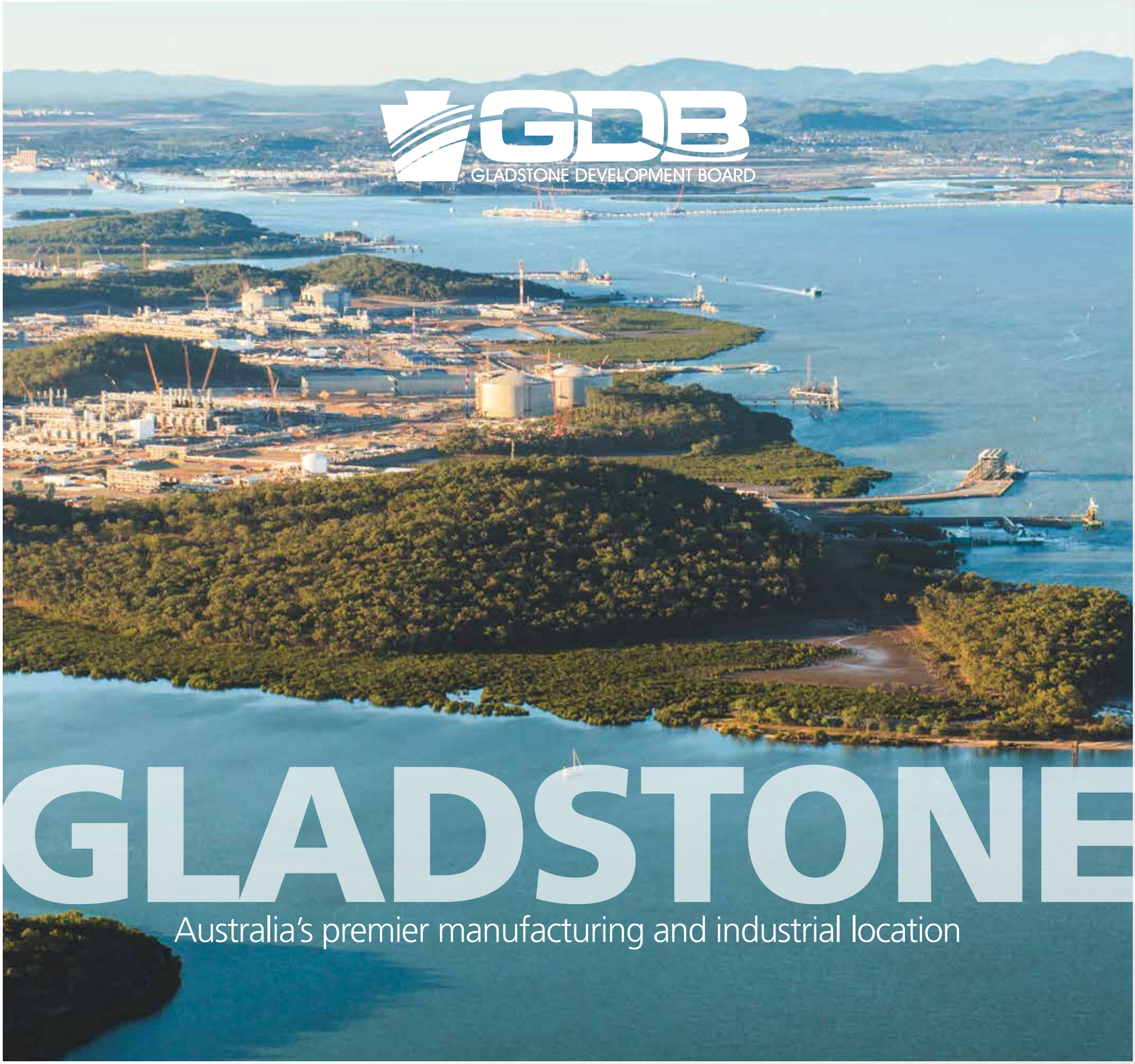

GDB
GLADSTONE DEVELOPMENT BOARD
GLADSTONE
Australia's premier manufacturing and industrial location

Preamble

Gladstone is home to major industry including three LNG export facilities, an aluminium smelter, two alumina refineries, chemical plant and cement works, as well as cutting-edge, innovative industries and technology including a pilot biofuel facility and oil shale demonstration plant.

The Gladstone region is an ideal location for investment, containing:

- the 27,194 hectare Gladstone State Development Area with land dedicated for large and difficult to locate industrial and related development closely located north-west of Gladstone's CBD
- access to the Port of Gladstone, Queensland's largest multi-commodity deep water port
- direct access to major road and rail connections
- direct access to domestic and export markets
- access to a large and highly skilled workforce and a world-class regional city
- significant industrial clustering opportunities.

"Gladstone is the best location in Australia to support a sustainable manufacturing and industrial hub."

GLADSTONE QUEENSLAND

is Australia's premier manufacturing hub.

MULTINATIONAL COMPANIES

Companies invested in Gladstone include: Rio Tinto, BHP, ConocoPhillips, Sumitomo, Shell, Petronas, Kogas, Tokyo Gas, Total, Glencore, Mitsubishi, Rusal, Orica, Holcim, Mitsui, Hanson, NRG, CNOOC, Santos and Sinopec.

THE PORT OF GLADSTONE

The Port of Gladstone handled **120Mt** of cargo in 2016/17 and has a 50-year strategic plan to guide commercial trade to **300Mt** per annum.

GLADSTONE STATE DEVELOPMENT AREA

The **27,194ha** Gladstone State Development Area (GSDA) surrounds the Western Basin of the Port and is specifically set aside for industry related development.

EQUITABLE CLIMATE

Gladstone has an equitable climate with some **300 days** of sunshine a year and adjoins the Southern Region of the Great Barrier Reef.

SUB-TROPICAL LOCATION

Gladstone is located **100 kilometres** south of the Tropic of Capricorn at the extreme southern end of the cyclone belt.

EXTENSIVE STRATEGIC PLANNING

$285 million has been expended over the past 25 years on strategic planning and research which has guided the development of port and industry related infrastructure valued at over **$6 Billion**, ensuring Gladstone remains the premier site for manufacturing in Australia.

$40 BILLION OF MANUFACTURING INVESTMENT

Over **$40 billion** of manufacturing investment occurred in Gladstone from 2000 - 2015.

Current industry

APLNG – 9.2Mt per annum LNG processing plant
(ConocoPhillips, Origin, Sinopec)

QCLNG - 8Mt per annum LNG processing plant
(Shell, CNOOC, Tokyo Gas)

GLNG - 8Mt per annum LNG processing plant
(Santos, Petronas, Total, Kogas)

Rio Tinto Aluminium Yarwun – 3.4Mt per annum
(Rio Tinto)

Boyne Aluminium Smelter – 550,000 tonne
(Rio Tinto, VACI Australia, Southern Cross Aluminium, Ryowa, YKK, Sumitomo)

Queensland Alumina – 3.8Mt per annum (Rio Tinto, Rusal)

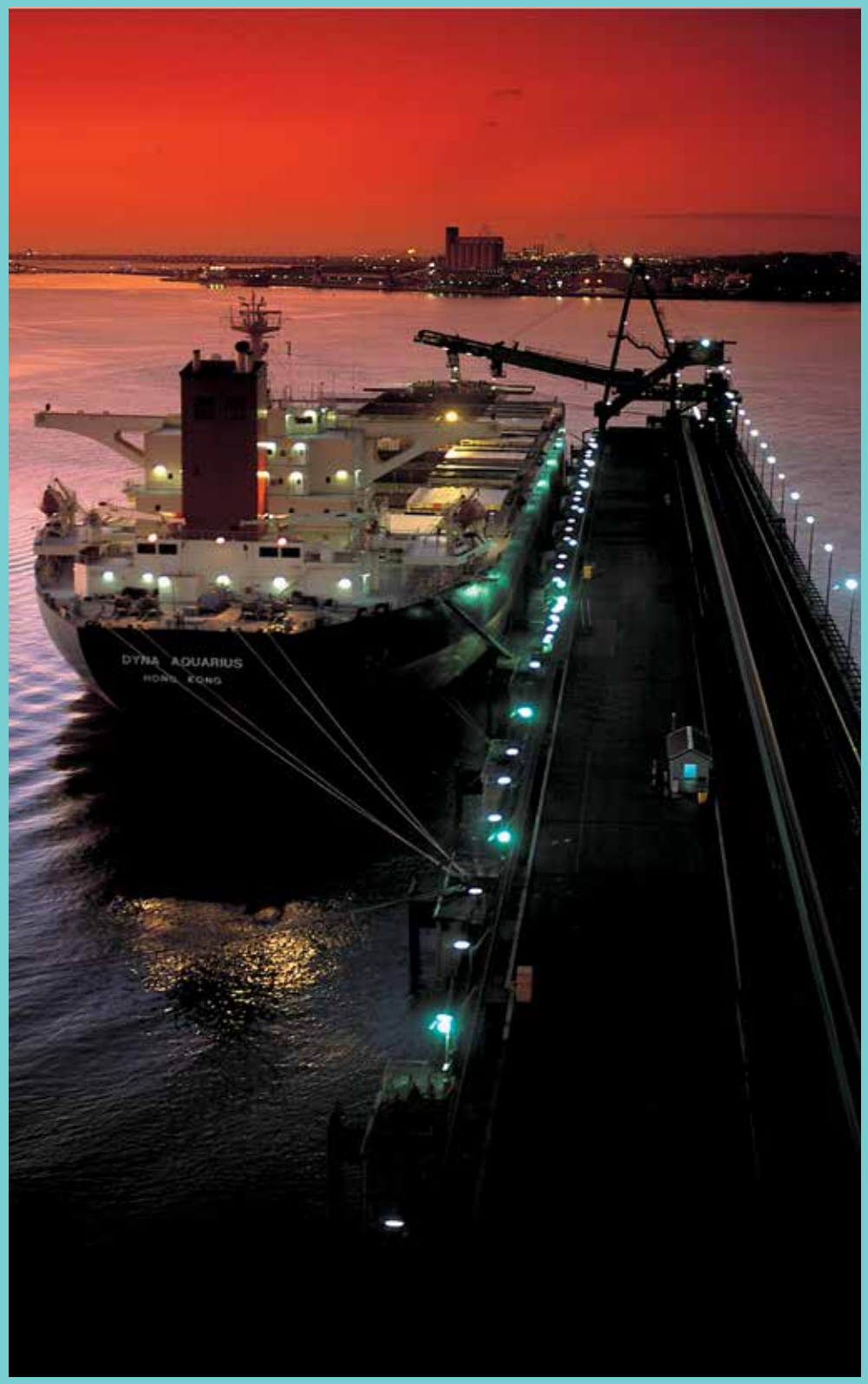
Gladstone Power Station
(Rio Tinto, NRG Energy, Ryowa, YKK)

Orica Yarwun – Ammonium Nitrate, Nitric Acid, Sodium Cyanide (Orica Australia)

Cement Australia – 1.7Mt per annum of cement
(Holcim, Hanson)

Northern Oil Advanced Biofuels – Biomass -> bio crude oil, pilot plant (Southern Oil Refining)

Northern Oils – Recycled lube oils (Southern Oil Refining)



> “The Gladstone Area Water Board has an annual allocation of 78,000 mega litres with 80% of the water dedicated to provide a reliable and secure water supply for industry.”

Major economic infrastructure

The Gladstone region has:

(i) A major water supply from the Awoonga Dam (770,000 mega litre capacity)

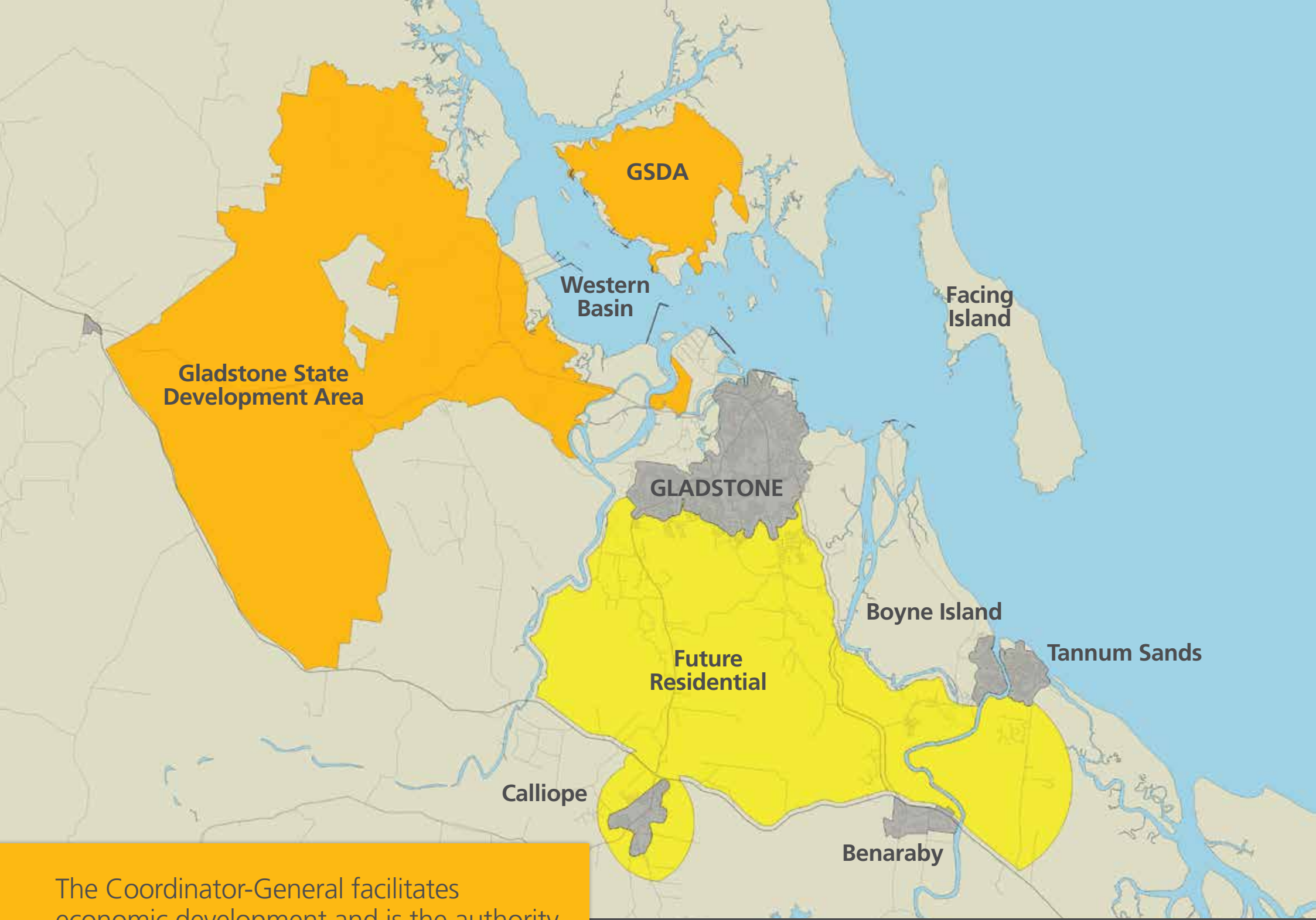
The Gladstone Area Water Board (GAWB) has an annual allocation of 78,000 mega litres with 80% of the water requirements used by major industry.

GAWB has plans for an augmented water supply from the Fitzroy River Weir when increased demand is required. The pipeline corridor to the Fitzroy River, the second largest river system in Australia, has been acquired.

(ii) 4 baseload coal fired power stations within 100km of Gladstone – Stanwell, CS Energy, Callide B and the Gladstone Power Station which between them can generate over 4000mw of power.

(iii) An electrified rail system linking Gladstone to its resource rich hinterland and to the densely populated south-east corner of Queensland.

(iv) A major road network linking the State Development Area to the Port utilising the Port Access Road providing a safe access for B-triples from the hinterland using the Gladstone ring road and the Port Access Road.



The Coordinator-General facilitates economic development and is the authority on land use decisions within the GSDA.

The GSDA is located to the north-west of the harbour city of Gladstone with dedicated land corridors to the Western Basin of the deep water Port of Gladstone.

The GSDA was declared in 1993 and is a defined area of land for industrial development and linear infrastructure such as power, water and transportation.

The GSDA is currently home to internationally and nationally significant industries and has substantial land resources available to accommodate large and difficult to locate industry.

The Gladstone State Development Area

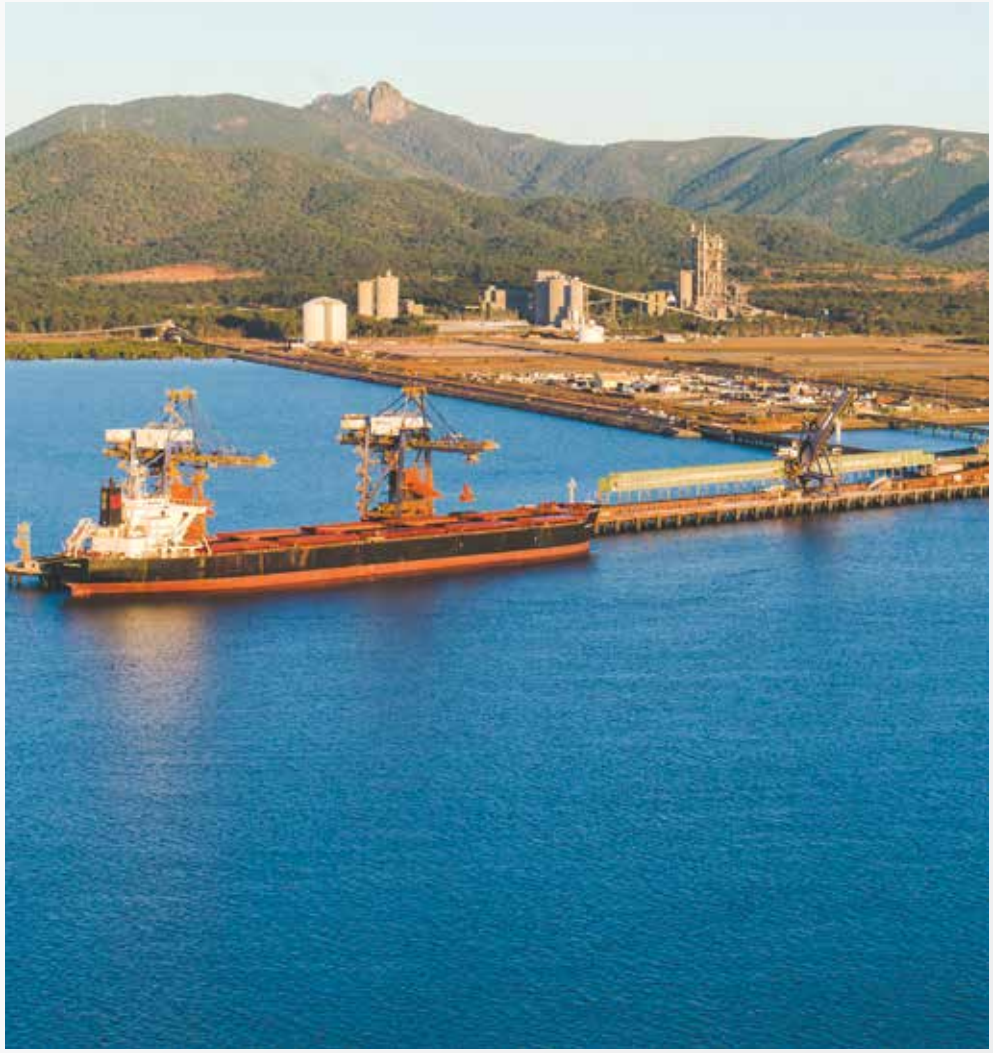
State Development Areas (SDAs) are clearly defined areas of land established by the Coordinator-General to promote economic development in Queensland and provide an ideal location for business and industry to invest.

The benefits of locating in the GSDA include:

- Greater development certainty for industry with dedicated land to accommodate large and difficult to locate industry
- Locational advantages including proximity to the Port of Gladstone, major road and rail networks and other supporting infrastructure
- Greater clustering opportunities for vertically and horizontally integrated industries
- Streamlined assessment processes under the GSDA Development Scheme for timely approvals
- Best-practice land use and infrastructure planning through the GSDA Development Scheme to promote an efficient use of land, maximised use of assets and minimal land use conflicts
- A defined process for the Coordinator-General to compulsorily acquire land in the GSDA to facilitate economic development.

In addition to the fit-for-purpose State Development Area, with its efficient and effective assessment procedures, the Gladstone Region offers a range of additional benefits to assist industry development including:

- a welcoming industry-friendly community
- a highly skilled local construction and operations workforce
- a resource rich hinterland, and
- an equitable climate located adjacent to the World Heritage Great Barrier Reef Southern Region.



Further information can be found at
https://www.statedevelopment.qld.gov.au/state-development-areas/about-state-development-areas.html

The Port of Gladstone

The Port of Gladstone is Queensland's largest trading port with a scheduled trade throughput for 2017/18 of 130Mt.

The magnificent deep water harbour currently has 20 berths at five wharf centres spread over 30km.

Since 1992, a 50 Year Strategic Planning process has guided $3.5 Billion of infrastructure development within the Port of Gladstone, facilitating trade growth from 30Mt per annum to 130Mt per annum. Future expansions to facilitate 300Mt per annum of trade are contained with the 50-year plan.

The majority of planned port development is in the Western Basin of the Port and mandated under a 30 year Western Basin Master Plan adopted by the Queensland Government in 2010, under Section 10(2) of the *State Development and Public Works Organisation Act 1971*.

Western Basin planned port facilities are designed to cater for the continued growth of manufacturing activities in the Gladstone State Development Area.

The magnificent deep water harbour currently has **20 berths** at five wharf centres spread over **30km**

Building a sustainable manufacturing future

25 years of economic, environmental planning and research **($285m)**

ECONOMIC

- Port of Gladstone 50 Year Strategic Plan
- Port Curtis Environmental Scan 1991
- Gladstone State Development Area
- Curtis Coast Regional Coastal Management Plan
- Gladstone Integrated Regional Transportation Plan
- Gladstone Interactive Air Shed Model
- Gladstone Area Water Board Strategic Plan
- Gladstone Regional Council Town Plan
- Western Basin Master Plan Intermodal
- Port of Gladstone Western Basin Master Plan
- Queensland Rail Master Plan
- Port of Gladstone Shipping Capacity Model
- Gladstone Clean and Healthy Air Study
- Social Infrastructure Strategic Plan

Planning for a sustainable future

ENVIRONMENTAL	
1991 - 1994	Curtis Coast Resource Plan (Environmental Scan)
1995 →	Water Quality Monitoring • Benthic Testing - CQ University
1998 - 2005	Contaminate Pathways in Port Curtis • A CRC Study in metals and dissolved metals in Gladstone Harbour by CSIRO, University of Queensland and CQ University
2002 →	Port Curtis Integrated Monitoring Program ($750,000pa) Ecosystem Health Report Card • Water Monitoring • Seagrass Monitoring • No Sewerage effluent into Gladstone Harbour
2002 - 2005	Annual Seagrass Monitoring
2007 - 2010	Detailed testing of harbour environment for Western Basin Dredging Project and LNG projects marine studies
2011 - 2014	$72M of Monitoring, marine restoration, marine enhancement and research primarily in the Western Basin
2014 - 2018	$17.5 Harbour Enhancement Project
2014 - 2018	Gladstone Healthy Enhancement Project
2014	Gladstone Healthy Harbour Partnership

"Over the past 25 years over **$285 million** has been expended to ensure Gladstone currently has sustainable economic, environmental and social infrastructure in place and it has appropriate planning to ensure a sustainable economic, environmental and social future."

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