and shared precinct infrastructure
 - Develop skilled labour programs and apprenticeships
 - Encourage public-private partnerships and incentives

Collaboration in Action



- Lansdown illustrates collaborative industrial planning with Government and the private sector and an opportunity to accelerate growth in NQ.
 - Land use, coordination and approvals
 - Active engagement from State and Commonwealth Governments (OCG, DETSI, DCCEE, and Treasury)
 - Proponents working to de-risk common assets
 - Powerlink supporting grid integration studies

- Good news story
- Strong private sector interest
- Flexibility for Council
- Strong position built on strong stakeholder engagement
- Firm power is critical



More information?



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