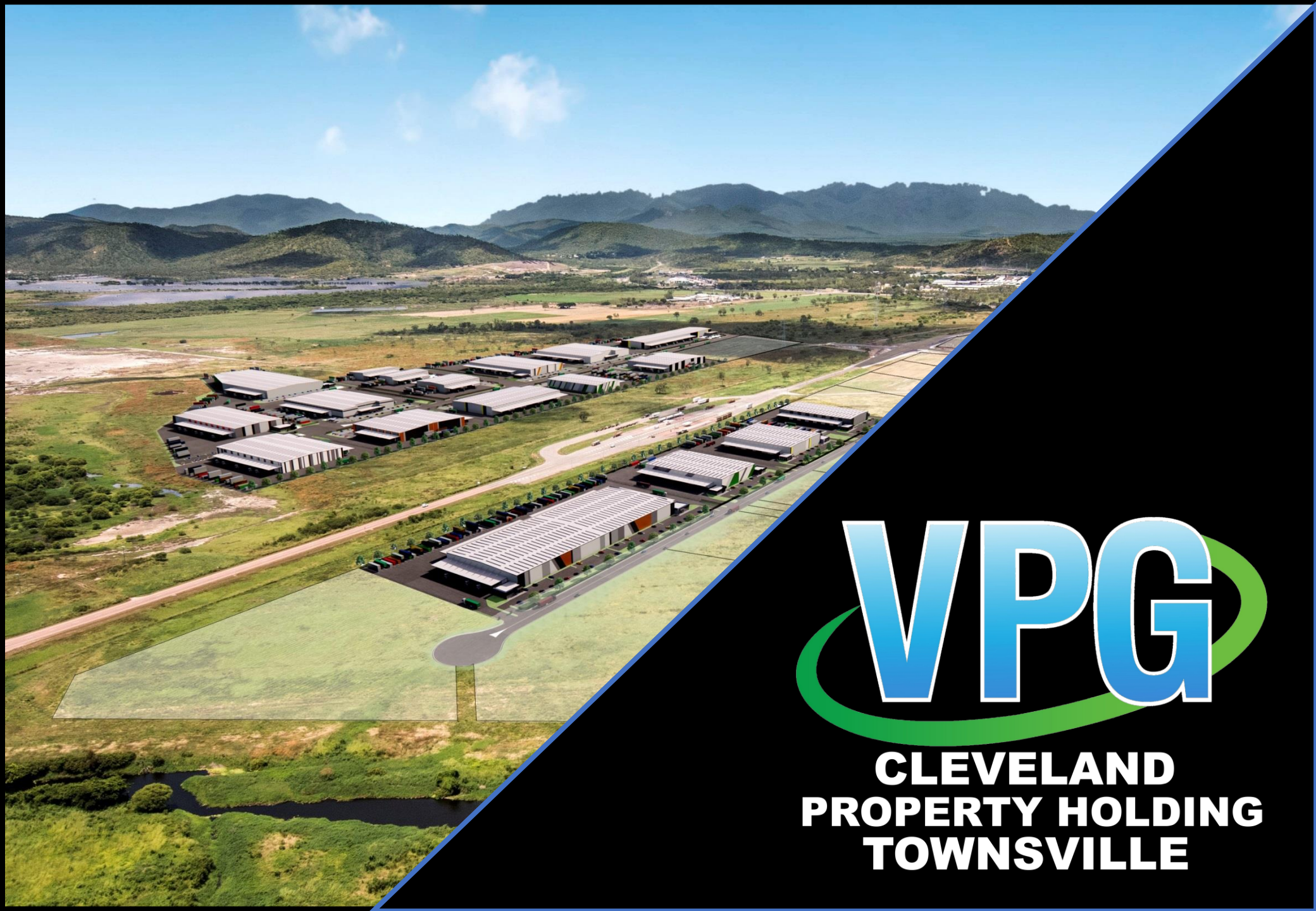

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CLEVELAND PROPERTY HOLDING TOWNSVILLE

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Location

Townsville

The sub-division offers direct access to and from the Port via Southern Port Road , seamessly connecting with the Port of Townsville which is approximately 5km from the estate's entrance Ron Mclean Drive.

Connectivity

Rail – Connects the port to the North-West mineral province and Phosphate Hill.

- Connects Townsville to Cairns & Brisbane to Townsville.
- Provides intermodal connectivity to the TPAR linked to the NCL and the MIRL.

Marine – Navigation channels through Cleveland Bay.

- Dredging has commenced.
- Allowing ships up to 300m long to access Townsville Port.

Road – Connects the Bruce and Flinders Highway to the port.

- Primary freight road link to the port for B double and type 2 road trains.
- Dedicated port access road approx. 5km from port to Cleveland Bay Industrial Park.

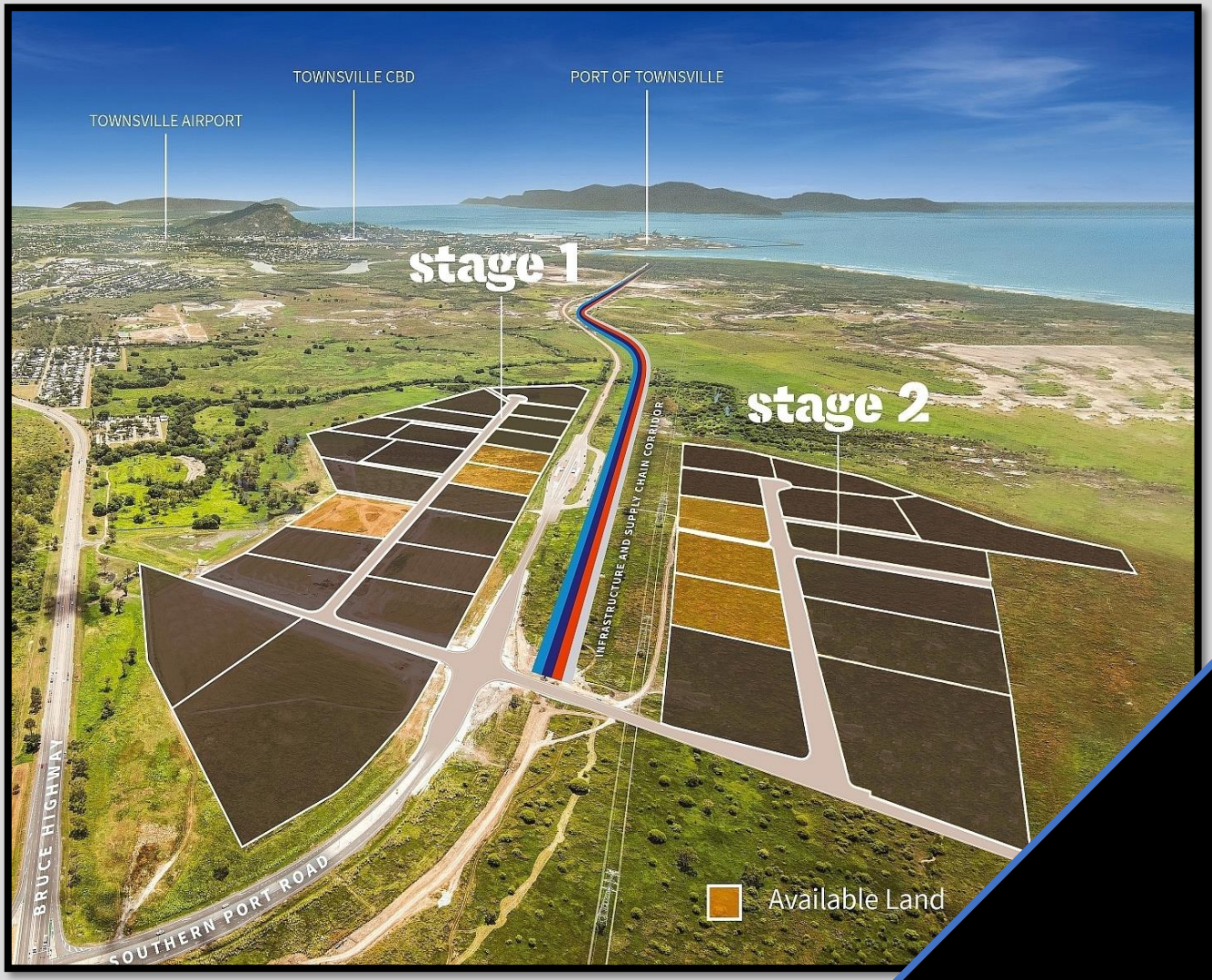
TRUCK IMPACT CHART

	TRUCK TYPE	GCM TONNES	PAYLOAD TONNES	PORT TRIPS / 1,000 TONNES	ESA's/ 1,000 TONNES	FUEL REQ PER 1,000 LEAD	DRIVER REQ	O/A LENGTH METRES	EMMISSIONS / 1,000 TONNES	TYRE REV/ 1,000 TONNES
	Type 1 R/Train GML	79.5	48.73	21	225	28,560	50%	36.5	72%	32,550
	Type 2 R/Train GML	116	73.42	14	199	22,400	33%	53.5	57%	21,700

Industrial warehousing, logistics and manufacturing operators the optimal mix of infrastructure.

- Type 2 Road Train Access
- Newly Constructed Signalised Intersection
- Road Freight Terminal
- Warehousing
- Container Storage
- Manufacturing and Processing
- Import/Export Industry
- Bulk Storage and Handling
- Research & Technology Industry
- Renewable Energy Facility
- Wholesale Nursery
- Ancillary Services
- **Australian Biosecurity Arrangement Opportunities**

Infrastructure



Property Particulars

ADDRESS: Ron McLean Drive, Townsville QLD

Available Lots sizes from 20,000 sqm to 40,300 sqm

Medium Impact Industry Zoning

Freehold/Leasehold

Development has commenced

New constructed Signalised Intersection

Twenty five (25) metre wide roads access

Access to Industrial Infrastructure Services

Individual lots offering fully developed and zoned

Type 2 Road Train Access

Power supply 30KVA – 80 amps/phase – 3 Phase

Biosecurity opportunities

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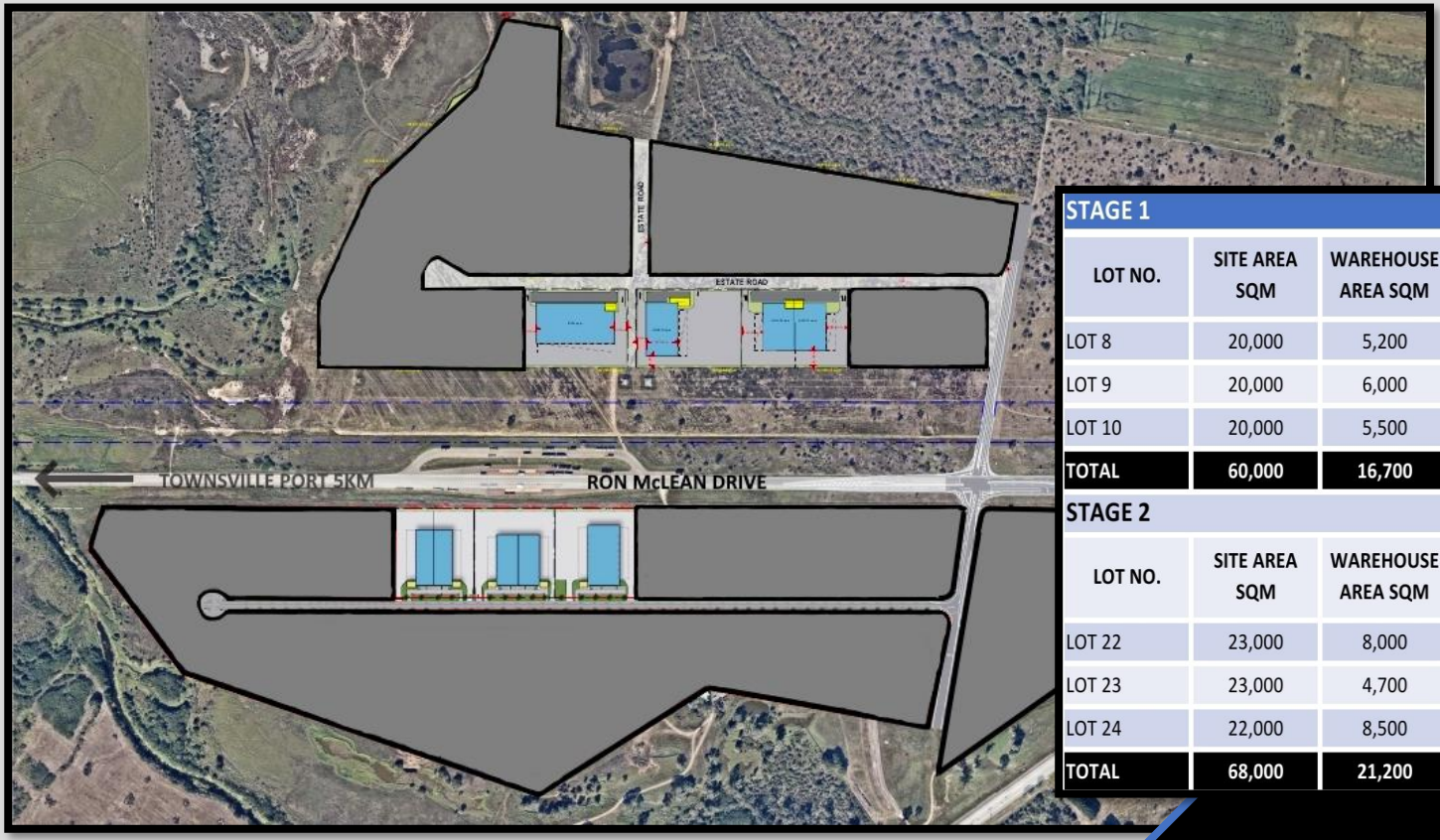
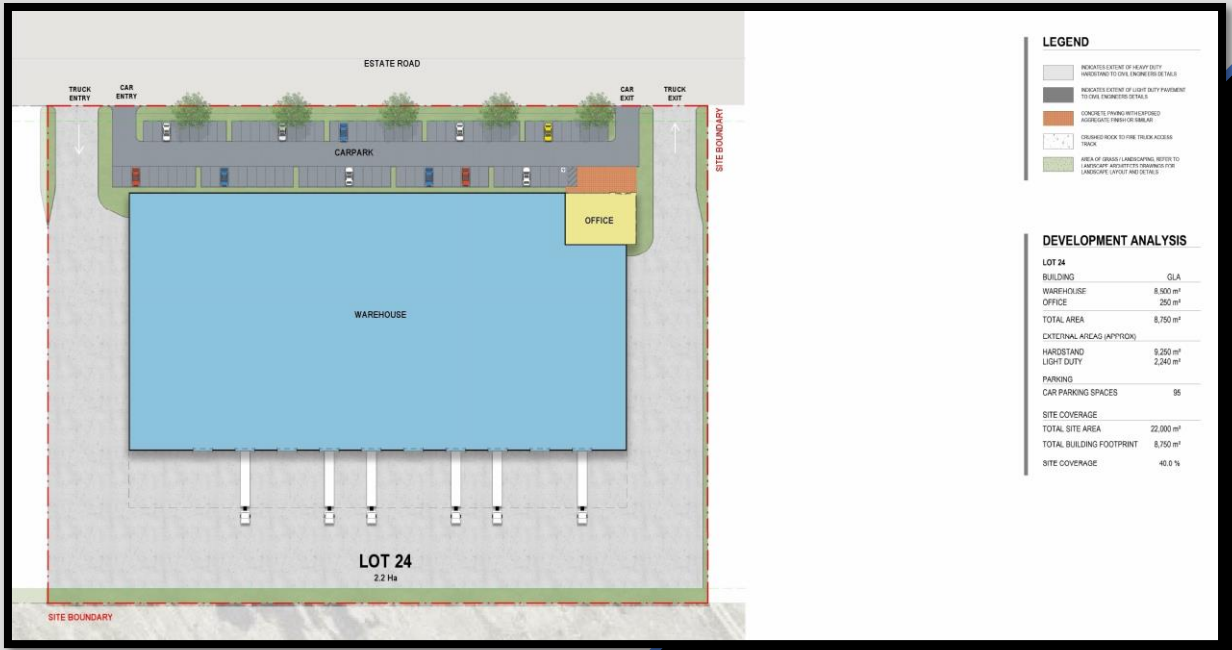


STAGE 1					
LOT NO.	SITE AREA SQM	WAREHOUSE AREA SQM	OFFICE AREA SQM	HARDSTAND AREA SQM	SITE COVERAGE %
LOT 8	20,000	5,200	150	11,300	26.7
LOT 9	20,000	6,000	300	10,600	31.5
LOT 10	20,000	5,500	300	11,100	29
TOTAL	60,000	16,700	750	33,000	

STAGE 2					
LOT NO.	SITE AREA SQM	WAREHOUSE AREA SQM	OFFICE AREA SQM	HARDSTAND AREA SQM	SITE COVERAGE %
LOT 22	23,000	8,000	400	9,950	36.5
LOT 23	23,000	4,700	400	14,430	22
LOT 24	22,000	8,500	250	9,250	40
TOTAL	68,000	21,200	1,050	33,630	

Master Plan



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Proposed Examples

Queensland Pacific Metals

- TECH project declared as a “Prescribed Project”
- Located at Lansdown (Eco-Industrial Precinct) 40km south of Townsville
- Process 1.5 million wet metric tonnes per year of high-grade nickel laterite ore
- Produce high purity battery materials, including nickel sulfate, cobalt sulfate and other related products such as magnesia, high-purity alumina (HPA) and hematite (iron-oxide)
- Creation of skilled employment 800 jobs during construction and 300 jobs during operations

Edify Energy

- Build a 1GW capacity hydrogen production plant as well the meter solar photovoltaic and battery storage facility
- Hydrogen production 150,000 tonnes per year
- Up to 3 million tonnes per year saved CO2 emissions
- Location at Lansdown (Eco-Industrial Precinct)
- Signed MOU with Port of Townsville to export green hydrogen through the port

Imperium 3 Townsville

- To build a lithium Ion battery facility 15 GWh production capacity producing either -
- 250,000 Electronic Vehicle batteries per annum (400km range) or
- 1,000,000 Home battery units or
- Energy storage system to support micro grids to 300 small towns or
- 20,000,000 starter motor batteries or a combination thereof

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Townsville Projects

RTE Energy

- Solar PV production plant
- Production capacity 860MV
- Featuring the HJT cell technology from Hungary-based EcoSolifer
- Construction of the factory will commence in 2022, construction of the factory will commence in 2022

CopperString 2

- High voltage network extending the national grid from Townsville to the North West Minerals Province
- CuString Pty Ltd (QLD Government) and Korea Zinc Company Ltd have signed an innovative $17 million financing agreement
- Offers to grow this 'Clean Industrial Ecosystem' across the Townsville to Mount Isa Corridor

Solquartz

- Establish a silicon production fab
- 52,000 ton annual capacity of silicon metal
- 9,100 ton of silica fume or powder
- Support around 860 jobs during construction
- 240 jobs during operational period

Townsville Projects

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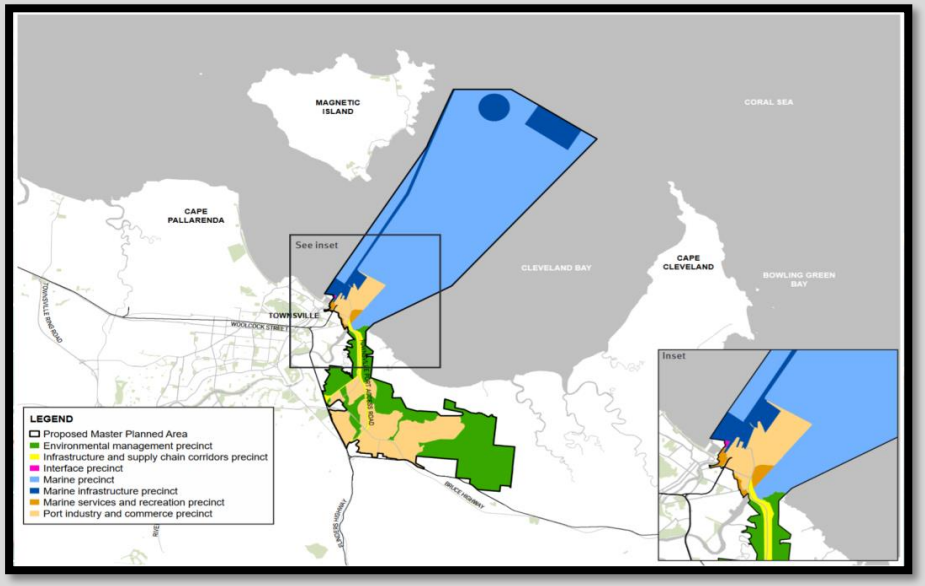
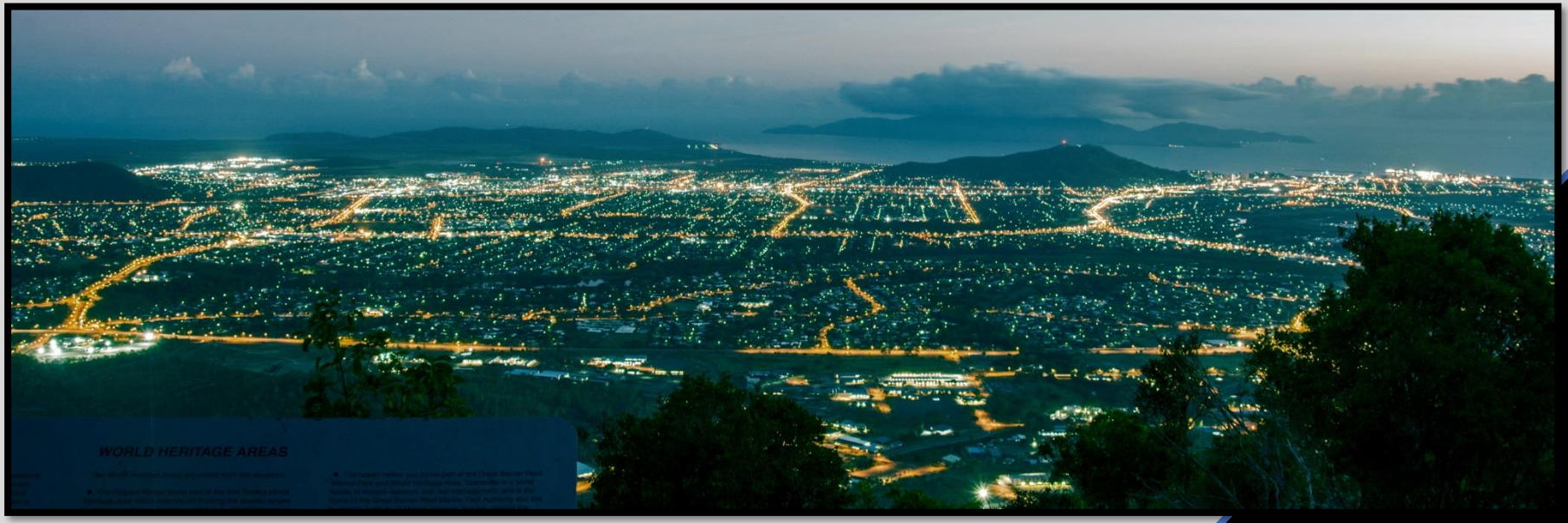
Townsville port 2050

- $1.6 billion expansion including a $232 million channel widening that will accommodate ships up to 300 metres currently underway.
- Port of Townsville is North Australia's largest commercial port and provides a vital link for the mining, agriculture, construction, energy, general cargo, retail, Defence and Cruise industries
- 8 million tonnes of trade and commodities as of 2022
- 130+ port connections to 44 countries
- 6 cargo cranes and 9 births



Townsville Projects



Townsville

Townsville State Development Area totals 4,915 hectares. Townsville is regarded as the capital of Northern Queensland, having overtaken Cairns as the important centre.

Education & Service

Townsville has over100 education facilities including James Cook University, CSIRO, Australian Institute of Marine Science, TAFE, Private and State schools.

Tourism & Port

Townsville is near the central section of the Great Barrier Reef and tourism is a significan industry. Around 12,000 cruise ships passenger's and crew visit each year. Trade through the Port of Townsville regularly surpasses one million tonnes per month. Townsville is a gateway to mining and Agricultural regions, copper, zinc, lead, gold, magnetite and coal.

Military

Townsville is regarded as Australia's largest garrison city, being Home to 15,000 defence force personnel. The four major defence establishments are Base Townsville, Townsville Field Training Area and Port if Townsville's Berth (Royal Australian Navy).

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TOWNSVILLE

Vision

Our vision is to develop a market leading industrial estate that provides the very best in prime grade industrial facilities which will attract the most prominent and active businesses in the country.

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