

Lansdown Eco-Industrial Precinct Project Update

Townsville Industry Breakfast | 17 July 2025

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

High Impact Industry Zoning



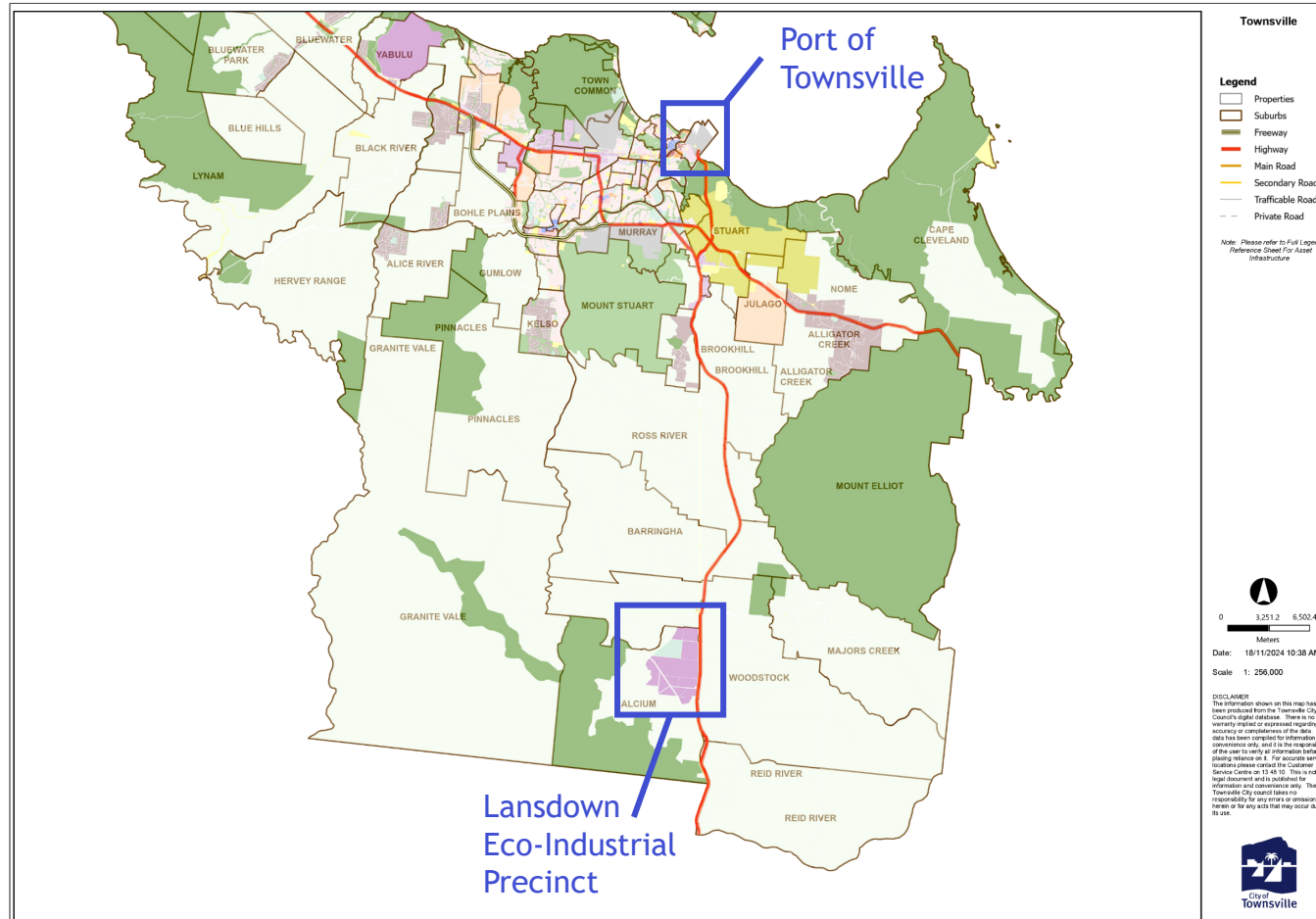
- Supports High Impact Industry uses
- Makes High Impact Industry uses Code Assessable
 - Bound assessments - assessable only against applicable codes
 - No public notification = No 3rd party appeals
- Other Code Assessable Uses:
 - Medium Impact Industry
 - Research and Technology Industry
 - Major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

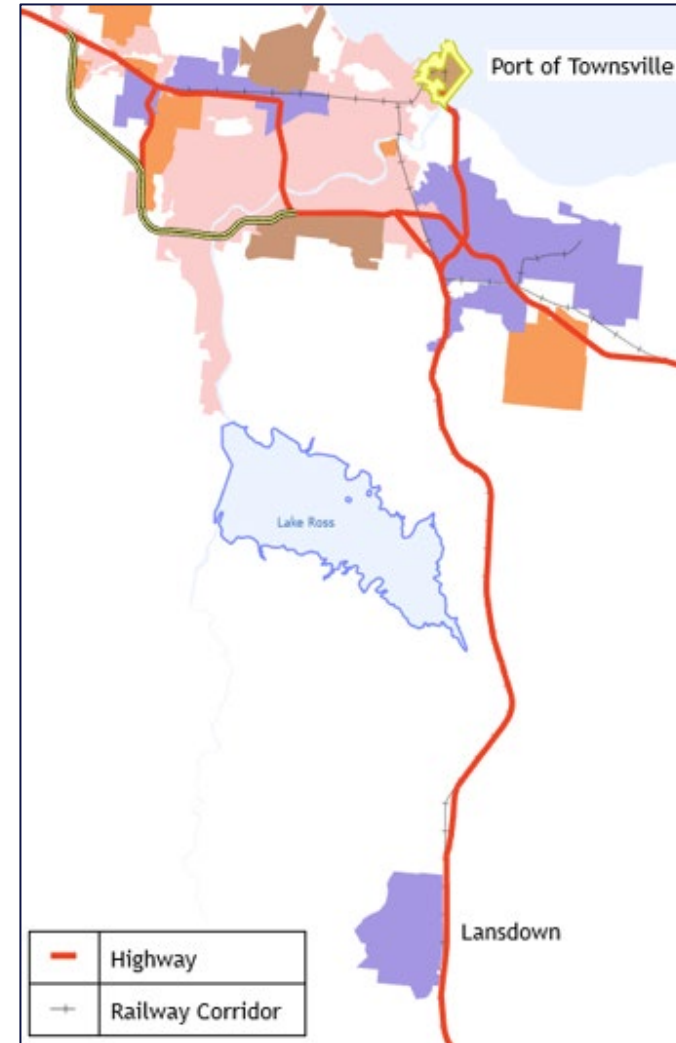
Location



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

Connectivity

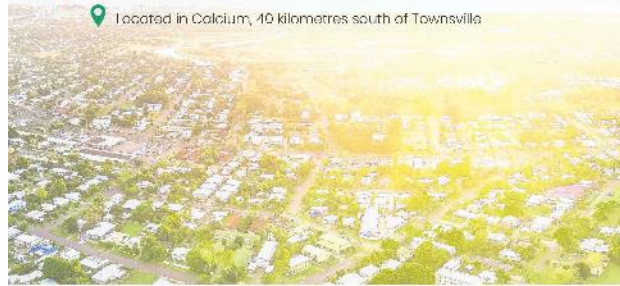
- **Enabling infrastructure**
 - Flinders Highway (Type 2 Road Trains)
 - Mount Isa Rail Line
 - North Queensland Gas Pipeline
 - Haughton Pipeline
- **Direct transport links (road and rail)**
 - Port of Townsville
 - North-West Minerals Province
 - Flinders Renewable Energy Zone (REZ)



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.

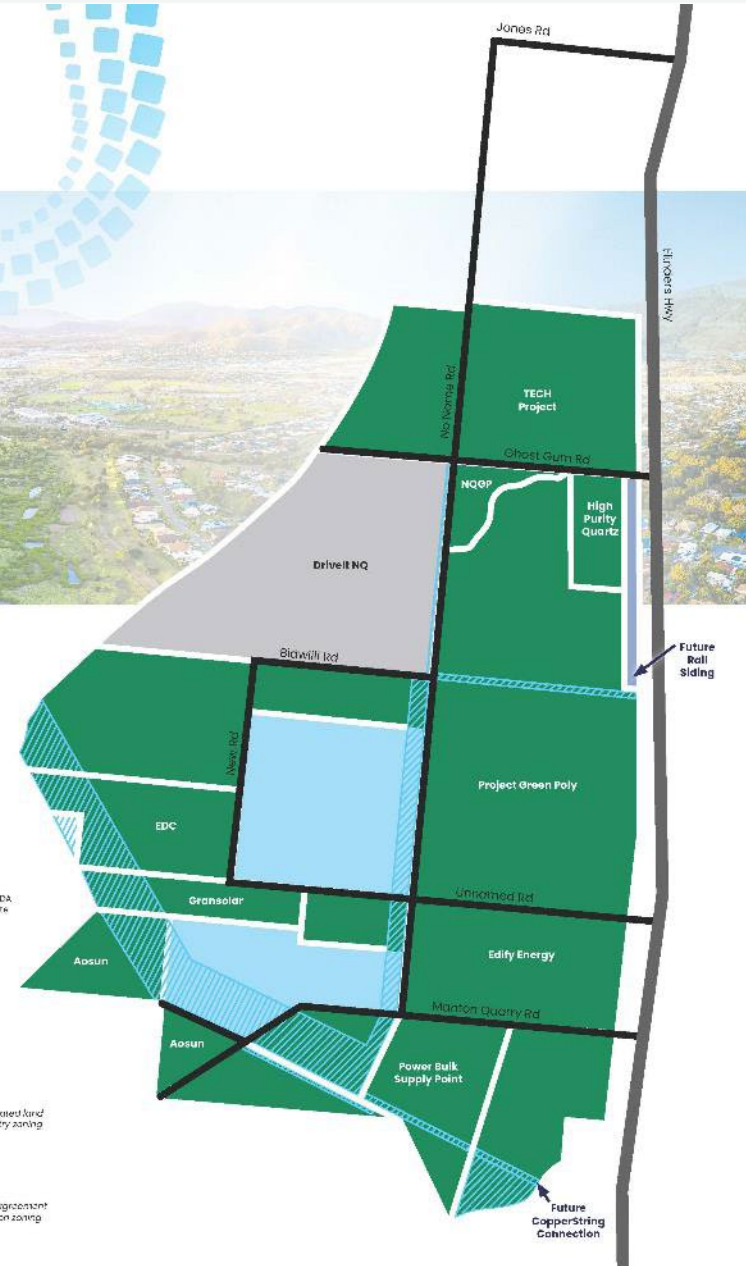
Council has attracted major State and Federal government funding, including:

- \$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.

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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.



Lansdown Proponents



- 14 proponents with conditional land allocations.
- 5 proponents have signed an Option to Lease:
 - **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

Alignment with Government Policy



- Australian Government
 - Future Made in Australia Agenda
 - Critical Minerals Strategy
- Queensland Government
 - Critical Minerals Strategy
 - Prescribed Project
 - CopperString 2032

Government Contributions



- State and Commonwealth government commitments totalling \$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

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.

Job Creation and Investment

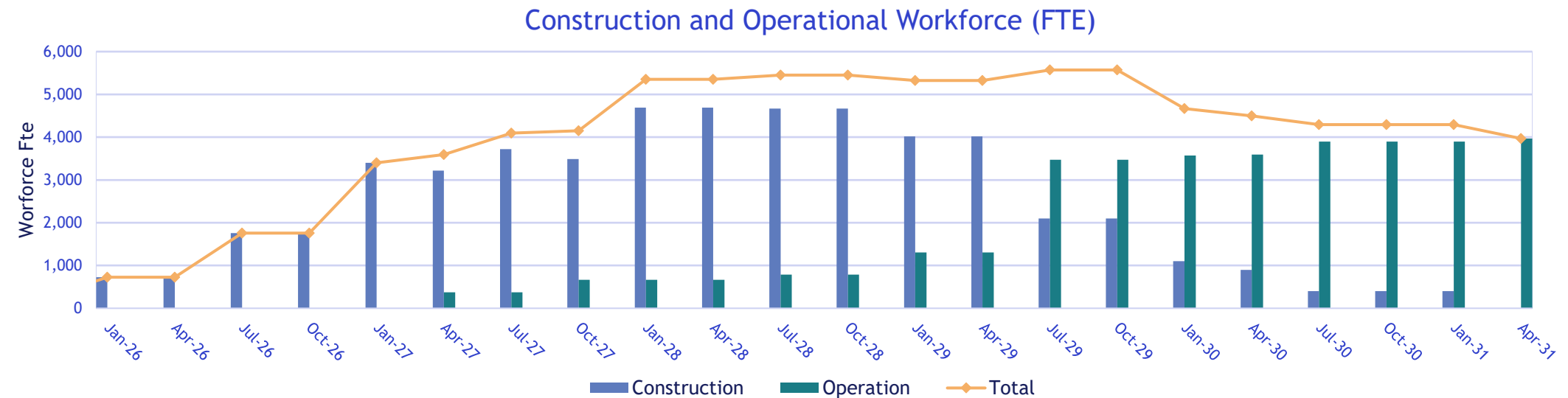


- \$10 billion invested by proponents.
- Highly skilled jobs unique to Townsville, Queensland and Australia.
- Strengthens Townsville's status as the regional gateway to the north.
- Supports the new regional economy transition away from legacy industry.

Economic Impact - Workforce



- The proponent projects will command 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



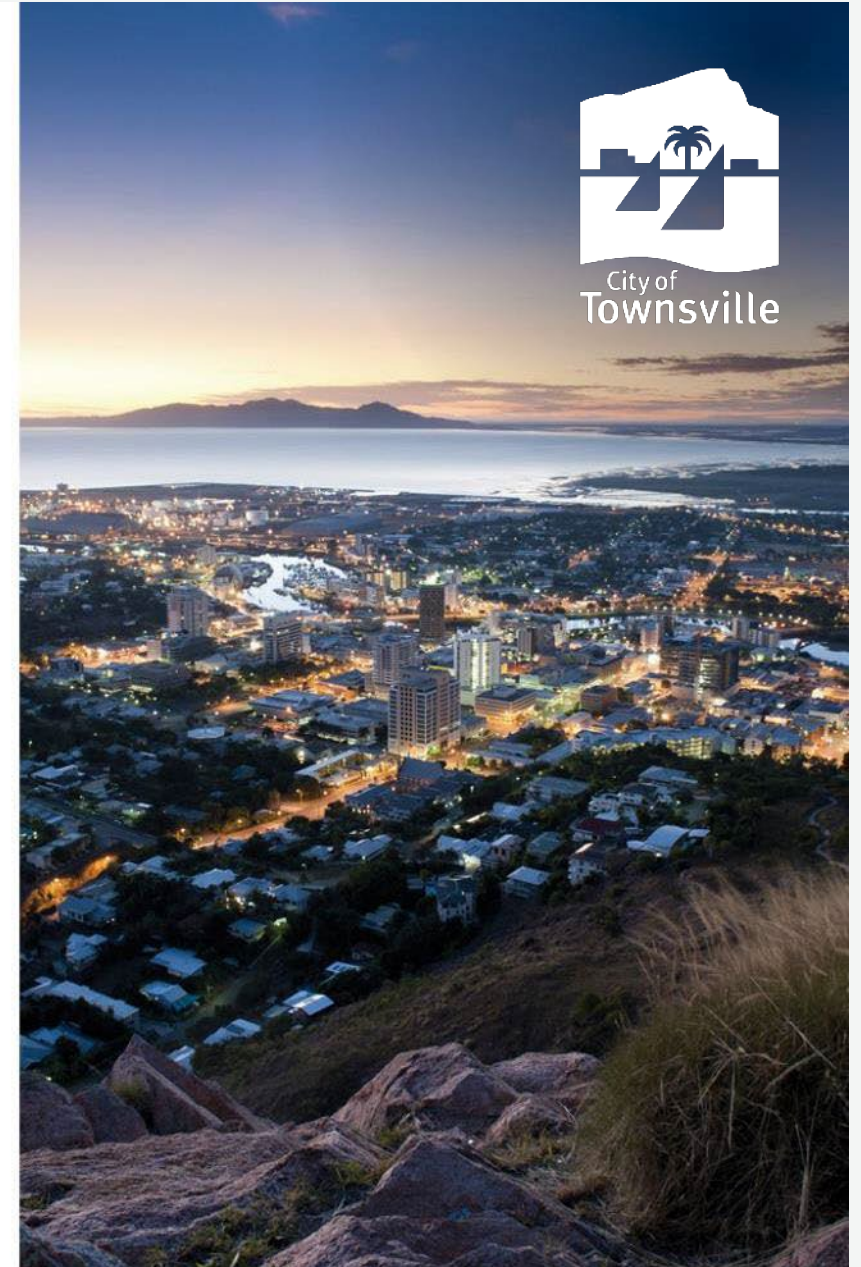
- Major boost to Gross Regional Product and local job creation.
- New industries attracting long-term private sector investment.

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.

Industry Opportunities

- Proponent Project
 - Invest in North Queensland
 - Support regional growth
 - Job creation
- Enabling Infrastructure
 - Road connections
 - Haughton Pump Station Upgrade
 - Water pipeline and reservoir



Open Call to Tender for Land



- TOW00240 - Lansdown Eco-Industrial Precinct
- Public Tender accessed through VendorPanel
- Quarterly Tender Evaluations
- Current quarter closes on 6 October 2025
- Proponents can also lodge a **Registration of Interest** as a precursor to a formal tender submission.

Tender Details

[Access this Tender](#)

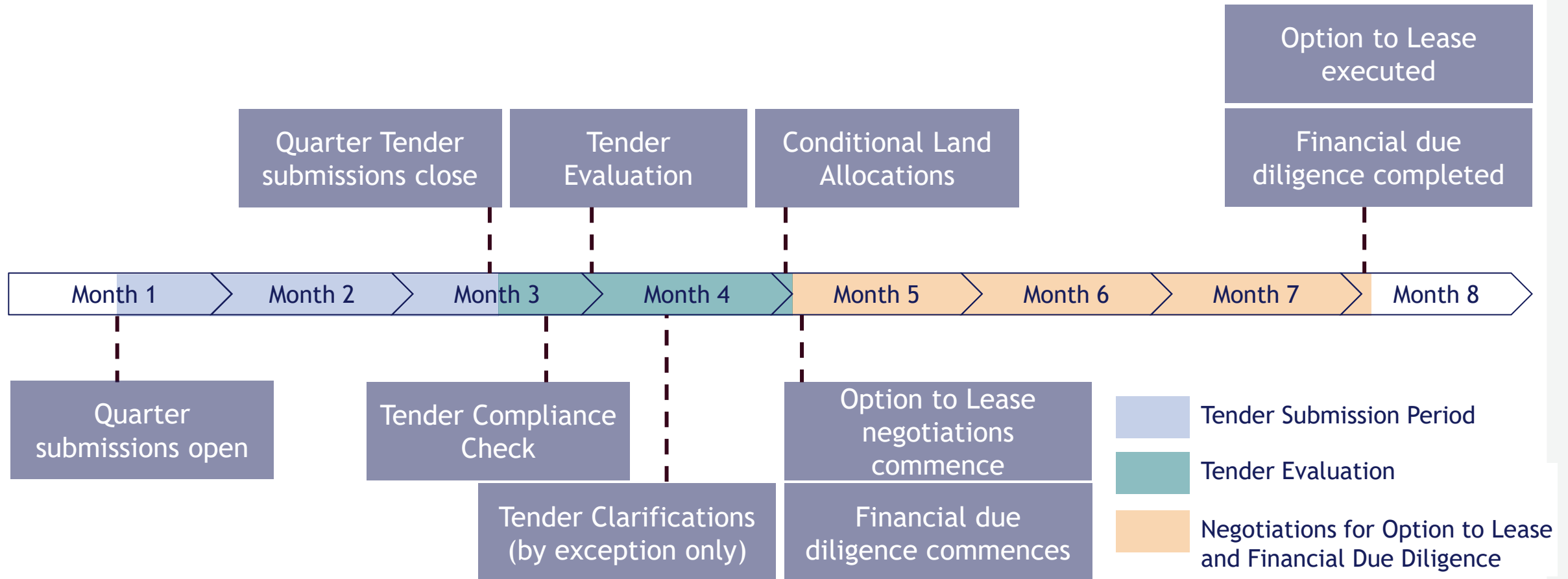
TOW00240-Lansdown Eco-Industrial Precinct

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)

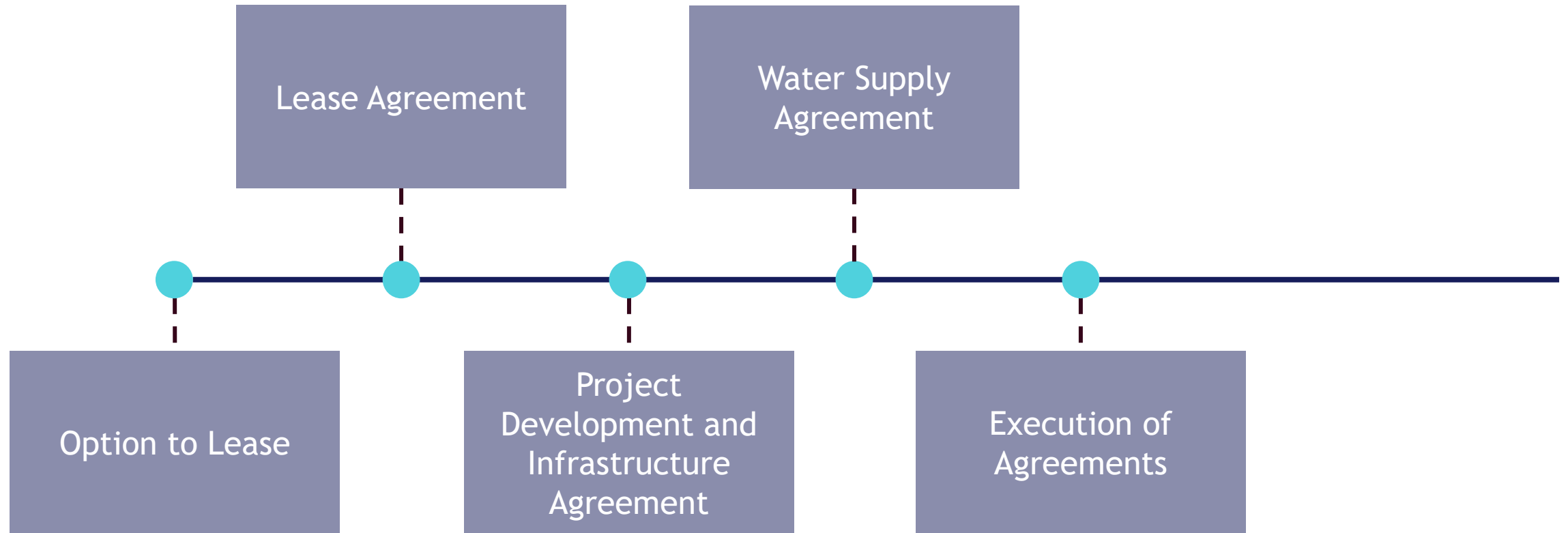
Buyer Details

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.

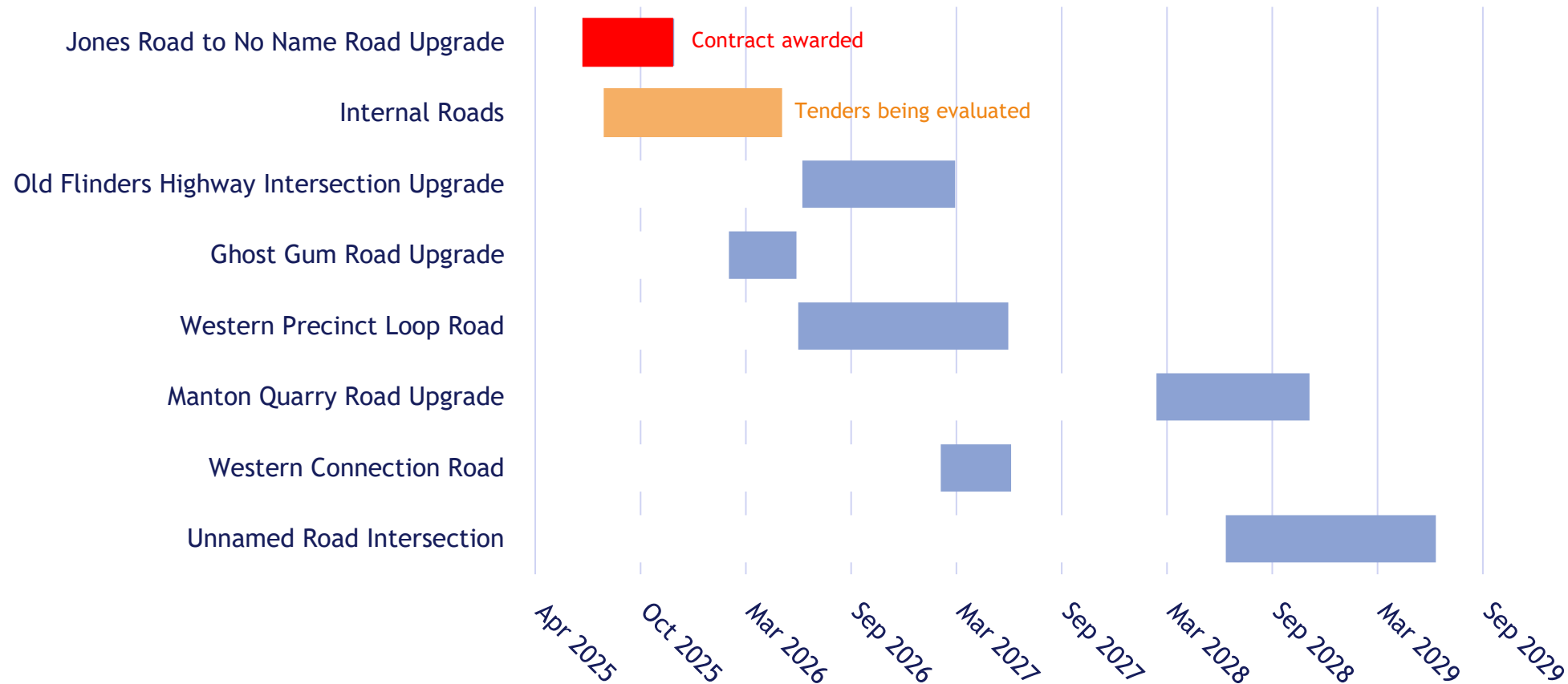
Quarterly Review Process Timing



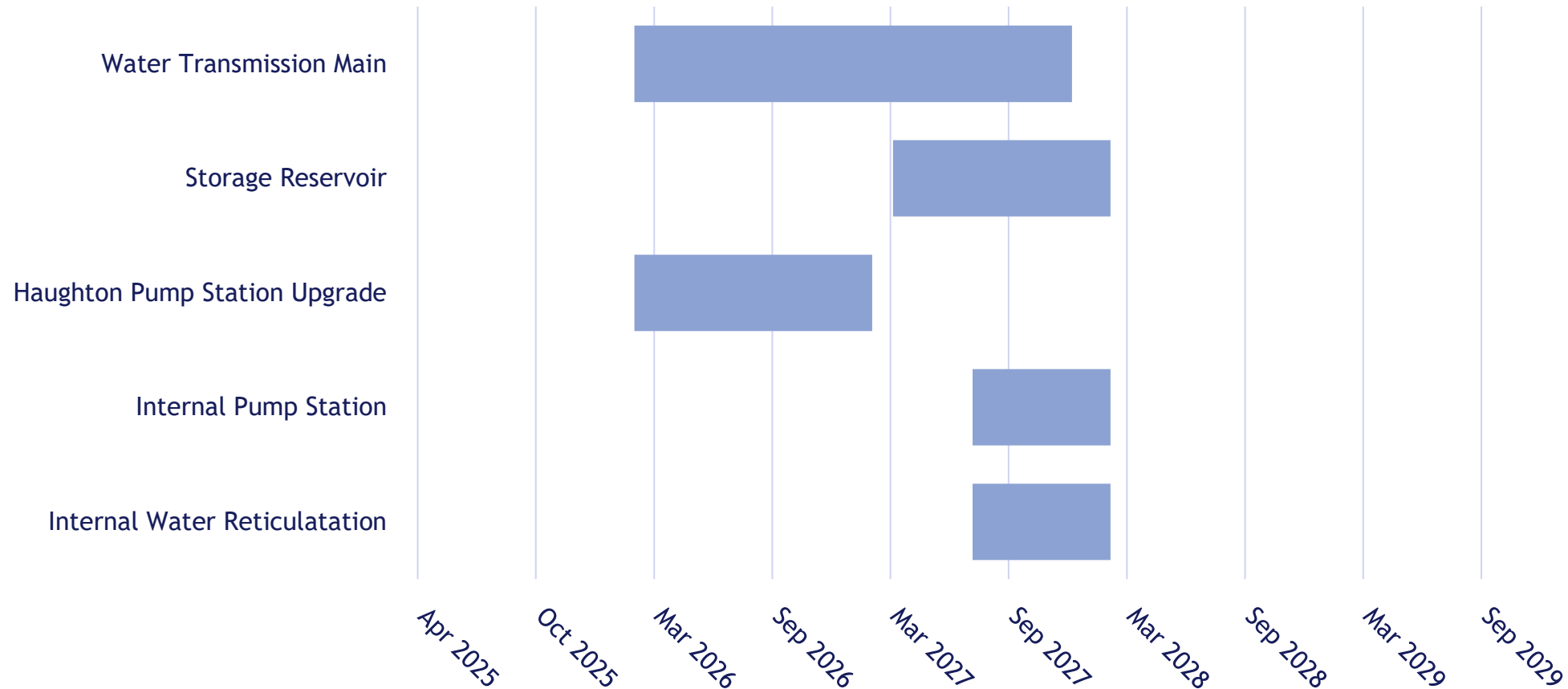
Commercial Framework



Road Infrastructure Construction



Water Infrastructure Construction



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?

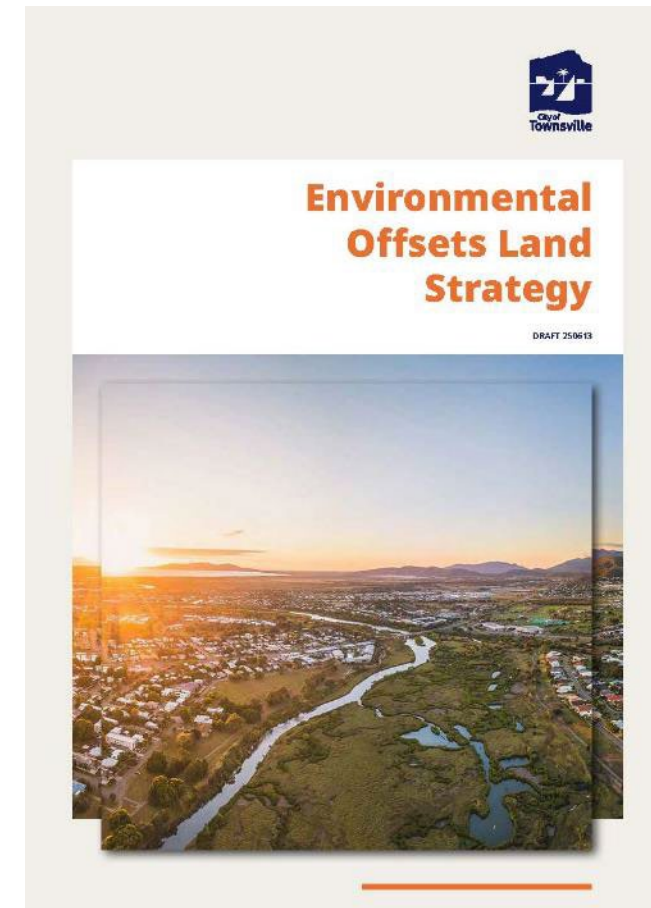
'parcel of land designated and managed to provide a conservation outcome for impacted matters'

Extends well beyond planting trees...

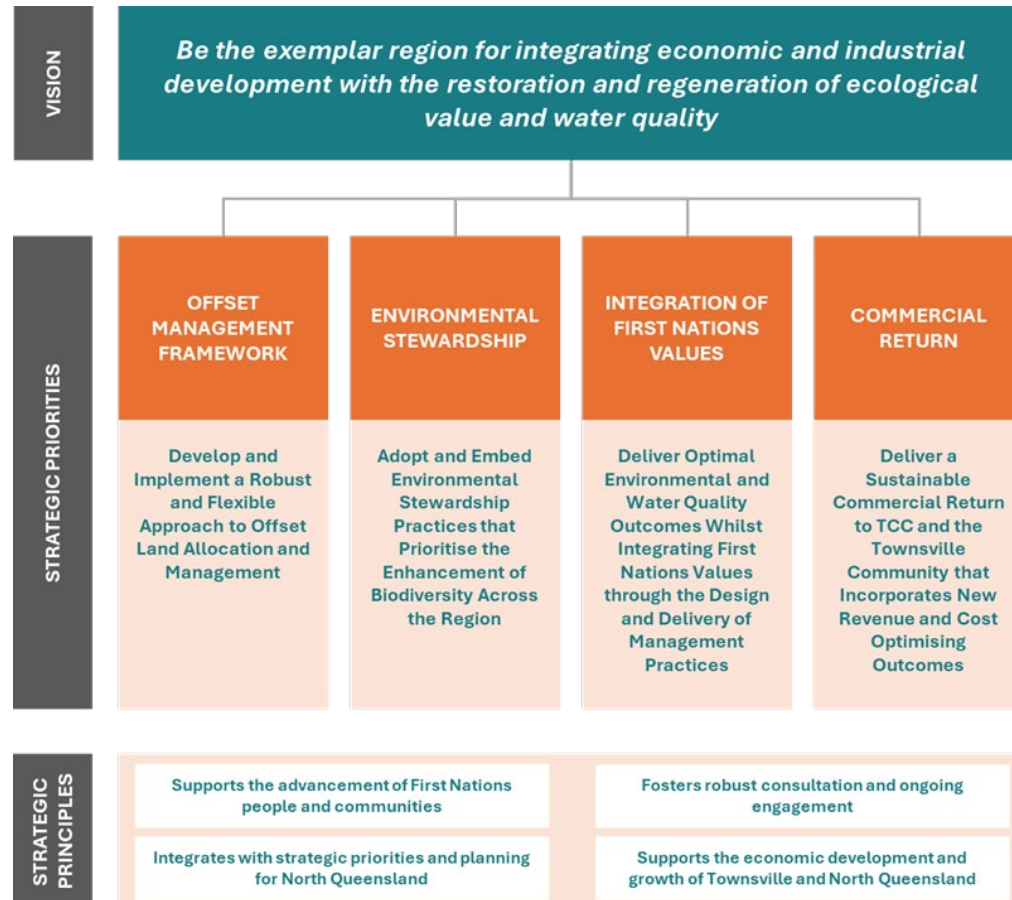
Environmental Offsets - What is Council doing?



- 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 Offset Land Strategy



- Key objectives:
 - Support long term economic development.
 - Enhance environmental stewardship.
 - Enhance water quality outcomes.
 - Create opportunities for Traditional Owners.
 - Offset long term environmental management costs.
- Focused on three primary species:
 - Black throated finch.
 - Bare rumped sheathail bat.
 - Squatter pigeon.



More information?

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