

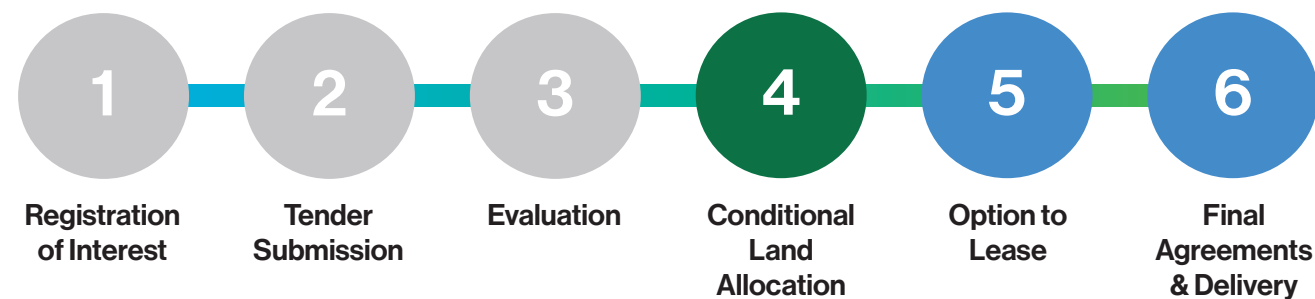


Why invest now

Lansdown brings together Council-led coordinated planning and provides access to the natural resources, energy opportunities and supply chains required to support globally competitive industrial operations.

A SIMPLE INVESTMENT PATHWAY

Six defined stages translate initial interest into an executable delivery framework.



WHY INVEST NOW

- **Scale** - Up to 520ha available for allocation today and potential for further precinct expansion.
- **Location** - Connected to Townsville's skilled workforce, infrastructure and export gateways.
- **Investment Confidence** - Supported by long-term government commitment and infrastructure investment.
- **Growth Industries** - Aligned with critical minerals, clean energy, advanced manufacturing and digital infrastructure.
- **Future Opportunity** - Positioned to benefit from Northern Australia's next phase of industrial growth.
- **Investment Ready** - Apply at any time, with quarterly submission rounds and 4 – 8 week evaluation.

REGISTER YOUR INTEREST

With approximately 520ha remaining for new investment, Lansdown is seeking projects that can benefit from large-scale industrial land, strategic infrastructure and connection to Townsville's established industrial economy.

 Talk to the Lansdown team about:

- Site availability and configuration
- Infrastructure and servicing requirements
- Project fit
- Land allocation
- Planning and approvals
- The pathway to securing a site

Email: LEIP@townsville.qld.gov.au
Web: townsville.qld.gov.au/lansdown

Conceptual renders and imagery displayed in this publication are for illustrative purposes only. Information current at September 2026 and subject to change.

Investment Ready. Government Aligned. Built to Scale.



townsville.qld.gov.au/lansdown

Lansdown Eco-Industrial Precinct

Large-scale industrial land, access to world-class infrastructure and services, and a streamlined pathway for investment in one of Australia's most important new industrial precincts.

TOWNSVILLE, AUSTRALIA | OPEN FOR BUSINESS



2,200ha

master-planned industrial precinct



520ha

available for new investment



\$303M

invested by Council in roads & water infrastructure



\$79M

funding committed by the State & Federal government



3 levels

of government aligned



40km

from Townsville with port, rail, road & airport access

WHY TOWNSVILLE + WHY NOW

Townsville is emerging as Northern Australia's leading industrial and export hub, combining resource access, enabling infrastructure, policy support and long-term growth fundamentals that create a compelling environment for investment.

INDUSTRIES OF FOCUS

Lansdown is a purpose-planned ecosystem for complementary and future-focused industries, creating opportunities for businesses to co-locate, collaborate and leverage shared infrastructure within one of Northern Australia's emerging industrial hubs.

Critical Minerals Advantage

Gateway to globally significant mineral resources and downstream processing opportunities.

Industrial Capability at Scale

Established workforce, supply chains and export capability underpin industrial growth.

Policy Momentum

Strong alignment with state and federal strategies accelerating investment in future industries. Including the *Delivering Queensland's Critical Minerals Future 2026-30*.

Infrastructure Investment

Strategic infrastructure investment is enhancing Townsville's connectivity, industrial capability and long-term competitiveness.

Growth Opportunity

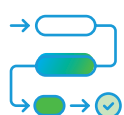
Population growth, rising export demand and industrial expansion create a compelling window for investment.



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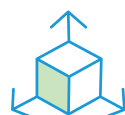
What sets Lansdown apart

Lansdown brings together characteristics that are often found separately across industrial locations. It offers the scale and flexibility of a major greenfield precinct, while remaining connected to Townsville's workforce, logistics networks, industrial services and community infrastructure.



Council-led and collaborative investment pathway

Council leads and coordinates planning, infrastructure and commercial interfaces across the precinct.



Built for projects at scale

Flexible 20 - 300ha parcels can accommodate complex uses, staging and future expansion.



Designed as an industrial ecosystem

Shared infrastructure and resource-efficiency opportunities can develop over time.



Connected to an established and diverse industrial economy and strong logistics network

Located 40km from Townsville with access to workforce, services, supply chains and multimodal transport without remote-site isolation.



Australia's Global Connectivity

19
Free Trade Agreements
with 31 economies

\$665B+
Annual Exports
of goods and services worldwide

> 73%
of Australia's Total Trade
is with APEC economies

Townsville (Lansdown Eco-Industrial Precinct)

Australia's Gateway to Asia-Pacific Growth

Australia offers market scale, stability and policy support for investment. Townsville complements these advantages with strategic access to Asia-Pacific trade routes, export markets and future industry opportunities.

Invest with greater confidence

Lansdown provides investors with a clearer pathway through site selection, planning, infrastructure and commercial arrangements.

Major industrial projects are already progressing within the precinct, demonstrating Lansdown's capacity to support complex, capital-intensive development at scale.

WHERE WORLD-CLASS INDUSTRIES HAVE SPACE TO ESTABLISH, GROW AND THRIVE

- 20 - 300ha flexible industrial land parcels to meet evolving project requirements.
- Access to port, rail, highway and airport connectivity.
- Secure water, power and digital infrastructure pathways.
- Co-location opportunities with complementary industries.
- Capacity for long-term expansion and staged development.
- Strong potential for industrial symbiosis and circular-economy opportunities.

