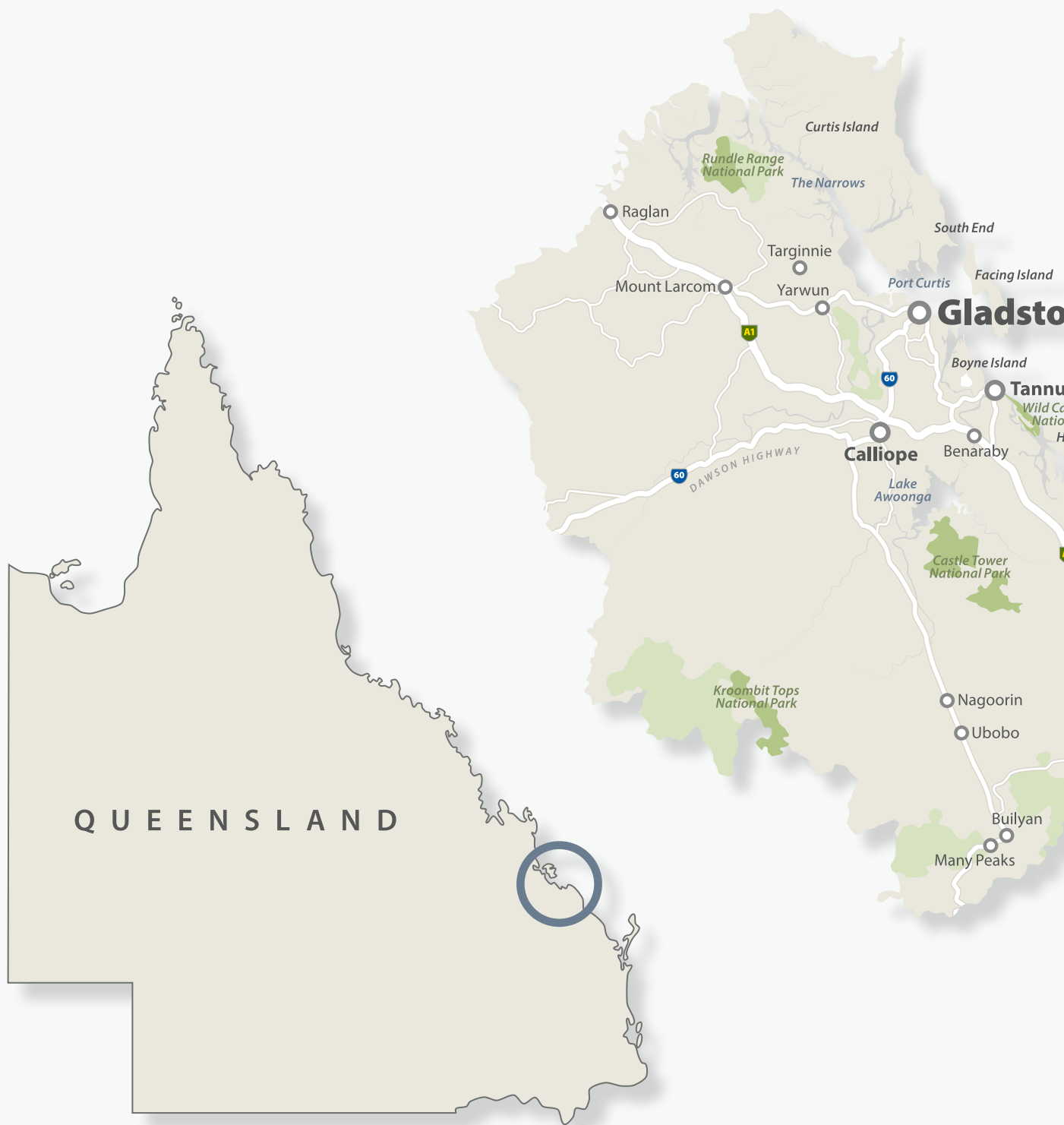


An aerial photograph of the Gladstone region in Queensland, Australia, featuring industrial facilities, residential areas, and a large body of water. A semi-transparent map of Queensland is overlaid on the image, with the Gladstone region highlighted in a darker shade. The background is a deep blue color.

Gladstone Region

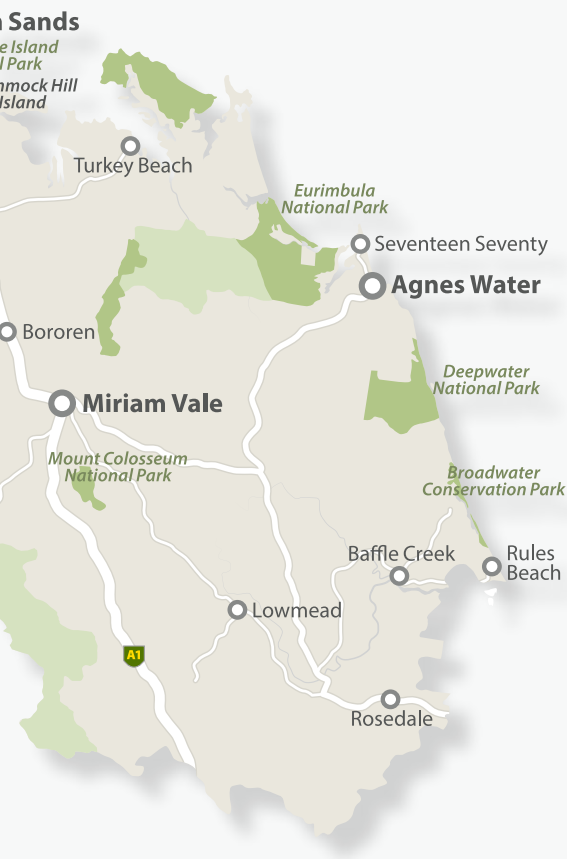
INVESTMENT PROSPECTUS

The Gladstone
Region, connecting
Queensland to the
world.





Including the islands of the Southern Great Barrier Reef.



Introduction

The Gladstone Region is well placed for growth and diversification. Boasting a long and proud history of international trade and industrial development confirms the region as a strategic investment opportunity.

The region is proudly defined by its industrial heritage, community connectedness, a drive for innovation and diversity.



Our Location

Spanning over 10,489 square kilometres the Gladstone Region is located in Central Queensland 513.9km north of Brisbane. The strategic location of the region provides a competitive advantage and opportunity for development. Encompassing a vast landscape from coastline to country, rural townships to major industry the region is connected by road, rail, air and sea.

Economic Profile

\$5,602m in Gross Regional Product (GRP)

Supported an estimated **29,072 jobs** in 2018/19.

Representing **3.1% of Regional QLD's economy** in terms of GRP and **2.4% in terms of local jobs.**

The economy in terms of GRP has been expanding over the last 2 years with an annual average GRP **growth rate of 2.9%.**

62,979 residents, 2.5% of Regional QLD's total population

Median age 35 years, compared to 39 years for Regional QLD

In 2041, the population of Gladstone is expected to reach **75,327**

Average of **566,000 visitors** to the region per annum.

3,701 Local Businesses

Top **4** employers in 2019:

Manufacturing **4,513 jobs** (15.5%)

Construction **3,251 jobs** (11.2%)

Retail **2,821 jobs** (9.7%)

Transport & Logistics **2,510 jobs** (8.6%)

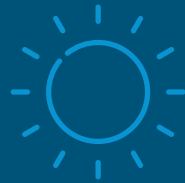




**1 HOUR FLIGHT
AND 5 HOUR DRIVE
NORTH OF BRISBANE**



**LOCATED SOUTH OF THE
TROPIC OF CAPRICORN**



**300 DAYS OF
SUNSHINE A YEAR**



**QUEENSLAND'S LARGEST
MULTICOMMODITY PORT**

Our Future

Renewable Energy

The Queensland government's target to achieve 50% of our energy from renewable sources by 2030 and to reduce net emissions to zero by 2050, presents an innovative opportunity to invest in renewable energy in the Gladstone Region. The region has a significant industrial energy demand both present and future. There are a number of renewable energy projects under development and or consideration that will support and diversify the Gladstone Region future Industrial Heritage.



Aldoga

The proposed Aldoga renewable energy project is a key development in delivering renewable energy for the region.

Acciona Energy will design, build and operate the solar project with construction to begin in 2022.

- 762 hectares for the solar energy project
- Maximum capacity of up to 250 megawatts
- Create up to 240 construction jobs and 10 operating jobs

Rodds Bay

The proposed Rodds Bay Solar Farm is a 300 megawatt (MW) solar farm project approximately 50km south of Gladstone.

A solar farm of this size is expected to produce 625GWh of renewable energy each year, enough to power approximately 88,000 homes. The project will feature high-efficiency photovoltaic (PV) modules mounted on a single-axis tracking array structure. The tracking system will orient the solar modules to follow the sun from east to west each day. The operational lifetime of the solar farm is anticipated to be 30 years.

Green Hydrogen

Aligning with the global transition to a low-carbon future, the Queensland government has committed to investments in developing an advanced and sustainable hydrogen industry and Gladstone is positioned to be the hub. Hydrogen is a clean, renewable fuel that can be used in transport, power supply and a range of industrial processes. It is key for a range of industries that provide vital inputs to various manufacturing processes and our mining and agricultural sectors. Gladstone Region has the potential to become a green chemicals hub replacing imported Ammonia, Caustic Soda and Sulphuric Acid and exporting green chemicals.

Hydrogen Park Gladstone (HyP Gladstone) by Australian Gas Network is a \$4.2 million renewable hydrogen plant, which will be able to deliver up to 10% blended hydrogen across Gladstone's Gas Network of 770 residential, small commercial and industrial customer base. Following construction HyP Gladstone will produce about 20kg of hydrogen per day using certified green power from the local power grid, to be then blended into the gas network.



Wind Farms

The Central Queensland Region is an ideal location for the generation of renewable energy through the development of wind farms. There are a number of wind farm developments under proposal that could see as many as 1500 wind towers and associated equipment constructed in the region.



Biofutures

Biofutures sector focuses on developing and manufacturing products from sustainable organic or waste resources.

The Gladstone Region has a history of supporting advanced biofuels industry development having been the location of a Biofuels Pilot Plant in Gladstone that uses biomass material as feedstock to successfully produce bio crude oil, which is refined into saleable kerosene and diesel products. Further research has been undertaken in region into the production of industrial products from by-products generated during biofuel and recycled oil production.



Processing & Manufacturing

Gladstone Region is already home to some of the largest processing and manufacturing industries in Australia. With the regional economy transitioning and diversifying there is significant opportunity and support for specialised processing and manufacturing in the Gladstone Region.



Alpha HPA – HPA First Project

HPA First project is a \$308M High Purity Alumina Industrial Plant (over 10ha). The technology provides for the extraction and purification of alumina from an industrial feedstock to produce 4N (>99.999% purity) alumina intended for use for the low-carbon Lithium-Ion Battery and LED Lighting industries. Critical plant location decision for Gladstone with reagents exchange with Orica adjacent to the HPA site. Low production costs and operational risk. 2 year construction from 1Q 2021 utilising 320 construction employees, 100-120 operational employees. 1st product Dec Q2022.

Mining, Engineering & Technical Services



With growing global population and economic advancements, there is an increased demand for natural resources and energy. Queensland and the Gladstone region are well placed to meet this increased demand with the established Mining Equipment, Technology and Services (METS) sector in our region and work towards identifying site-specific solutions to reduce costs, easier extraction of difficult to access resources and improve environmental outcomes

Aquaculture



Aquaculture is also a future opportunity for the region. The total value of the Queensland Aquaculture industry was \$118million in 2018/19. The total value of QLD aquaculture industry is set to increase in coming years. The Gladstone Aquaculture Development Area is a 579-hectare aquaculture development site proposed in the Gladstone region with sea water access to the Calliope River. The location is suitable for Queensland southern fish species and prawns.





Our Liveability

The Gladstone Region balances the region's lifestyle and opportunities for the 62,979 residents which call the region home. The region is proudly multicultural and has a median age of 35.

Gladstone region is one of the most affordable places to purchase or rent a property. The housing market is now on an upward trend following a decline over the 2014-2018 period, even after a 3.9% increase in median house prices Gladstone still has an affordable median house price of \$281,000. The region's vacancy rate was reported in 2020 at just 1.6% with median property prices over the last year range from \$250,560 for houses to \$165,000 for units.

Residents enjoy a coastal and rural lifestyle filled with a fantastic annual community event line-up supported by sport and recreational facilities, entertainment and convention centre, libraries, botanic gardens and art gallery and museum.

Supporting the regions lifestyle and liveability are the education, health services and employment prospects.

The Gladstone Region provides education from daycare, kindergarten, primary and secondary schools to vocational training and the CQUniversity campus. Over 19% of the population of Gladstone is school-aged and the region has several high-quality educational facilities -both public and private.

There are:

- 15 P-6 state primary schools
- Three P-6 private primary schools
- Two P-10 state schools
- Two P-12 state schools
- Four P-12 private schools
- Four 7-12 state secondary high schools
- Two 7-12 private secondary high schools
- Two special schools
- One technical collage
- 16 daycare centres
- 10 kindergartens
- Five school aged care facilities (before & after school care)

The presence of a dual sector university, CQUniversity, in Gladstone facilitates access to higher education, training and research in the area.

CQUniversity's campus at the Gladstone Marina is a well-established teaching, research and trades training provider, and a highly respected regional economic driver. Gladstone offers a wide range of TAFE and Higher Education study options from short courses, certificates and diplomas to undergraduate and PhD programs. Students studying in the Gladstone region have access to lecture theatres and training facilities, collaborative learning spaces, computer labs, library, and a range of academic and student support services. The Gladstone campus is also home to the Australia Pacific LNG STEM Central Hub, a state-of-the-art community facility that is used to engage people of all ages in science, technology, mathematics, and engineering experiences. CQUniversity Australia's Coastal Marine Ecosystems Research Centre (CMERC) has been established to work with coastal industries and communities to develop practical and sustainable solutions for our unique coast and marine environments.

In 2020, CQUniversity opened a brand new, multi-million dollar trades training facility at the Gladstone Marina campus. The addition of this facility to the campus means that Gladstone is one of the only regions in Australia where vocational training, higher education and research are delivered in the one location. This allows the University to work directly with community and industry to design and deliver training, education and research programs that are relevant to the current and future needs of the region.

Employment opportunities within the region are varied, with roles available for the whole family.

Local industry is a major employer offering entry level roles including traineeships and apprenticeships right

through to senior positions. The regions retail, hospitality and tourism sectors also offer a variety of employment options.

A range of health services support the wellbeing of our community. Gladstone Hospital is the second largest hospital in the region, with 79 beds for low to moderate-risk inpatients and is rated a Level 3 facility under the Clinical Services Capability Framework. Gladstone Hospital is a general, regional hospital which services Gladstone and surrounding communities. The Gladstone Hospital Campus includes the main hospital and a newly-constructed \$42 million Emergency Department, Community Health Building, Oral Health Services building and Red Cross Lifeblood donor centre. In addition to the hospitals service there are allied health professionals throughout the region providing quality care.

Gladstone Hospital has six clinical directors across all specialties - surgery, paediatrics, medicine, obstetrics and gynaecology, emergency and high dependency unit/ anaesthetics - and has multiple specialists in each department.

Approximately 10% of the Gladstone population is over 65 years of age. The town is serviced by several aged care facilities, nursing homes and retirement villages. There are 8 aged care services in Gladstone and 220 residential care places. With a range of senior support available through programs such as Meals on Wheels, Port Curtis Place senior citizen centre, medical support and community participation programs, Gladstone provides a safe and relaxed environment for our senior citizens.

Facts

- **Gladstone Hospital has a new Accident and Emergency Facility**
- **Over 19% of the population of Gladstone is school-aged**
- **9000 residents who were born overseas, more than 14% of the total population**



“The Gladstone Region provides lifestyle balance. A place to live, work, play, grow.”

Employment (total) by industry Gladstone Regional Council area	2018/19	
Industry	Number	%
Agriculture, Forestry and Fishing	566	1.9
Mining	964	3.3
Manufacturing	4513	15.5
Electricity, Gas, Water and Waste Services	858	3
Construction	3251	11.2
Wholesale Trade	644	2.2
Retail Trade	2821	9.7
Accommodation and Food Services	2015	6.9
Transport, Postal and Warehousing	2510	8.6
Information Media and Telecommunications	150	0.5
Financial and Insurance Services	301	1
Rental, Hiring and Real Estate Services	594	2
Professional, Scientific and Technical Services	2094	7.2
Administrative and Support Services	801	2.8
Public Administration and Safety	1302	4.5
Education and Training	2286	7.9
Health Care and Social Assistance	2165	7.4
Arts and Recreation Services	174	0.6



Our Current Industry

Boyne Smelter

Boyne Smelter Limited (BSL) is Australia's second largest aluminium smelter, located at Boyne Island and has been operational since 1982. BSL is a joint venture between Rio Tinto (59.39%), YKK Aluminium (9.50%), UACJ Australia (9.29%), Southern Cross Aluminium (7.71%), Ryowa Development II (6.46%), Ryowa Development (5.19%) and Sumitomo Chemical (2.46%). BSL's operations include manufacturing carbon anodes in the carbon plant, aluminium production (smelting) and casting of molten metal into aluminium products ready to ship.

Facts

- **925 employees**
- **499Kt aluminium production in 2019**

Queensland Alumina Limited

Queensland Alumina Limited (QAL) is one of the world's largest alumina refineries, producing almost 4 million tonnes per annum of smelter grade alumina. The refinery covers 80 hectares of a 3,050-hectare site and has been operational since 1967. QAL is an independently managed joint venture owned by Rio Tinto (80%) and Rusal (20%). Bauxite, shipped from Weipa and Gove is used to extract Alumina through the four-stage chemical process called Bayer process.

Facts

- **Approximately 930 permanent employees and over 700 contractors**
- **3.95 million tonnes per annum alumina**



Gladstone Ports Corporation

Gladstone Ports Corporation (GPC) is a Government Owned Corporation that manages and operates the Port of Gladstone. The Port of Gladstone covers 4,448 hectares of land, with eight main wharf centres. GPC owns and operates four of the wharf centres including RG Tanna Coal Terminal, Auckland Point Terminal, Barney Point Terminal and Fisherman's Landing Precinct. These centres handle a variety of products;

- Coal
- Calcite

- Woodchip
- Petroleum products
- Gypsum
- LP gas
- Sulphuric acid
- Magnesia
- Grain
- Containers
- Facilitates the berth for Gladstone's cruise industry

Facts

- **Full time employment – approximately 750**
- **2019 total throughput 124Mt across all wharf centres**



NRG Gladstone Power Station

Utilising 10,000 tonnes/day of coal, NRG Gladstone Power Station produces approximately 7 Terawatts hours of electricity per annum, which is around 15% of Queensland’s power generation needs. The operation, privately owned between NRG, Rio Tinto and Japanese JV partners, provides 70-80% of the generated power to Boyne Smelters under a long-term agreement and the rest into the national power grid. The stations operating flexibility positions it well to support renewables.

Facts

- **Employs approximately 200 staff direct and 100 temporary/contractors**

Wiggins Island Coal Export Terminal (WICET)

Wiggins Island Coal Export Terminal (WICET), located at Golding Point, provides 27 million tonnes per annum of new export capacity from the Port of Gladstone and can expand to a total of 120 million tonnes per annum after completion of development. WICET is owned between Aquila resources, Glencore, Coronado Curragh and Yancoal.

Facts

- **Total ground storage 1.85Mt Coal**
- **12 stockpiles and 2 reclaim conveyors**
- **Ship loading at 8,500TPH**
- **Maximum size vessel up to 220,000 DWT**



Orica

Orica is the world’s largest provider of commercial explosives and innovative blasting systems to industries such as mining, quarrying, oil and gas manufacturing. Orica’s Yarwun plant has operated for more than 30 years and includes three nitric acid plants, two ammonium nitrate plants, one ammonium nitrate emulsion plant and a sodium cyanide plant. Orica imports approximately 250,000 tonnes of ammonia each year as feedstock.

Facts

- **180 employees**
- **Able to produce 95,000 tpa of Sodium Cyanide and more than 500,000 tpa of Ammonium Nitrate**

Rio Tinto Yarwun

Rio Tinto Yarwun is a world class alumina refinery located 10 kilometres north-west of Gladstone, operational since 2005. The plant uses Bauxite shipped from Rio Tinto’s mining operations in Weipa and Gove to extract Alumina through the four-stage Bayer process. Since the expansion of the plant in 2012, the refinery has the capacity to produce 3.4 million tonnes of alumina per annum.

Facts

- **697 employees**
- **3.1MT of alumina produced in 2019**

Cement Australia

Cement Australia is a leading firm in Australia's construction material industry and is a privately held joint venture between Lafarge Holcim and Heidelberg Cement. Australia's largest cement plant, Cement Australia's Gladstone facility at Fisherman's Landing, uses state of the art technology, maximising energy efficiency and delivering outstanding environmental outcomes. Lime produced at the facility is supplied to industries like sugar, mining and aluminium. Raw material for the plant is sourced from the East End Mine near Mount Larcom. Fly ash is collected from the region's power stations and supplied as a cement additive.

Facts

- **1.7 million tonnes cement per annum**
- **250,000 tonnes of lime per annum**

Australia Pacific LNG (APLNG)

Australia Pacific LNG (APLNG) is the largest producer of coal seam gas in Australia and supplying Queensland's domestic gas market as well as processing LNG for export from the two gas processing trains on Curtis Island in the Port of Gladstone. APLNG is a joint venture between Origin (37.5%), ConocoPhillips (37.5%) and Sinopec (25%).

Facts

- **Capacity 9 million tonnes per annum**
- **530 km pipeline that transports CSG to the Curtis Island LNG facility**



Queensland Gas Corporation (QGC)

The Shell-operated QGC venture is one of the leading natural gas producers in Australia, focused on developing Queensland's onshore gas reserves. Shell's QGC business sources natural gas from the Surat Basin, converting it to LNG for export via a two-train LNG liquefaction plant on Curtis Island. QGC has supplied the domestic market since 2006 and international customers since 2014.

Facts

- **Employs ~250 direct employees and contractors**
- **Capacity to produce approximately 8 MTPA of LNG, or ~120 cargoes**

Santos GLNG

Santos GLNG with partners Petronas, Total and KOGAS developed the Gladstone LNG (GLNG) project in 2007, to convert CSG from the Bowen and Surat Basins into LNG for export to international markets from the Two-train liquefaction and storage facility on Curtis Island in the Port of Gladstone.

Facts

- **5.2 million tonnes of LNG produced in 2019 and 87 cargoes shipped**

QER Pty Ltd

QER Pty Ltd is a privately-owned company which develops new sources of transport fuel to facilitate Australia's greater fuel self-sufficiency. The plant in Gladstone undertakes surface processing of kerogen shale to produce ultra-low Sulphur diesel and aviation fuel. The plant is currently under care and maintenance and is

currently undergoing trials to reduce their emissions footprint.

Gladstone New Fuels Project – 3 Stages

- Stage 1 (existing): Pilot plant only
- Stage 2 (proposed): ~10,000 barrels/day
- Stage 3 (future): ~70,000 barrels/day

Northern Oil Refinery

Northern Oil Refinery at Yarwun, near Gladstone, is the only facility in Queensland capable of recycling waste lube oil back into base lube oil and is the most advanced re-refining plant of its kind in the world.

Commissioned in 2014, It can re-refine over 100 million litres of waste lube oil a year. This means the facility can re-refine 100 per cent of Queensland's annual waste lube oil production, underwriting a new industry and local jobs.

The Northern Oil Refinery brings together the re-refining

expertise to provide a long term, environmentally sustainable waste oil recycling option for truck fleets, heavy vehicle operators, mines and local governments. The refinery collects and transport waste lube oil from across Australia to undergo Southern Oil Refining's leading re-refining process. This re-refining process is a "cradle to cradle" treatment of oil and the highest form of recycling – keeping lube oil in productive use, lowering carbon emissions and delivering improved oil security through avoided imports while enhancing the environmental credentials of our partners.

Agricultural production

Agricultural production in the Gladstone region is valued at \$86 million; with beef production being the key driver accounting for 81% of the total agricultural output for the region. There are also a number of smaller agricultural industries including horticulture (mangoes,

citrus, macadamias), irrigated fodder production, broad acre cropping and dairy. In addition, the region hosts a commercial fishing industry which consists of harvest fisheries and line, net, trawler, crab fisheries.

Facts

- **Regional Value:**
Agriculture: \$87M GVP
Fisheries: \$13M GVP



Our Current Infrastructure

Energy



Energy is crucial for the smooth functioning of modern Australian society and Gladstone truly is the power hub of Queensland's energy with three baseload coal fired power stations in the region and close surrounds – Gladstone Power Station, Stanwell and CS Energy.

“Between them they can generate over 4,800mw of power.”

NRG Gladstone Power Station

NRG is the single largest coal fired power station in Queensland. Operational since 1976, the station has six coal powered turbine generators and a generating capacity of 1,680 megawatts. Gladstone Power Station is a fast response design and can be ramped-up to meet electricity grid stability needs and provides FCAS to the National Electricity grid.

Stanwell Power Station

Stanwell Power Station is one of the most efficient and economic coal fired power stations in Australia. Commissioned in 1993 – 1996, Stanwell Power Station is the most technologically advanced and automated coal fired power station in Australia – low nitrogen oxide burners, electrostatic precipitators and diligent monitoring to keep emissions at minimum. Each year, Stanwell Power Station generates more than 8,100 GWh of electricity for the National Energy Market, providing more than 10 per cent of Queensland's annual energy needs.

CS Energy

CS Energy is another significant presence in the Gladstone region's power map, an Australian power company that owns three power stations in Queensland (one being Callide) and generates 3,000 MW in total. The Callide power station, located near Biloela, has three power stations – Callide A, Callide B and Callide C. Callide A and B are 100% owned by CS Energy Ltd while Callide C is a 50/50 joint venture between CS Energy and InterGen. Callide B and C are fully functional, and Callide A has been decommissioned in 2016. The Callide power station which has a total capacity of 1,525 MW, employs close to 300 people.



Water

Awoonga Dam The Gladstone Area Water Board (GAWB)

Awoonga Dam - The Gladstone Area Water Board (GAWB) is the registered water supply service provider in the Gladstone Region and owns Awoonga Dam, which is the major water supply for the region. GAWB has an annual allocation of 78,000 mega litres from Awoonga Dam and is the bulk water supplier to the Gladstone Region.

Facts

- **Awoonga Dam is the fourth largest water storage in Queensland and at full capacity, can hold 770,000 mega litres.**

Rookwood Weir

Rookwood Weir - The \$352 million weir development on the Fitzroy River will provide access to additional water resources and have the potential to expand agricultural development and support industrial requirements in the region.

Upon completion of the Rookwood Weir, the proposed Gladstone-Fitzroy Pipeline project will connect the Gladstone Region including the CQ Renewable Energy Zone and the Gladstone State Development Area via a 115 kilometre pipeline capable of transferring 30,000 megalitres of water per annum.

Facts

- **Rookwood Weir will provide water security of 76,000 ML per annum capacity**



Our Connectivity



The Gladstone Region is well connected domestically and internationally with established road, rail, port and air facilities and infrastructure, providing the region with a competitive advantage as a major intermodal hub and service centre.

The Road Network

The road network in the region is maintained by Gladstone Regional Council and the Department of Transport and Main Roads for the Queensland Government. There have been significant investments towards enhancing the quick and efficient transport of freight to national and international markets. The Gladstone Region is central to the road networks connecting the vast hinterland wealth of the Central Queensland Region.

Facts

- **The Gladstone Region incorporates 390km of asphalt streets and roads, 560km of bitumen seal roads and a total of 1448km of gravel roads.**

The Rail Network

The rail network provides links to the resource rich inland Queensland, South-East Queensland and North Queensland. The network enables dry and Liquid bulk, breakbulk, livestock and containerised freight and passenger transport. The superior rail connectivity to Gladstone has been a key driver for the sheer volume of freight passing through the port and connecting producers to domestic and international consumers.

“Aurizon’s Central Queensland Coal Network (CQC�), which is Australia’s largest export coal network comprising of 2,670 kilometre track network connects more than 50 mines to five major export ports, including the Gladstone port.”



Gladstone Domestic Airport

Gladstone has a domestic airport which supports the extensive range of industry in this region along with enabling tourism. With a single runway of 1920 metres able to accept B737 and A320 Airbus aircraft, the Gladstone airport records around 6000 aircraft movements and 300,000 passenger movements per annum prior to COVID restrictions.



The Port of Gladstone

The Port of Gladstone connects Gladstone to the world, handling over 30 different products across its 20 berths and 5 wharf centres. The port is strategically positioned to support the economic growth and social prosperity of our region, Queensland and Australian well beyond current capacity. The Port of Gladstone is the most expandable Port in the Southern Hemisphere, there is potential to expand to 300-350MT pa.

Facts

- **35% of Queensland's total export is through Gladstone, a trade value of \$32B/pa**
- **2019 Total Port throughput was 124MT with 1911 Ships visiting**

Our Investment precincts

Gladstone State Development Area

In 1993, the Coordinator-General declared the Gladstone State Development Area (SDA) north-west of Gladstone.

The Gladstone SDA is a defined area of land, dedicated for industrial development and materials transportation infrastructure. It provides the ideal investment location for projects of national and international significance.

It was established away from sensitive areas to enable industries and activities to occur with minimal impact to residents. Comprising of 27,194 hectares of land, the Gladstone SDA is located adjacent to the Port of Gladstone, with connections to major rail networks and Australia's national highway.

There are a number of large-scale businesses already established within the SDA. These include:

- Rio Tinto Yarwun (formerly Comalco) alumina refinery
- Orica chemical manufacturing complex
- Cleanaway waste management and recycling facility
- Australia Pacific LNG
- Santos Gladstone LNG
- Shell's QGC LNG plant
- Cement Australia
- QER Pty Ltd.

The Gladstone SDA provides many benefits to business and industry seeking to invest in Queensland including:

- access to the Port of Gladstone, Queensland's largest multi-commodity port, handling more than 30 different products
- proximity to rail with linkages to Brisbane, Rockhampton and the coal mines in the Bowen Basin
- extensive road networks with access points to the Bruce and Dawson Highways and direct access to the Port of Gladstone for the transportation of heavy goods without impacting Gladstone's dense population areas
- greater planning and development certainty for project proponents
- fast-tracking economic development through efficient processing of applications and requests
- best practice land-use planning and management – ensuring land and infrastructure assets are, and remain, attractive to existing occupants and potential investors
- more efficient use of land including the creation of a dedicated multi-user infrastructure corridor for linear materials transportation and services to link infrastructure to industries within the Gladstone SDA and the Port of Gladstone
- the majority of land within the SDA is within State ownership (owned by either the Coordinator-General or the Minister for Economic Development Queensland)
- access to a diverse skilled workforce within the Gladstone region
- concentration of industrial development in selected areas, thereby minimising or avoiding:
 - environmental impacts
 - loss of amenity
 - infrastructure duplications
 - transport conflicts.

The Gladstone region provides an abundant opportunity to grow and expand economic activity through the industrial precincts available here.

Economic Development Queensland (EDQ), an agency within the Department of State Development, Infrastructure, Local Government and Planning, works with public and private sector to generate economic growth through property development and activation projects. In addition to these large industrial precincts, there are many small and medium industrial land/developments privately available in the Gladstone region.



Aldoga Industrial Land

Aldoga Industrial Land is available for major industrial development with access to North Coast and future Moura rail lines as well as the Material Transportation and Services Corridor connecting to the Gladstone port.

Facts

- **Project area of 9,765 hectares**
- **Suitable for large scale industrial developments**
- **Close proximity to national highway, rail infrastructure and access to the Gladstone port**

Yarwun industrial area

Yarwun industrial area is suitable for large scale, large footprint industrial development and there are established industries in the area including Orica, Rio Tinto Yarwun, QER and Cement Australia.

Facts

- **Project area of 1,219.7 hectares**
- **Suitable for large scale industrial developments**
- **Close proximity to port facilities and access to rail, road infrastructure**

Clinton Industrial Estate

Clinton Industrial Estate is a large industrial site zoned for medium impact industry on prime location near Gladstone port.

Facts

- **Project areas of 6.1 hectares and 2.8 hectares in central Gladstone location**
- **Easy access to Dawson Highway, Hanson Road, Red Rover Road and close proximity to airport, Gladstone Port and Rail facilities**
- **Suitable for medium impact industries**

Central Queensland Renewable Energy Zone

Centered around Gladstone the Queensland Renewable Energy Zone (Central QREZ) boasts strong network infrastructure, wind and solar resources, and a large manufacturing and industrial demand profile.

The Central QREZ will build on existing regional strengths to capitalise on opportunities in industries such as new economy minerals extraction and processing, minerals recycling and agricultural equipment manufacturing.

A renewable energy zone brings together a balanced mix of generation - including storage, solar and wind - to deliver reliable electricity, at lower total system cost with fewer emissions than traditional generators.

Generators within a renewable energy zone may share a common connection to the National Electricity Market, achieving economies of scale. AEMO suggest installation of 1,350MW of Solar and 800MW of Wind will be installed

within this REZ by 2030. Future users include existing large Energy consumers wanting to decarbonize.

A renewable energy zone involves the coordinated development of infrastructure (network, generation and sometimes load) in a geographic area with:

- Good quality renewable resources
- Suitable topography
- Land available to support the connection of renewable projects
- A renewable energy zone can also be co-located with emerging or existing industry for access to cheaper clean energy.
- Renewable technology development and local manufacture of infrastructure and equipment

Our Visitor economy

From the Southern Great Barrier Reef one day to the peaks of Kroombit Tops the next the Gladstone Region is a popular tourist destination. Tourists can enjoy a variety of experiences including the islands of the Great Barrier Reef such as Heron Island, Lady Musgrave Island, North West Island and Wilson Island, nearby National Parks and hinterland and the beaches of Tannum Sands, Agnes Water and 1770.

The value of tourism in the Gladstone region as a four-year average (2014-2018) is \$315 million, with a total of 914,000 visitors to the region including 53,000 international visitors. In 2019, the port of Gladstone welcomed 15 domestic and international cruise ships and more than 15,000 passengers.

This industry presents many opportunities including improved reef access, affordable and increased air access, industrial tourism and adventure tourism.



PRODUCED IN PARTNERSHIP WITH



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REGIONAL COUNCIL

www.gladstone.qld.gov.au