



# Lansdown

Eco-Industrial Precinct

Northern Australia's foremost  
eco-industrial precinct for **advanced  
manufacturing, processing,  
technology** and **emerging industries.**

# Time to grow

In a rapidly changing world, the Lansdown Eco-Industrial Precinct (LEIP) is laying the foundation for Townsville's growth and enduring success.

Driven by Townsville City Council, this major new development is a leading example of globally-leading practice and the adoption of new technologies. It will generate exciting, long-term job and business opportunities throughout our region.

It brings together innovative organisations, passionate about driving positive change for our economy, community and environment, people who know that genuine collaboration multiplies the benefits for all through shared efficiencies, resources, ideas and knowledge.

## The perfect location

The LEIP is positioned to offer collective industry effort that will generate far-reaching benefits for Townsville.

Situated on 2,200 hectares (22 kilometre<sup>2</sup>) of Council-owned land at Calcium, 40 kilometres south of the Townsville CBD, it offers convenient access to rail, road, port, airport, water, power and natural gas.

## Acknowledgement of Country

*The Townsville City Council acknowledges the Bindal People as the Traditional Custodians of the land on which the LEIP is situated.*

## Working with the Traditional Custodians

While the LEIP is located in an area that has undergone major landscape alteration since European settlement due to farming activities, the cultural values of the land remain for its Traditional Custodians.

Townsville City Council is committed to working closely with the Bindal People in accordance with our Cultural Heritage Management Agreement to manage and protect sites of cultural significance.



## Sustainability at its core

The LEIP's Sustainability Framework will guide precinct planning, development and operation.

The framework aligns with the United Nations Industrial Development Organisation (UNIDO) international framework for eco-industrial parks.

Underpinned by a shared commitment to globally-leading practice, it provides a lens for decision-making and encourages continuous improvement in environmental management across energy, water, waste, material use and the natural environment.





# For Townsville's tomorrow

The LEIP will energise Townsville and the region's economy and job market and stimulate future-focused industries while protecting our rich natural environment.



**14,000+ jobs**

Construction: 7,381 (2,393 direct FTEs)  
Operational: 6,628 (2,509 direct FTEs)

## Grow our future



Propel Townsville to the next level by securing long-term jobs as well as supplier opportunities and flow-on benefits for local business and the region – providing big city advantages and liveability as we grow.

## Inspire all generations



Offer exciting new job, career, upskilling and reskilling opportunities in emerging industries.



## Local economic investment

\$815m in additional Gross State Product per annum (\$570m locally).

Procurement of goods and services to support local businesses thrive.

## Position Townsville

As a leader in advanced manufacturing and as a hydrogen and renewables energy hub.



## Accelerate innovation

Develop products, processes and technologies that contribute to a sustainable society.



## Expand port + airport throughput

Increasing the volume and diversity of products to and from Townsville each year.



## Advance research

Partner with organisations such as Townsville's world-class tertiary education and research facilities at James Cook University, Townsville University Hospital, TropiQ, Smart Precinct NQ, NQ Spark and NQ ICT Centre of Excellence.



## Green growth

Creating a circular economy – recycling and reducing material use with an intent to reach zero waste.



## A new community multi-purpose venue

A dedicated zone for driver education, motorsport recreation and large-scale community events.





# Industries of the future

The LEIP supports exciting, progressive enterprises committed to breaking new ground in business efficiency, advanced manufacturing and the latest technology.

The LEIP has attracted future-focused industries that will enhance the sustainability of our economy creating long-term confidence in the region – resulting in job and business growth as well as educational and training opportunities.

## The LEIP is supported by:

- Road and rail connections (national highway network, major rail links).
- Easy access to the Port of Townsville and Townsville Airport for interstate shipping and international export.
- A broad and strong local economy, consistent population growth, and skilled and specialist labour.
- Access to world-class tertiary education and research facilities to advance knowledge and skills, including the only tertiary medical facility in Northern Australia.
- Tertiary hospital and health services.
- A broad range of public and private schooling options.

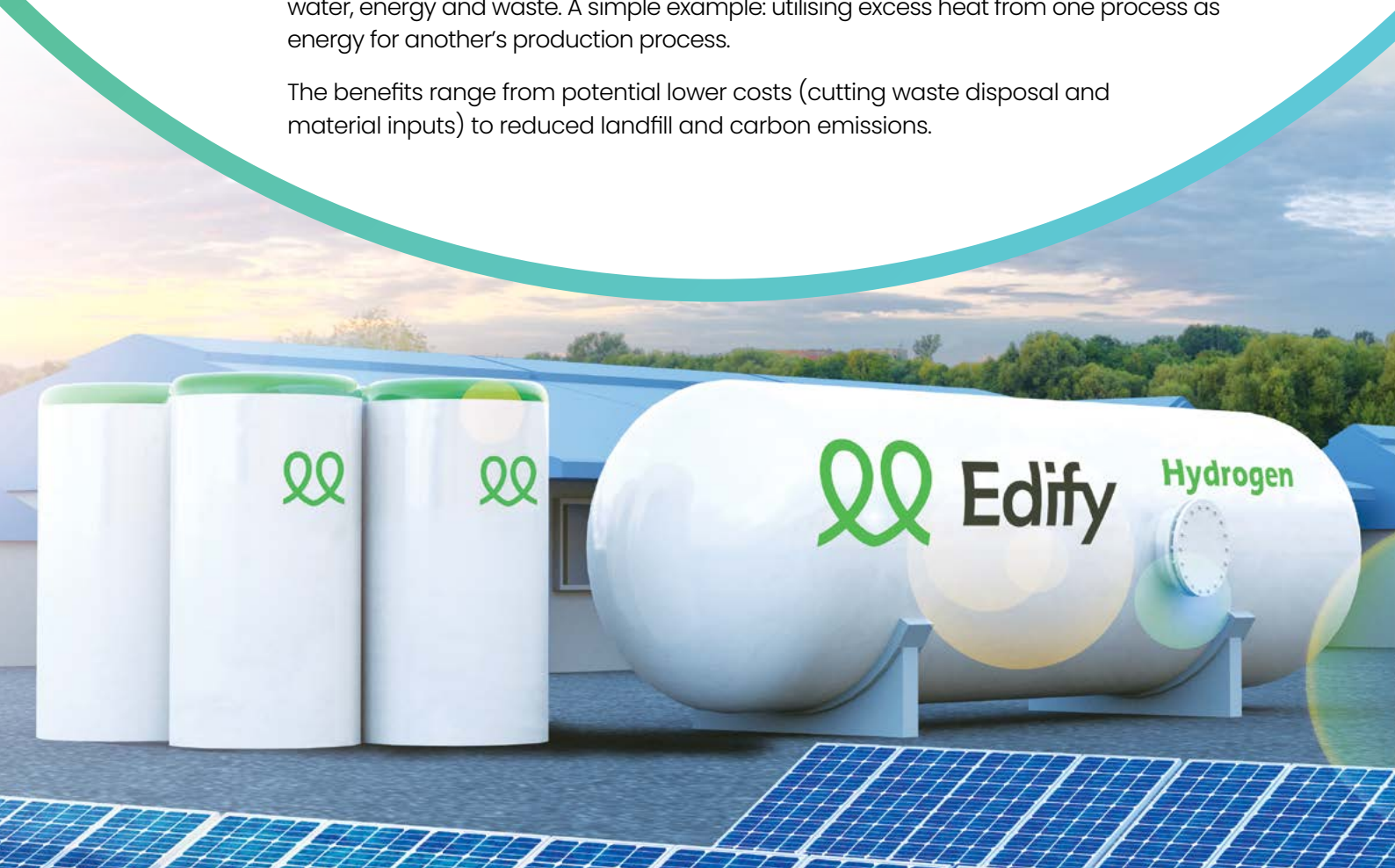


## A circular economy

At the LEIP, proponents will join forces to share the benefits of a circular economy, complementary resources and dynamic collaboration.

Rather than a linear “make, use, discard” approach, a circular economy promotes reuse and recycling to extend the life (and value) of materials and resources. The LEIP will provide the opportunity for businesses to beneficially pool resources and exchange materials, water, energy and waste. A simple example: utilising excess heat from one process as energy for another’s production process.

The benefits range from potential lower costs (cutting waste disposal and material inputs) to reduced landfill and carbon emissions.



## Powered by renewable energy

The LEIP will generate and use various sources of affordable, reliable, clean energy – including solar, hydrogen and gas.





# LEIP proponents

The LEIP is a home for future industries – with their investment providing a springboard for Townsville’s sustained economic prosperity, job prospects and wider local business and regional benefits.

As proponents progress onsite operations, our community will have a chance to share in the economic benefits of the LEIP. Supply chain opportunities will be on offer for local small-to-medium businesses (from professional services to material and equipment suppliers and local construction contractors) as well as a wide variety of employment options for locals ready to upskill and reskill to take part in this exciting new era for local industry.

## Queensland Pacific Metals

**A production facility** – operated by a modern and sustainable producer of critical metals for the emerging lithium-ion battery and electric vehicle sector.

[qpmetals.com.au](http://qpmetals.com.au)



## Edify Energy

**A green hydrogen production plant** – of up to 1GW, as well as a solar photovoltaic and battery storage facility supplying the LEIP via a private network to meet the need for emission-free fuel for the LEIP, domestically and around the world.

[edifyenergy.com](http://edifyenergy.com)



## Drive It NQ

**A driver education facility and Australia’s only community owned, regional motorsport venue** – spearheaded by a not-for-profit association of local organisations, clubs, and individuals.

[driveitnq.com.au](http://driveitnq.com.au)





## RTE Energy

A world class, best practice photovoltaic (PV) manufacturing facility – with low emission outcomes while manufacturing 100% recyclable products.

[rte-international.com](http://rte-international.com)



## Solquartz

A multi-module silicon manufacturing facility – to supply silicon to the solar PV and battery manufacturing industries.

[solquartz.com.au](http://solquartz.com.au)



## Origin Energy Future Fuels

A commercial-scale green hydrogen production facility – enabling zero carbon fuels to be exported to Asia and Europe.

[originenergy.com.au](http://originenergy.com.au)



## North Queensland Gas Pipeline (NQGP)

A gas let-down station to connect to the adjacent NQGP – providing the LEIP access to a reliable and low-cost gas supply. Sourced primarily from existing coal mines, gas provided to the LEIP will result in a net reduction in Queensland's carbon emissions and support the transition to a low carbon economy.

[northqueenslandgaspipeline.com.au](http://northqueenslandgaspipeline.com.au)



Visit proponent websites to find out more about their purpose and vision.

# Supporting Townsville's future

## 2001

Townsville City Council acquires land and the vision for an industrial precinct is born.

## 2017

Planning commences with initial feasibility studies.

## 2019

First public tender opens.

## 2020

Townsville City Plan amended to include the LEIP.

## 2023-2025

Proponents move into full and expanded operations.

## 2026 – 2041

The LEIP continues to be further developed and enhanced as proponents' operations grow.

## LEIP Planning

Detailed analysis and stakeholder input has shaped the land use and infrastructure planning for the LEIP including road, rail, water, electricity, gas and telecommunications.

The LEIP Infrastructure Master Plan defines a pathway for its planned and sustainable development.



The Infrastructure Master Plan as well as an Overview summarising key recommendations are available for download by visiting [townsville.qld.gov.au/lansdown](https://townsville.qld.gov.au/lansdown)







## 2021

Development of the LEIP Infrastructure Master Plan.

Second public tender inviting prospective proponents and conditional allocation means the LEIP nears capacity.

## 2022

Townsville City Council endorses Infrastructure Master Plan.

Proponent and stakeholder engagement to progress future planning. Infrastructure works expected to commence Q3 2022.



## Development Application Process

LEIP proponents will execute individual Project Development and Infrastructure Agreements with the Townsville City Council and make a development application for their proposed development under the *Planning Act 2016*.

Each development application will be assessed under the Townsville City Plan by the Townsville City Council as the assessment manager and by the State Government whose public sector entities will be referral agencies for the development application.

Under the *State Development and Public Works Organisation Act 1971*, if a proposed development is deemed economically and socially significant to Queensland or the region, the Queensland Minister for Public Works and Procurement may declare the project as a prescribed project. This enlivens the Coordinator-General's powers to ensure timely decision-making in relation to prescribed processes and prescribed decisions. This is the case for the Queensland Pacific Metals project.



# Lansdown

Eco-Industrial Precinct

For more information about the Lansdown Eco-Industrial Precinct:



[LEIP@townsville.qld.gov.au](mailto:LEIP@townsville.qld.gov.au)



[townsville.qld.gov.au/lansdown](http://townsville.qld.gov.au/lansdown)