



BEEF PROCESSING INVESTMENT OPPORTUNITY

MEAT PROCESSING FACILITY OVERVIEW



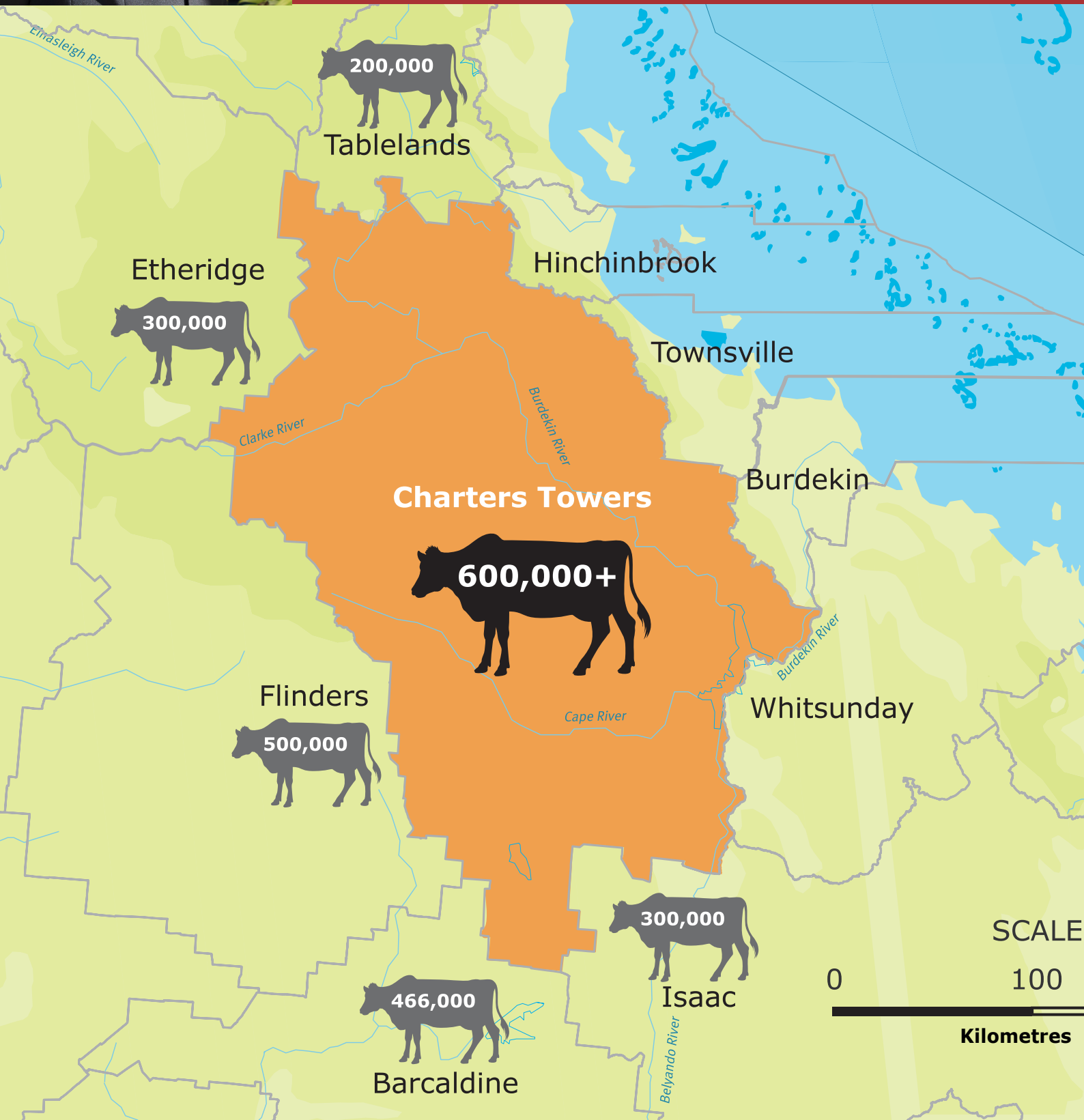
CHARTERS TOWERS
REGIONAL COUNCIL



Charters Towers is a region of economic strength and economic opportunity. Our future holds the promise of growth, prosperity, and resilience. It is our community that transforms economic potential into economic value. As workers, entrepreneurs, business-owners, volunteers, students, and leaders, our people make Charters Towers an economic destination.

Here in Charters Towers we welcome all those who wish to help build our future economy. Our region is a great place to live, to work, to invest, and to do business. New ideas, new residents, new investment, new ventures will drive future economic growth. We are open for business, and ready to work together. Our economic pillars - agriculture, mining, education and tourism - will continue to support the Charters Towers economy. We stand ready to build and expand, to diversify and grow, to create and nurture new industries and jobs.

Cr Frank Beveridge
Mayor - Charters Towers Regional Council



WHY INVEST IN THE CHARTERS TOWERS MEAT PROCESSING FACILITY?

With increasing cattle turnoff in northern Queensland, the opportunity exists for a new processor to capitalise on the Asian demand growth. The two existing basic paths to market (via processors in south eastern Queensland, and live export) involve the transport of live cattle over long distances. The Port of Brisbane is 1300 km south of Townsville. Charters Towers is strategically located within the prime cattle growing area of North Queensland and benefits from its location at the crossroads of all major highways in and out of the northern region. A processing facility at Charters Towers will significantly reduce the travel distances for cattle processors, reducing costs to processors and increasing producer revenue in return.



Key Charters Towers Project Location Advantages at a Glance:

Transport: Charters Towers is located at the crossroads of the Flinders Highway, Gregory Developmental Road and the Townsville to Mt Isa rail line and has rail and air access. It has roads authorised for multi combination vehicle use. **Proximity to main export port of Townsville is 135 kms (90 minutes):** Townsville is the most significant growth port for a local beef processor. New infrastructure investment into berth capacity and faster container loading equipment will ensure further cost efficiencies for a local processor. **The Region's population is over 12,000** with a 5,000+ workforce. **Reliable year-round supply of cattle:** Cattle production is well established within the region, with a cattle population exceeding 600,000. The wider region (within 500 kms), encompassing both coastal and inland areas, produces 2,000,000+ head of cattle. This large catchment mitigates traditional constraints to all year-round cattle supply due to extreme weather conditions. **Water security:** The Burdekin River supplies the Region's water needs. Water is available via Council's reticulated water system and/or may be harvested from the Burdekin River (subject to the issue of appropriate licences). **Flood proof freehold land is available** to accommodate various sizes of meat processing operations, with multiple options available for establishment of a large scale meatworks near Charters Towers. Council may assist with administrative functions for acquisition and planning requirements. **Irrigation opportunities:** Intensive fodder production is possible within areas proposed. **Charters Towers has a range of housing options available today.**



Other services supporting the beef cattle industry within the region include:

- Council operated cattle saleyards;
- Large scale fodder producing enterprises; and
- State Government Department of Agriculture and Fisheries, specialising in beef production research.

Abundance of land for commercial developments: There are large areas of undeveloped land in Charters Towers City and its surrounds. There is potential to utilise the land for land-intensive activities and industry. Council is presently negotiating with the State to have appropriate 'Unallocated State Land' in the City limits released for development adjacent to existing utilities and infrastructure.

Charters Towers Airport Industrial Zone: Council has recently developed a Master Plan to allow zonal changes, so as the area may be developed.

Energy supply: Charters Towers is relatively well placed to provide energy generation and distribution to the greater region. Government funded studies and development plans evidence the potential for the development of renewable energy sources (solar, geothermal) and conventional power generation (hydro, coal fired).

Industrial 3 phase power supply is available: 66kVA feeder lines in proximity to proposed sites.

For any investment enquiries, please contact: Council's Tourism, Trade and Investment Advisor, Office of the Chief Executive Officer

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