Welcome

Townsville Industry Breakfast Thursday 16 May 2024



The Department of State Development and Infrastructure



Acknowledgement of Country





Townsville Industry Breakfast

16 May 2024





BESIX Watpac North Queensland History

Proud local builders with origins dating to early 1900s

- Started in North Queensland by the Watkins family

 once known as Watkins Pacific and later listed on
 the ASX as Watpac, now privately owned
- National company headquarters in Brisbane
- Full time Townsville office with boots on the ground for over 24 years
- Delivering projects ranging from large-scale to small tailored projects across all sectors
- Private company with a flat organisation structure
- Partner and employer of choice for Queenslanders









Queensland Country Bank Stadium - Townsville



Riverway Cultural Centre & Lagoons - Townsville



JCU ATSIP - Townsville



Project within the Program and successful Contractors

BESIX Watpac is delivering three projects across Qld for the CEP roll out. Any suppliers, subcontractors or interested parties are encouraged to register interest for multiple projects where desired.





Program Roll Out Philosophy

Queensland Health is changing the way projects are delivered: It is aiming for:

- Collective industry response to meet expansion requirements
- Proactive engagement with the industry and its stakeholders to deliver the best possible outcomes
- Maximising combined procurement power of the program
- Development of a more collaborative nature of contracting





Best Practice Industry Conditions (BPIC) Project

All Capacity Expansion Program projects are contractually required to be delivered with the BPIC requirements.

Best Practice Industry Conditions' means:

"the document developed by the Department of Energy and Public Works titled 'Best practice industry conditions for prequalification of head contractors and subcontractors to the extent required – 21 March 2022'and any document which replaces that document (including any Ministerially approved document)"

Subcontractors directly engaged by a head contractor to deliver a trade package need to comply with the BPIC and where the trade package is equal or are greater than \$1M, the Subcontractor must be BPIC prequalified.

Trades & Subcontractors interested in undertaking works should visit:

https://www.business.qld.gov.au/ for more information on BPIC prequalification





What is Best Practice Principles (BPP) and how it should work?

Queensland Procurement Policy - Best Practice Principles are:

- Best practice workplace health and safety (WHS) systems and standards.
- > Best practice commitment to apprentices and trainees.
- Best practice industrial relations.

BPP government building projects are major projects valued \$100 million or more.

Best Practice Industry Conditions (BPICs) are the Government's terms and conditions for working on BPP projects

Prequalification is required on BPP building project trade packages that are valued over \$1 million for onsite work associated with a Queensland Government BPP building project.



Key aspects of 2 Stage MC

The mandatory two Stage Managing Contractor (MC) Procurement methodology is a tried and tested collaborative contracting model.

The Stage 1 process of the Queensland Government approved, two Stage collaborative contracting model, is designed to ensure the contractor and delivery agency departmental representative, work through building costs and escalations including labor costs.

The final price to deliver the building, called a GCS (Guaranteed Construction Sum) Offer needs to be accepted by the delivery agency departmental representative, prior to Stage 2 commencing.



Government priorities

The application form contains questions on government priorities:

- Security of payment
- Modern slavery
- Supporting indigenous business
- Supporting social enterprise.

Industry has sought guidance in completing:

- > supporting mental health and suicide prevention
- women in construction gender equity and workforce diversity
- ending domestic and family violence.

Check out the Prequalification (PQC) checklist | Business Queensland



How to address government priorities

Government priorities

- > Supporting mental health and suicide prevention
- Women in construction gender equity and workforce diversity
- > Ending domestic and family violence

Supporting information

- Leadership commitment statements
- Company policies, procedures, work arrangements and practices
- > Providing information, education, training programs, or other resources
- Support options such as employee assistance programs or referral pathways
- Protecting private and confidential information



Townsville University Hospital Expansion Project

Hospital Expansion

The new major expansion will improve access to a range of health services for the growing community by delivering:

- an additional 143 hospital beds dedicated to those recovering from surgery
- state-of-the-art clinical services building
- > a new integrated helipad





Capacity Expansion Project





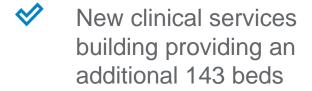
CLIENT

Queensland Health acting on behalf of THHS



CONTRACT TYPE

Managing Contract



Six storeys with roof mounted helipad



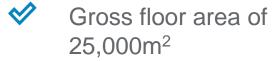
VALUE

\$530 million



TIMELINE

2024-2026



Currently at 80% design development

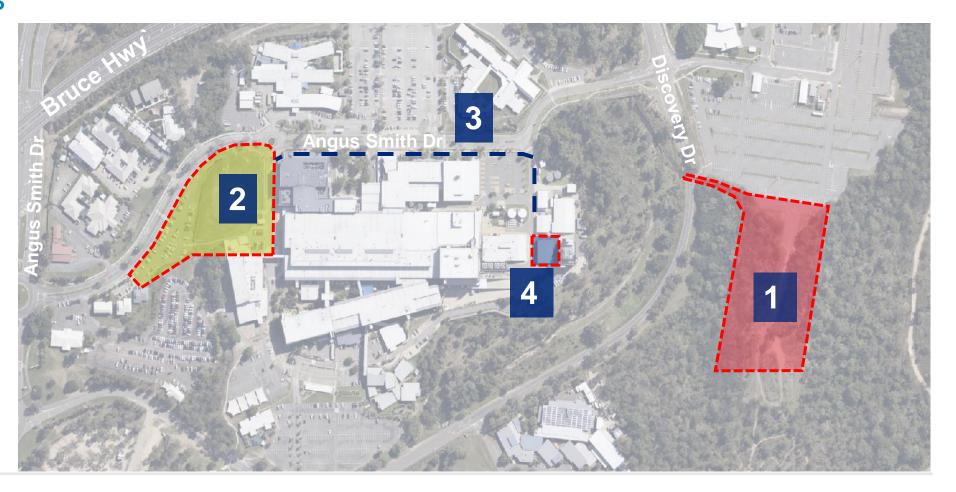




Townsville University Hospital

Key Site Activities

- Enabling works Temp Car Park & Temp Helipad
- 2. TUH Expansion Main Building
- 3. Services Reticulation
- 4. Central Energy Facility Expansion





Trade Packages & Procurement

- Project trade & supplier procurement has commenced for enabling works.
- In the coming months trades packages for early works will be coming to the market across various scopes:
 - Site establishment works & sundries
 - Demolition
 - Civil
 - ❖ Structural Trades; Formwork, Reo fix, Concreting
 - Services Trades; Mechanical, Electrical (incl HV/ LV Reticulation), Communications & Hydraulics and Medical Gas
 - Finishing Trades
 - Stage 2 main works trade procurement will commence in July 2024.

Trades & Subcontractors interested in undertaking works should register interest via:

tvltenders@besixwatpac.com



Delivery Timeframe

Townsville University Hospital Expansion Project

Completion

Second half of 2026



Delivering an Icon for North Queensland

Queensland Country Bank Stadium

"BESIX Watpac has been actively working from our Townsville office for the last 24 years and our local team are extremely excited by the opportunity to delivery this critical health infrastructure for our local Community".

Glen Watson, Northern Area Manager















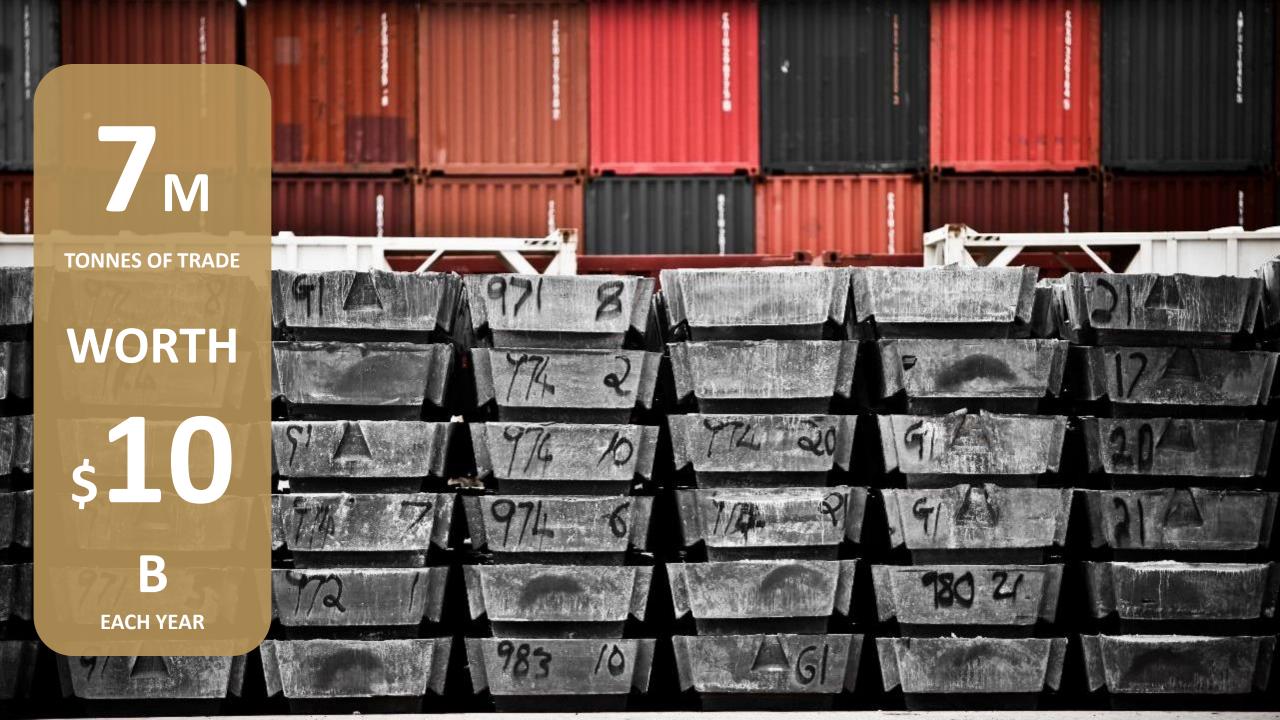
Port's 160th birthday in 2024













Top 5 Import Commodities



Top 5 Export Destinations



Top 5 Import Origins



CHANNEL UPGRADE PROJECT



2024/2025 CONSTRUCTION PROJECTS

Bigger cruise and container vessels

- Transport area upgrade (tender closed)
- New mooring dolphin (works underway)
- Tourist vessel pontoon
- Cruise ship gangway
- Berth 3 fender upgrades
- Cruise terminal solar and battery project





ROAD AND PAVEMENT PROJECTS

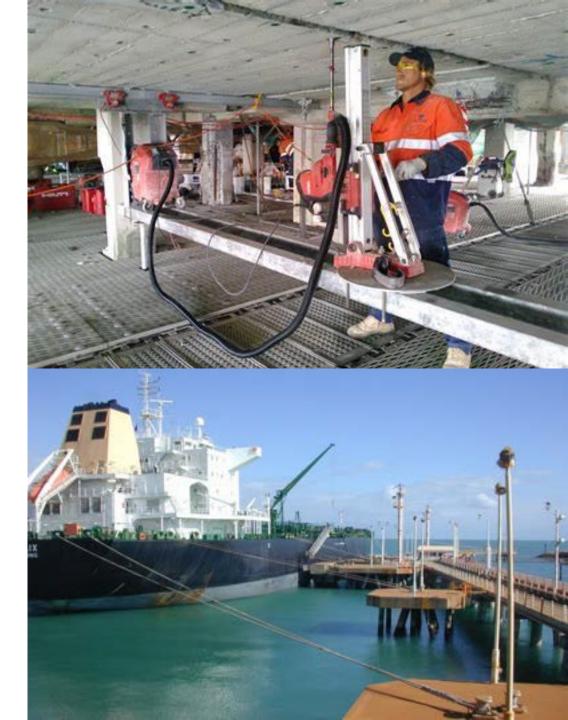
Growing trade and improving efficiency



ASSET REMEDIATION PROJECTS

Extending Life of Critical Infrastructure

- Berth 9 Pile Encapsulation
- Berth 1 + Berth 9 Concrete Repairs
- Berth 10 Corrosion Protection (Tender closed)







VIBRANT WATERFRONT DESTINATIONS

- HMAS Townsville relocation
- Revetment walls + public spaces



WORKING WITH PORT OF TOWNSVILLE

Tender Platform Transition: Moving from QTender to VendorPanel

Tender Details:

- Threshold: Tenders over \$250K to be advertised.
- Schedules: Comprehensive tender schedules available for all upcoming opportunities.

Evaluation Criteria:

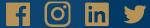
- Methodology: Showcase your approach to meeting project requirements and demonstrate your understanding.
- Capability: Demonstrate expertise and technical skill of key personnel (including subcontractors) relevant to the project.
- Capacity: Ensure staffing and resource availability to meet project timelines.
- Local Content: Tell us about your community contributions, apprenticeship programs etc
- Sustainable Practices: Commitment to environmental and social responsibility.











Thank you

info@townsville-port.com.au +61747811500

Administration Building, Benwell Road PO Box 1031, Townsville Q 4810







What is QLeave?

We provide long service leave to workers in Queensland's building and construction, contract cleaning and community services industries.

Workers receive paid leave in recognition of their continuous service to the industry.



How is the scheme funded?

The building and construction scheme is funded by a levy imposed on the total cost of building and construction work in Queensland

Contract cleaning and community services employers pay a levy to QLeave based on their workers ordinary wages

No cost for workers to be registered with QLeave



Employer obligations

- > Register
- > Complete your return:
 - Building and Construction Industry yearly
 - Contract Cleaning and Community
 Services Industries every quarter
- Claim reimbursement for long service leave you paid to your worker



Annual worker service return

- > Due 31 July each year
- Your workers may contact you if they're missing service
- Penalties apply if return is not lodged





Manage your registration

Login to QLeave online services to:

- > update your details
- > complete your return
- > claim reimbursement
- > claim long service leave





How it works for your workers

Register

When they start working in the industry

do 7 years

Permanently leaving the industry:

- 7 years for Building and Construction Industry (1,155 service credits)
- 7 years for Contract Cleaning Industry (2,555 service credits)

Lach year

Keep their details up-to-date and check their statement to ensure no missing service

10 years

Claim long service leave:

- 10 years for Building and Construction Industry (2,200 service credits)
- 10 years for Contract Cleaning Industry (3,650 service credits)
- 7 years for Community Services Industry (2,555 service credits)





- 1300 QLEAVE (1300 753 283)
- Building and Construction Industry: members@qleave.qld.gov.au
 Contract Cleaning Industry: cci@qleave.qld.gov.au
 Community Services Industry: communityservices@qleave.qld.gov.au





Agenda

- Who We Are
- Project Overview
- ☐ Project Location & Scope
- Delivery Method
- Timeline
- ☐ Local Industry & Indigenous Participation
- Tendering
- Contact Us





















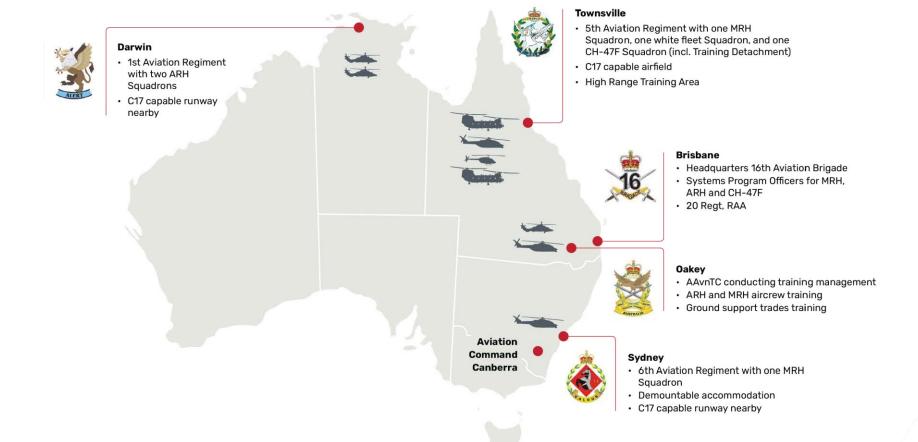
Who we are

International construction contractor company.

- □ NQ presence > 50 years
- All sectors of construction industry, including defence, health, corrections, roads, rail, tunnelling and resources infrastructure.
- Staff > 90 % call Townsville home.

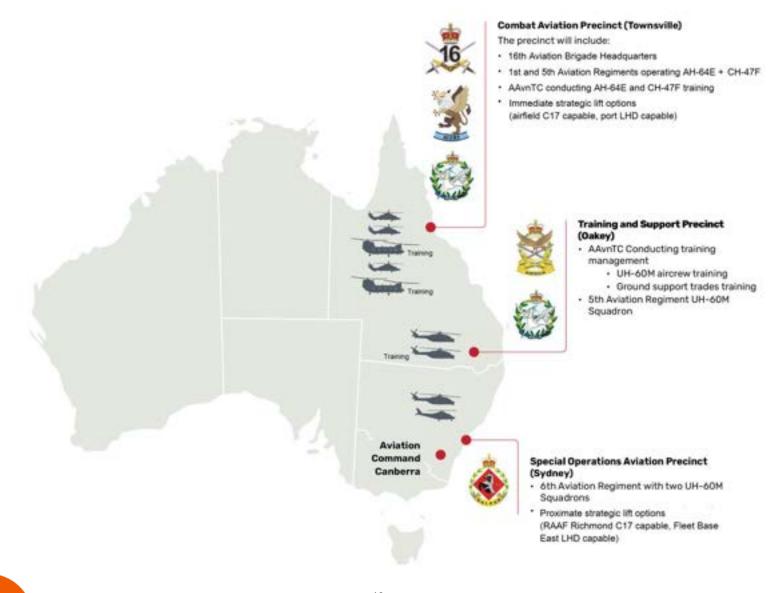


Project Overview – 2022 Disposition



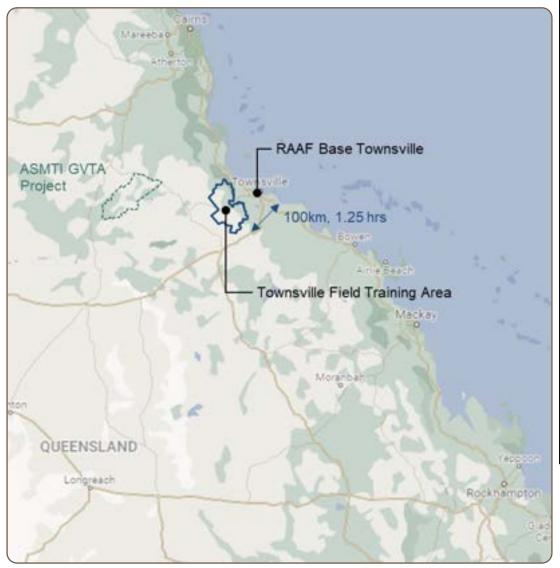


Project Overview – Future Disposition





Project Location & Scope

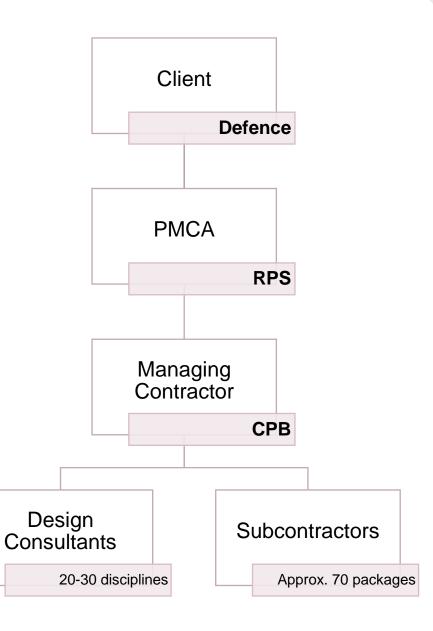






Delivery Method

- CPB is the Managing Contractor
- CPB's role
 - Manage the design of works
 - Manage the construction & HOTO
- CPB cannot self-perform the works



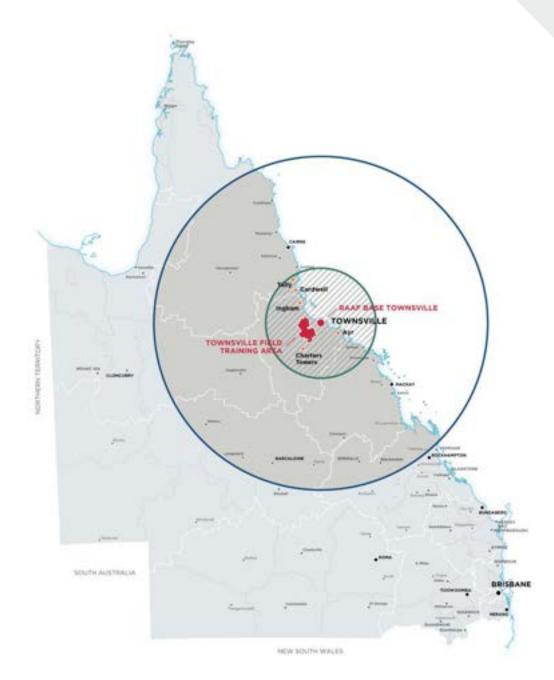


Timeline Main Works -**Procurement** Early Works-Procurement Q1 Q2 Q3 Q4 2025 2024 2026 2027 2028 Q3 Q2 Q1 Q2 Q3 Q4 Q1 Q2 Q4 Q1 Q2 Q3 Q4 Q1 Q2 Q3 Q4 Q1 Q3 Q4 Design up to 100% Design up Main Works and Early Works to 90% Construction Construction Parliamentary Approvals



Local Industry

- Workforce 280 (peak)
- Maximise local supply chain
- Targeting > 90% local participation during Delivery
- Local is defined as within 500km of Site
- □ > 10% Training





Indigenous Participation

- □ Indigenous Business Engagement = Minimum 3% of Value
- ☐ Indigenous Employees = Minimum 4% of total workforce
- Opportunities for JV / Partnerships





Tendering

- Approximately 70 packages
- ☐ Tendering minimum requirements:
 - Public Liability & Workcover Insurances
 - □ QBCC Licence (as applicable for scope)
 - □ Plans Safety, Quality, Environment, Indigenous and Local Participation
- □ Packages > \$7.5M (incl GST) will be procured through a Multi-Stage Open Tender (EOI) process via an industry procurement platform (Felix).
- Packages < \$7.5M (incl GST) will be procured through a Single Stage Open Tender process via an industry procurement platform (Felix).

Community

CPB proudly supports the following organisations within our community:

- The Oasis Townsville
- Garbutt Magpies
- National Association of Women in Construction (NAWIC)
- Cancer Council
- TradeMutt





Contact us

AAPOW@cpbcon.com.au









Our Role

Our mission is to generate transformational growth for northern Australia through being an innovative financing partner.

A key focus of any financing is to drive public benefit, economic and population growth and Indigenous involvement in northern Australia. \$7_{bn}

Development financier financing across capital infrastructure

2016

NAIF was established



We're focused on growth, jobs and Indigenous
Outcomes



NAIF is a key part of the Federal Government's 20-year plan for Northern Australia

Investment Requirements



Involve the development or enhancement of infrastructure.



For debt finance, be able to repay or refinance NAIF's debt.



Be of public benefit.



Be in, or have significant benefit for northern Australia.



Have an Indigenous Engagement Strategy (IES).

NAIF Investment Journey

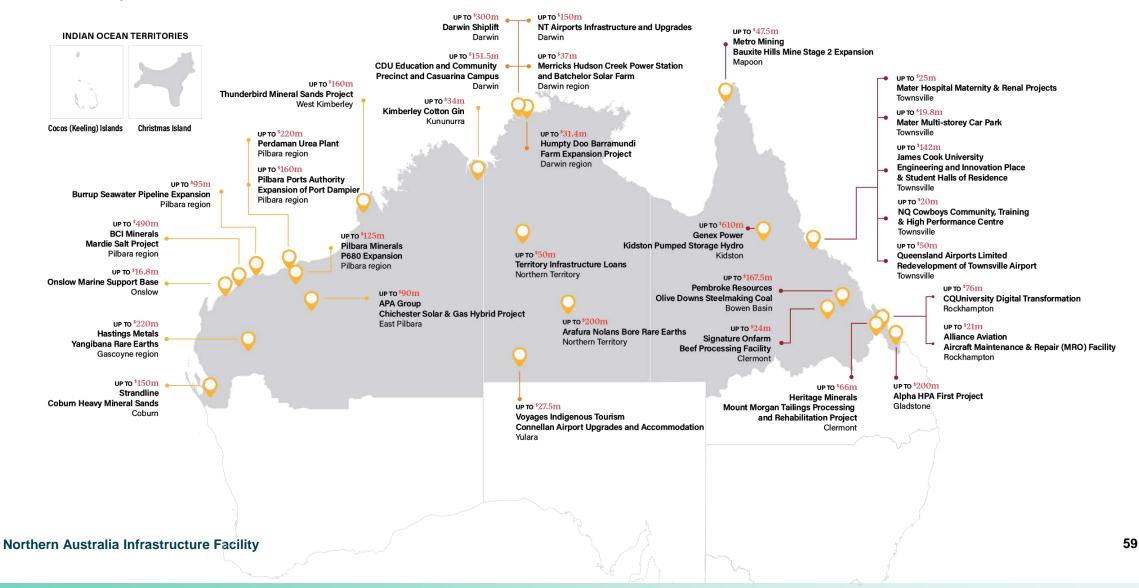
NAIF's investment journey follows an infrastructure project lifecycle as illustrated below



Northern Australia Infrastructure Facility

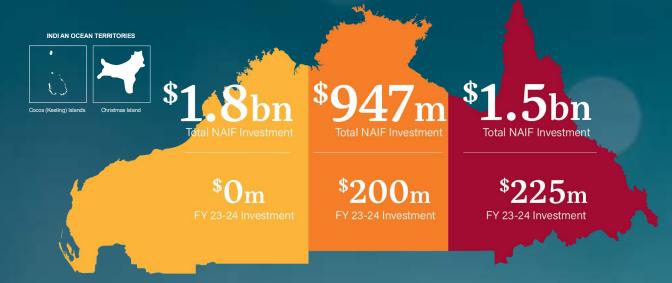
Investment Decisions

*as at 30 April 2024



Projects supported by geography

*as at 30 April 2024



\$4.3bn
Committed
Loans

32
Projects

\$3.6bn
Contractual
Close

ID's in Contractual Close

Economic Impact

*as at 30 April 2024

16,300+

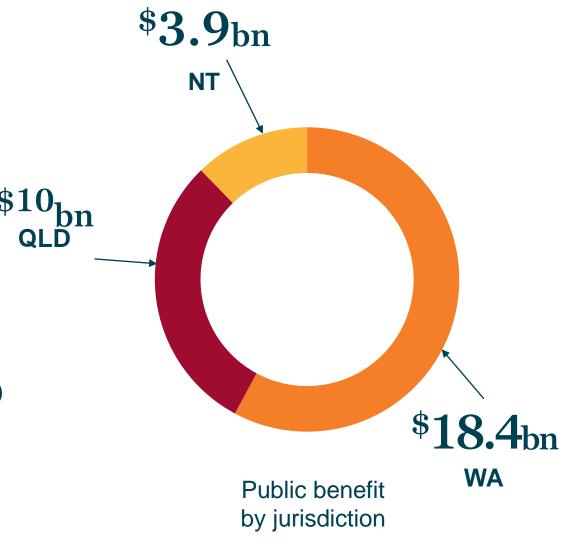
Total Forecast Jobs

\$32.4bn

Public benefit forecast from NAIF supported projects

\$1:\$7.6

Forecast public benefit ratio



Northern Australia Infrastructure Facility

61

Support by sector

Total Cumulative as at 30 April 2024

Agriculture & Water	\$89 m
7 (9):10 (1):10 (1)	ΨΟΟ

Energy	\$737 m
Energy	क्राजा ॥।

	Financing Partnerships	\$50 m
1	i ilialibiliy hartibisilips	φ30 III

Resources \$2.4 bn

Social Infrastructure \$462 m

Transport & Logistics \$538 m



Northern Australia Infrastructure Facility

Activity over last 24 months

Snapshot from 1 May 2022 – 30 April 2024



Investment Decisions

\$4.2bn

Forecast Public Benefit

\$1.1bn

Committed loans

2,200+

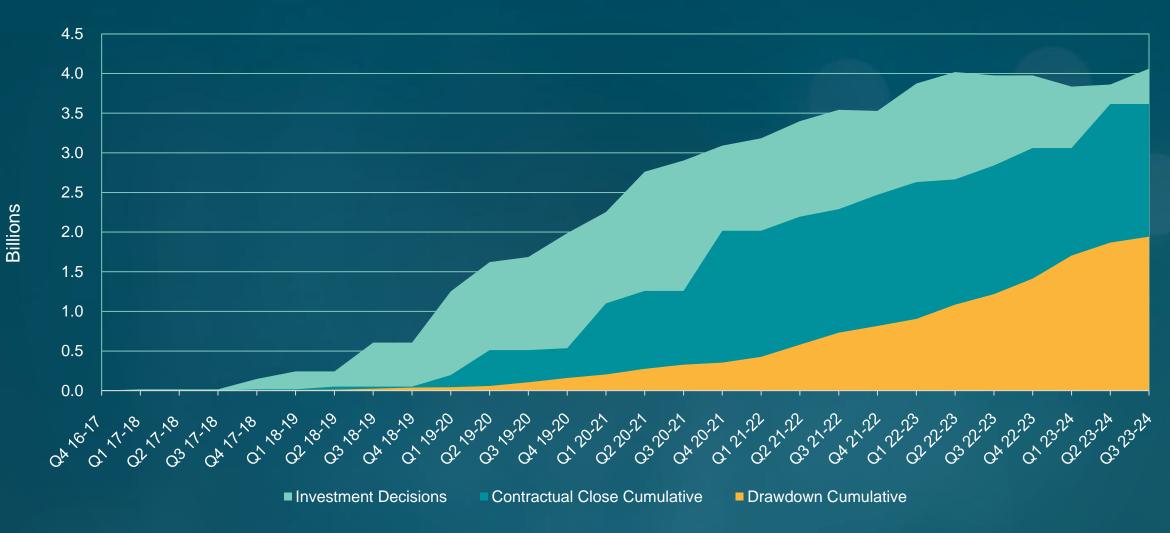
Forecast jobs

Stage of Investment Decisions



Loans - 2016 to 2024

*as at 30 April 2024





Queensland Case Studies









QUEENSLAND

ALPHA HPA

ALPHA HPA FIRST PROJECT





Total value \$657m

NAIF loan
UP TO
\$200m

Public benefit

\$437m

OVER 20 YEARS

Forecast Jobs

693

Construction and Operations



QUEENSLAND

Genex Power Limited

KIDSTON PUMPED STORAGE HYDRO PROJECT, KIDSTON





Total value

\$777m

Public benefit

\$343m

OVER 30 YEARS

NAIF loan
UP TO
\$610m

Forecast Jobs

530

Construction and Operations



QUEENSLAND

James Cook University

ENGINEERING AND INNOVATION PLACE, TOWNSVILLE





Total value \$174m

NAIF loan
UP TO

\$96m

Public benefit

\$700m

OVER 30 YEARS

Forecast Jobs

270

Construction and Operations

Indigenous Engagement Strategy (IES)

All proponents are required to develop an Indigenous Engagement Strategy (IES) covering objectives for project participation, procurement and employment.

We ensure our proponents include and reflect the regional Indigenous community.

At least

\$52m

Indigenous procurement spend since 2016

More than

\$1.6m

spend on accredited training & community sponsorship

Over

1,025

Indigenous jobs since 2016

Average of

16 yrs

Length of NAIF loan

How to contact NAIF



Email naif@naif.gov.au



Website www.naif.gov.au



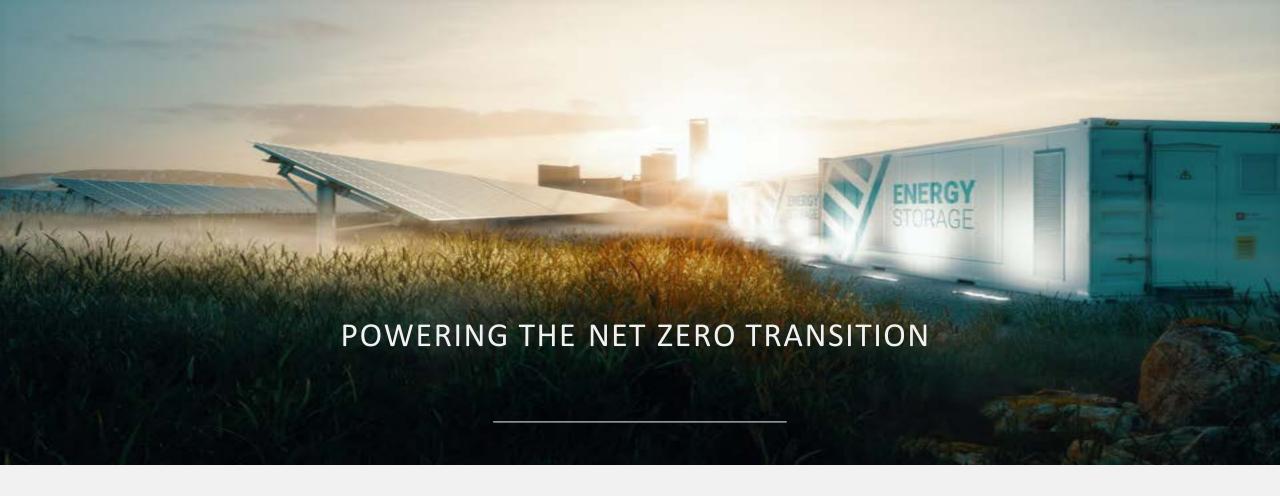
Phone 1300 466 243



Linked In @naif-australia



Twitter @naifaustralia





Project Green Poly (Solquartz) powered by Renewable Energy

Disclaimer



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Awards shown are not indicative of future performance.

1Awarded February 2021 to Quinbrook as a firm and based on nominations by market participants, including Quinbrook, and assessed by a panel of independent experts. Condition of eligibility did not include any membership, subscription, or payment. From top to bottom: 'Investment Fund of the Year' only winner among 7 finalists, 'Energy Transition Fund of the Year' only winner among 5 finalists.

2As of December 2023. Quinbrook received a full 5 stars (100% in Direct – Infrastructure, 100% Confidence building measures and 98% Policy Governance and Strategy) scores. Read the full Transparency and Assessment reports from the UN PRI here https://www.quinbrook.com/esg-and-impact/ (see UNPRI 2023 section). For the prior year Quinbrook received 100% for its 2 submission categories as well as A+ in the 3 years prior to that for it's 2 submission categories. ESG and climate categories (official overview, strategy and governance, direct infrastructure, confidence building measures) being the infrastructure investor categories as set by the UNPRI, dataportal.unpri.org.

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Quinbrook Snapshot





Specialist investor in new infrastructure driving the energy transition



Developer, constructor, owner and operator with a focus on the US, UK and Australia



Founders track record in power/IPP since 1992 and renewables since 1997



5 investment funds
established preQuinbrook (c. US 1 billion
AUM) including one of
the first institutional
funds focused on solar
energy in the US (2010)



Four (4) funds managed by Quinbrook with planned growth to seven (7) by end 2024 with consistent 'value-add' strategies targeting higher investment returns



Quinbrook Net Zero Power Fund ("QNZPF") scheduled to close mid-2024 with >USD 3 billion target



Successor funds planned for 2024 launch include a new flagship fund focused on P2X Industrial Decarbonisation



> 45 Institutional investors from the US, Canada, UK, Nordics, Germany, Switzerland, Australia



> 30 investment professionals based in London (HQ), New York, Houston and Brisbane



Affiliate Private Energy
Partners provides specialist
services spanning project
development, procurement,
design, construction
management and innovative
technology assessment



Quinbrook's Investment History



SPECIALIST, EMPLOYEE OWNED, "VALUE-ADD" INVESTOR POWERING THE NET ZERO TRANSITION

25+

years

of renewables infrastructure investing¹

7

prior funds

established by the Founders1

USD 8.2bn+

equity collectively invested

in renewables and power infrastructure by senior team²

200+

investments

in renewable energy, low carbon and grid support infrastructure¹



COMPELLING MARKET OPPORTUNITY

- Target markets (US, UK, Australia) are in the top 7 most attractive countries to invest in renewable energy³
- "Green" industrial revolution driving commercial, industrial and utility customers to rapidly reduce carbon intensity⁴
- Power price volatility, disruptions and geopolitics are creating urgency for greater supply resiliency and supply chain independence⁵
- Opportunity to mitigate increased complexity and risk in power investing through specialist managers⁶



DEMONSTRABLE TRACK RECORD

- Founders each have 25+ years track record in renewables and low carbon investing in the US, UK and Australia¹
- Awarded 'Global Sponsor of the Year' in 2022 by Project Finance International and 'Energy Deal of the Year – North America' by Infrastructure Investor
- Achieved **** UN PRI 2023 Assessment across 3 categories⁸ and 2021 ESG Investment Fund of the Year⁹
- Supporter of TCFD and QNZPF alignment with Article 9 of Sustainable Finance Disclosure Regulation¹⁰



ESTABLISHED INVESTMENT STRATEGY

- Actively managed control investments
- Repeat strategy of building scaled, thematic platforms targeting 5 sub-sectors diversified by technology, geography, customers, and revenues
- Minimize capital at risk during project development phases
- Simultaneously create value by progressively de-risking investments throughout the asset creation lifecycle
- Strategically site projects in defensive locations and secure high-value, long-term contracts that mitigate risks

¹Refers to the track record of Messrs. David Scaysbrook and Rory Quinlan (the "Founders"), including prior to the formation of Quinbrook; ²Senior team of investors includes Rory Quinlan, David Scaysbrook, Karl Olsoni and Hank Jones; ³62nd ed., Ernst & Young Global Limited, Renewable Energy Country Attractiveness Index (RECAI) (November 2023); ⁴Energy-transitions.org/sector-decarbonisation (2023); ⁵https://www.whitehouse.gov/cea/written-materials/2023/11/30/issue-brief-supply-chain-resilience/(30 Nov 2023); ⁶https://www.reuters.com/markets/commodities/grid-specialist-firms-investors-radars-after-iea-report-2023-10-18/ (18 Oct 2023); ⁸Please refer to footnote 2 on slide 2; ⁹Please refer to footnote 1 on slide 2; ¹⁰The Fund will be able to provide reporting to EU investors (and others on request) in alignment with Article 9 requirements. The Fund has disclosed its decarbonization goals in the disclosures pursuant to Article 9 under the Sustainable Finance Disclosure Regulation ("SFDR")



P2X and Green Fuels Strategy





Quinbrook is now focussing on large scale industrial decarbonisation with a diversified 'P2X' strategy



Extension of the successful Rowan 'P2X' strategy for hyperscale data centers



Leverages Quinbrook's skills in 'greenfield' project development to identify host sites for energy intensive 'green industrial' facilities



Quinbrook will sponsor high value sites within select development precincts that can access GW scale and low-cost renewable heat and power



Will seek to identify industry/manufacturing partners to build/own/operate P2X facilities



Current focus on QLD, Townsville (Lansdown) Priority 'P2X' sectors are Polysilicon, and Green Iron



Development Capability



What Private Energy Partners (PEP) does

PEP is wholly owned by the Quinbrook Group and focuses on project origination, development, asset management, and revenue optimisation. Operating as Quinbrook's dedicated project development arm, PEP develops and co-develops projects which align with Quinbrook's fund investment strategies. Projects developed or supported by PEP are intended for future investment by Quinbrook through one or more managed funds. PEP focuses on four primary areas:

- 1. Utility scale renewables, with an emphasis on solar and battery storage
- 2. Distributed energy solutions and Community Energy Networks
- 3. Industrial decarbonization
- 4. Critical minerals supporting the renewables equipment manufacturing supply chain

PEP is highly active in the power markets of Australia, the US, and the UK. The Australian team houses 7 experts specialising in development, industrial decarbonisation, and critical minerals projects in Australia, emphasising local supply chain value add, with access to the global PEP team of professionals.



BEHIND THE METER TECHNOLOGIES

Encompassing both heat and power



GRID CONNECTED TECHNOLOGIES

Solar, wind and storage



FUTURE TECHNOLOGIES

Supporting green industry and decarbonisation



CRITICAL MINERALS

Expansion and diversification of responsible clean energy and critical minerals supply chains





Townsville's Competitive Advantage





North Queensland's quartz minerals reserves + renewable energy resources offer huge competitive advantage

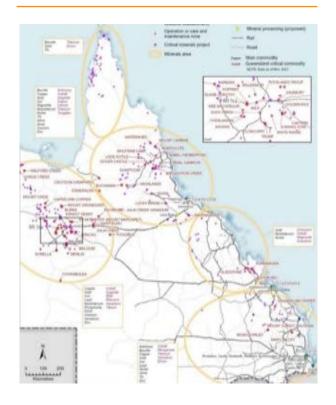


Deepwater port ideally located to service US and proximate ASEAN markets increases this advantage



An established resources industry means that skilled human capital, logistics and heavy industrial expertise are available

QUEENSLAND'S MINERAL RESOURCES



QUEENSLAND'S NET ZERO ENERGY PLAN





The Polysilicon Opportunity in Townsville



TOWNSVILLE IS AN ATTRACTIVE HOST DUE TO ITS MINERAL DEPOSITS, SKILLED LABOUR AND ACCESS TO LAND FOR LOW COST, MEGA-SCALE RENEWABLES NEEDED TO POWER ENERGY INTENSIVE PROCESSES



Demand for renewable technology globally is forecast to continue to grow exponentially



China currently controls the global manufacture of Solar PV and Battery Storage

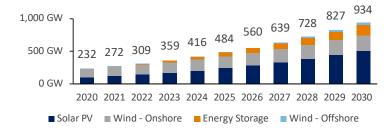


The US Inflation Reduction Act aims to create/diversify supply chains outside China

¹ Source: Wood Mackenzie ² Source: Visual Capitalist

SOLAR DEMAND AND MANUFACTURING

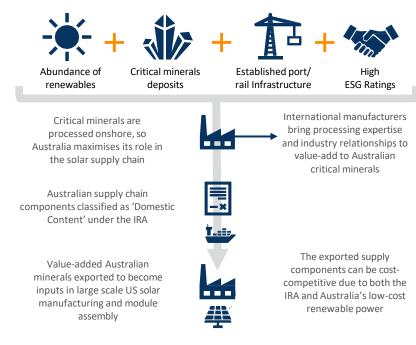
US Renewables, Cumulative Installed Capacity¹



Solar PV Manufacturing Capacity, China vs. RoW²



QUEENSLAND'S SOLAR PV OPPORTUNITY





Project Green Poly – World Scale Polysilicon Facility



INTEGRATED SUPPLY CHAIN OPPORTUNITY FROM SILICA TO POLYSILICON IN AUSTRALIA USING RENEWABLE POWER TO CREATE A WORLD-LEADING 'GREEN' SUPPLY CHAIN FOR SOLAR

PROJECT OVERVIEW

INVESTMENT	AUD 8 billion (est.)
JOBS	2,200 ongoing + construction
EXPORTS	100,000 tonnes, AUD 3.5 billion+ p.a.
STRATEGIC RESILIENCE	Australia - US supply chain



REC Polysilicon Plant, Moses Lake, Washington (Bernreuter Research)

Quinbrook projects are listed are for illustrative purposes only

PROJECT HIGHLIGHTS

- Global scale: largest polysilicon plant outside of China
- Clean: rigorous environmental management
- Green: powered by renewable energy
- Ethical: Australian mined quartz, no forced labour and traceable supply chain
- **Sustainable:** 30+ years plant life



Project Green Poly Indicative Design





Gerard Coggan, Coordinator-General



We appreciate your feedback!

- Townsville Industry Breakfast series Feedback form
- Scan QR code
- A link will also be provided in an email later today, along with a copy of today's presentations
- Thank you in advance for your time on this





Keep in the loop...

- Follow us on Eventbrite for our events and workshops...
- Townsville Industry Breakfast series:
 - Thurs 15 August 2024
 - Thurs 14 November 2024







James Doyle

Regional Director North Queensland State Development & Infrastructure

Contact us:

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