

2024 Wollongong

Investment Prospectus

Make the strategic move



**invest
wollongong**



Wollongong – where business and lifestyle grow together

Thousands of businesses have chosen Wollongong – it's the perfect place to thrive. Wollongong is a vibrant coastal city, which offers a supportive business environment and a real work-life balance. The city is home to a highly skilled workforce, an industry-focused global university, and a growing number of businesses with customers and clients across the world.

Wollongong is the business hub of the Illawarra-Shoalhaven

Wollongong is the regional capital of the Illawarra-Shoalhaven with a workforce of more than 700,000 people within a one hour commute. The region's population is expected to be more than 550,000 people by 2041. Over the past decade, Wollongong's CBD has attracted substantial levels of investment with \$1.1B of projects completed or under construction. Looking ahead, there is an exciting pipeline of \$1.5B in mixed use, residential and commercial projects within the CBD alone.

The Wollongong CBD has seen a 50% uplift in new A-Grade office space with 30,000sqm newly completed in the past four years. Looking ahead, there is a pipeline of close to 50,000sqm of potential A-grade office space including 10,000sqm under construction, 24,000sqm approved but not started and 13,000sqm under assessment.

The majority of the new A-grade stock has been tenanted and the pipeline offers any new incoming tenants a range of opportunities to locate in high quality premises within the Wollongong CBD.

Wollongong is a centre for Advanced Manufacturing and emerging Clean Energy hub

Wollongong is emerging as a global clean energy hub with a number of major projects in green hydrogen production, dual fuel power generation, gas pipeline and terminal infrastructure planned or already operating across the region. BlueScope has proposed over \$2B of major manufacturing projects in the region and released a Master Plan for 200ha of land at Port Kembla that is surplus to their operations.

Wollongong is committed to attracting 10,500 new jobs

Wollongong City Council is committed to ongoing sustainable economic development in Wollongong, with business attraction being a key priority. Council's Economic Development Strategy 2019–2029 adopted a jobs target of 10,500 net new jobs over the next decade and includes 56 action items to attract new investment to support existing businesses.

Wollongong: Make the strategic move

There are exciting and potentially game-changing office leasing opportunities in our city.

30,000 sqm

A-grade office space delivered in the last four years

50% UPLIFT

A-grade office space since 2020

50,000 sqm

A-grade office space future pipeline

Wollongong CBD is the perfect location to establish a new HQ, set-up a satellite office or a remote work hub to accommodate flexible work options.



Vast talent pool:

More than 700,000 working adults within a one-hour commute



Strategically located:

One hour from Sydney and its airports, and 2.5 hours from Canberra



More cost effective:

Quality office space is affordable and staff turnover rates are typically lower than other CBD locations



Real work-life balance:

Wollongong is easy to get around, has a growing cycleway network and a beautiful natural environment



Supportive business community:

Home to a thriving business community with a range of well-established business networks



Go global:

10,000+ businesses call Wollongong home including Mercer, KPMG, BlueScope, Scalapay, Easy Agile, Accelo, Hysata and more



Global university:

Home to the University of Wollongong, a world-class research and teaching university



Start up or scale up:

Join Wollongong's thriving hub attracting entrepreneurs and innovators

Image: Wollongong Harbour and City Beach

How can Wollongong help you?

1. Vast Talent Pool

Wollongong has a large, experienced and multilingual workforce whose skills range from traditional manufacturing expertise to creative industries, and digital technology-based capabilities.

Key highlight

More than 700,000 working adults within a one-hour commute of Wollongong CBD.

Access to top graduate talent

UOW Graduate Numbers (2023)			
	Undergraduate	Postgraduate	Total
Faculty of Business and Law	647	773	1,420
Faculty of Engineering and Information Sciences	493	515	1,008
Faculty of Science, Medicine and Health	901	350	1,251
Faculty of the Arts, Social Sciences and Humanities	1,120	515	1,635
UOW College	154	0	154
Total	3,315	2,153	5,468

Source: UOW

The University of Wollongong and local TAFE network produce a strong graduate pool for businesses to cultivate success with home growth talent.

Currently, there are more than 23,000 students studying at the University of Wollongong campus in subjects including engineering, information sciences, medicine, health, law and business.

24,000 skilled commuters

Around 24,000 residents across the Illawarra-Shoalhaven region travel to Greater Sydney for work. They have a good mix of skills in both white-collar and blue-collar occupations. This provides a strong pool of potential employees for businesses to tap into.

The Illawarra's Commuter Pool

Occupation	Number of Commuters	Share of total %
White collar workers	16,583	68%
Managers	4,147	17%
Professionals	7,314	30%
Community and personal service workers	2,321	10%
Clerical and administrative workers	2,801	12%
Blue Collar Workers	7,395	30%
Technicians and trades workers	3,362	14%
Sales workers	1,088	4%
Machinery operators and drivers	1,719	7%
Labourers	1,226	5%
Inadequately described/ not stated	356	1%
Total	24,331	100%

Source: ABS

2. Real Work-Life Balance

Establish your HQ to make the most of Wollongong's stunning coastal landscape. With 17 patrolled beaches to the east and the Illawarra escarpment to the west, you're able to support employee wellbeing, work life balance, shorter commutes and a vibrant cultural scene.

Wollongong offers a real work-life balance, with most people able to access work, study and recreational opportunities within 30 minutes of where they live. This improves staff wellness, engagement and workplace productivity thanks to shorter commuting times and having more time to integrate with the local community.

3. Vibrant Coastal City

Liveability is a key factor in Wollongong's advantages as a business location. It's also why many company founders choose to live here.

In Wollongong you can enjoy...

- **Coastal lifestyle** – located immediately south of the Royal National Park, Wollongong's spectacular natural environment includes 17 patrolled beaches. The Illawarra Escarpment offers an abundance of recreational activities to enjoy. Sandwiched between the escarpment and the sea are beautiful parks, coastal shared paths and spaces to relax, exercise and socialise. Wollongong is also known as an adventure city, with many high energy activities on offer for locals and visitors.

- **Thriving arts, festivals, music, foodie and small bar culture** – Wollongong regularly attracts major events, concerts and music festivals, and today has a flourishing evening economy, with more than 180 small bars, restaurants and cafes in the CBD, and many others in its suburbs.
- **Quality public infrastructure** – Wollongong has quality health infrastructure including a major teaching hospital and several private hospitals. Its education infrastructure includes a major TAFE institute, a world-class university and a broad range of quality schooling options.

4. Supportive Business Environment

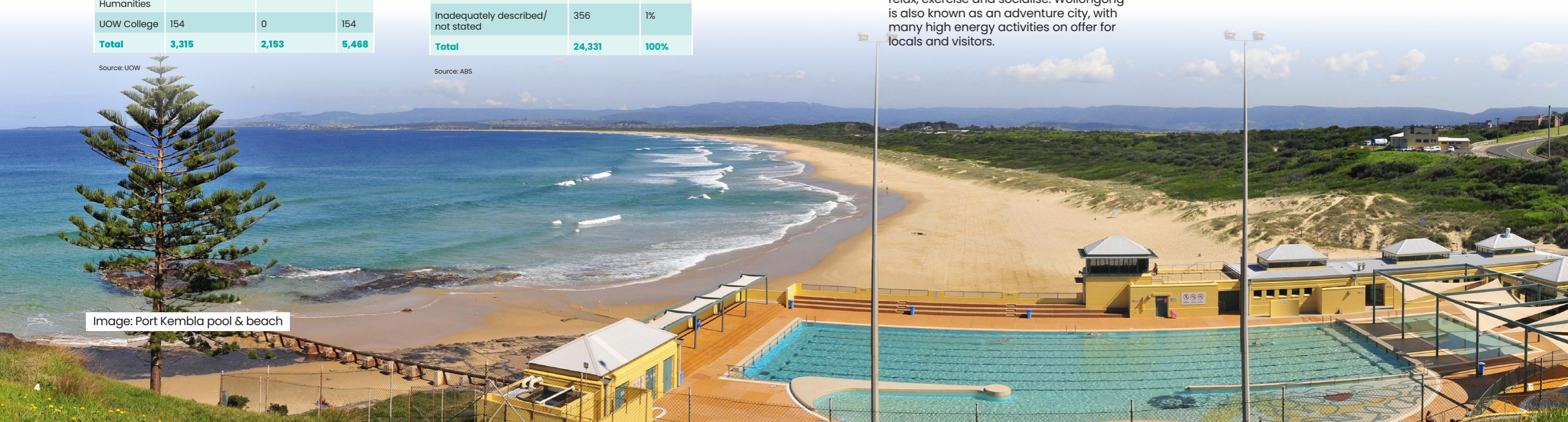
Wollongong offers a supportive business environment with easy access to quality local service firms and well established, engaged industry networks.

Businesses can access the support services they need in Wollongong such as legal, accounting, human resources, marketing and IT. There are multiple regular business events that offer a range of educational and networking opportunities, allowing new businesses to quickly form strong connections.

The Invest Wollongong team works in close collaboration with a range of peak business organisations including:

- Business Illawarra
- i3net
- Property Council of Australia
- Destination Wollongong
- Regional Development Australia (RDA) Illawarra Shoalhaven

Image: Port Kembla pool & beach



5. Industry-focused global university

The University of Wollongong is among the top 200 universities globally (162nd in the QS World University Rankings 2024) and is also ranked in the top 1% of universities in the world for the quality of its graduates.

An anchor institution, UOW is distinguished for the quality and impact of its education, research, and industry and community engagement.

UOW has more than 23,000 students at its Wollongong Campus and consistently ranks in the top five nationally in the Australian Government's Quality Indicators for Learning and Teaching (QILT) Employer Satisfaction Survey. UOW's graduates are recognised for their capability, quality and success in the global workplace.

This is driven by the development of breakthrough technologies for clean energy and advanced manufacturing and developing advanced, sustainable materials for construction and biomedical applications.



World ranking. *QS World University Rankings



For UOW graduate employer satisfaction. *QILT Employer Satisfaction Survey

Research institutes and facilities include:

- SMART Infrastructure Facility
- Institute of Cybersecurity and Cryptology
- Australian National Centre for Ocean Resources and Security
- Australian Institute for Innovative Materials
- Molecular Horizons
- Sustainable Buildings Research Centre
- Defence Materials Technology Centre
- Translational Research Initiative for Cellular Engineering and Printing
- Early Start

UOW has strong engagement with industry and government through the delivery of many commercial research and consulting projects. More than 150 companies and government institutions are engaged in commercial research with UOW. Commercial research focus areas include power, energy and infrastructure; healthy living; biomedical science; future manufacturing; and social change and public policy.

UOW's Innovation Campus is a research, innovation and commercial precinct that is home to research institutes and a well-established community of innovative multinational and national companies.

iAccelerate

Located at the Innovation Campus, the iAccelerate business incubator and accelerator supports companies in a range of sectors that include tech, hardware, energy, AI, robotics, education technology, health and wellbeing, and social enterprises. Since 2016, iAccelerate has supported 316 start-ups and scale-ups, with 410 products launched and 191 IP applications made.

The Wollongong CBD – a competitive alternative office market location

The Wollongong CBD is the largest employment hub of the region, providing employment for around 24,000 workers or 28% of the LGA's total employment.

The Wollongong CBD is the region's business and administrative centre. It's home to many knowledge service businesses including ICT, financial services and shared services which provide services locally, nationally and internationally. The CBD and surrounds has undergone a massive transformation over the past decade, with \$1.1B of investment with another \$1.5B in the future pipeline in a mix of commercial, mixed use and residential properties.

The Wollongong CBD has recently seen a significant increase in premium office space. Around 30,000sqm of new A-grade office stock has been completed over the past four years representing a 50% uplift in stock levels. This includes the four A-grade office buildings completed in the CBD: at Lang's Corner; the IMB Bank's new head office at Burelli Street; the Gateway on Keira building at 140 Keira Street and Avante at 3 Rawson Street.

The latest data from the Property Council of Australia¹ showed that outside of capital city CBDs, Wollongong had the third highest rate of net demand in the country over the 12 months to January 2024. This was behind only East Melbourne and Brisbane Fringe and higher than other markets such as Macquarie Park and North Sydney.

According to Colliers Wollongong², over the past three years, 38% of leasing transactions in the Wollongong CBD were by new businesses, which points to a healthy and vibrant leasing market. Of the remaining 62% of transactions by established

businesses, more than half were upgrading their office spaces, which reflects ongoing confidence in the Wollongong CBD market.

Supporting this confidence is the latest rental data from Knight Frank³ showing that Wollongong's average net face rents compare favourably to other non-capital city CBDs across the Sydney Market on a square metre basis. Wollongong has an average net rent of \$420 per sqm compared to \$600 per sqm for Parramatta and \$650 per sqm for St Leonards.

Looking ahead, there is a substantial future pipeline of nearly 50,000sqm of A-grade office space. At 111 Crown Street adjacent to Lang's Corner, a 10,000sqm A-grade building has started construction. There are three approved projects that have not yet started, which equate to an additional 24,000sqm over the next few years. Plus, there is close to 13,000sqm of space proposed across two projects that are under development assessment. The Wollongong CBD is the perfect location to establish a satellite office, shared services centre or remote work hub providing flexible working arrangements for staff. Wollongong remains a cost competitive alternative CBD office market location for businesses.

1. Property Council of Australia, 2024, Office Market Report
2. Colliers Wollongong, 2023, Wollongong Office Leasing Report Q4 2023
3. Knight Frank, 2023, Wollongong Insights Report

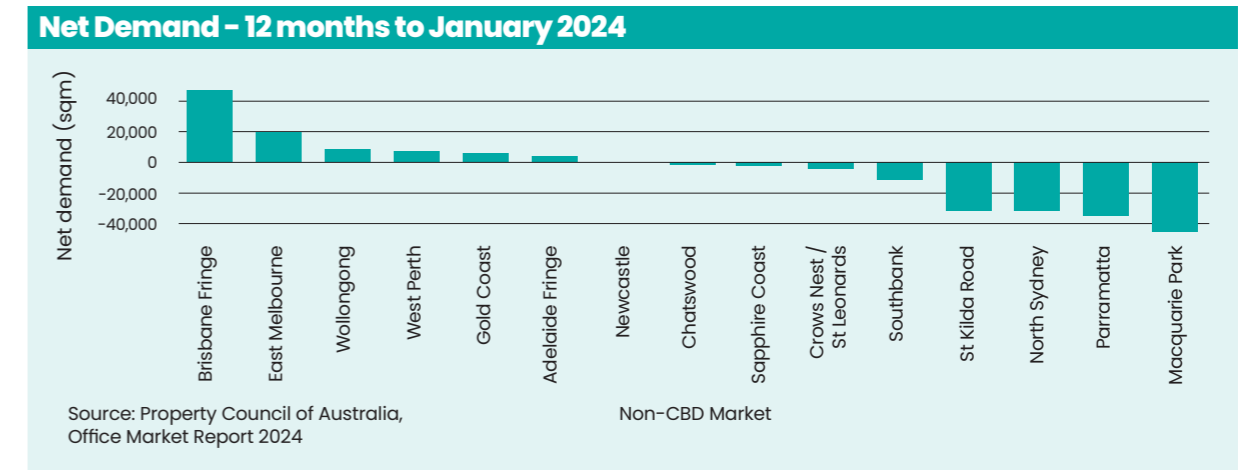
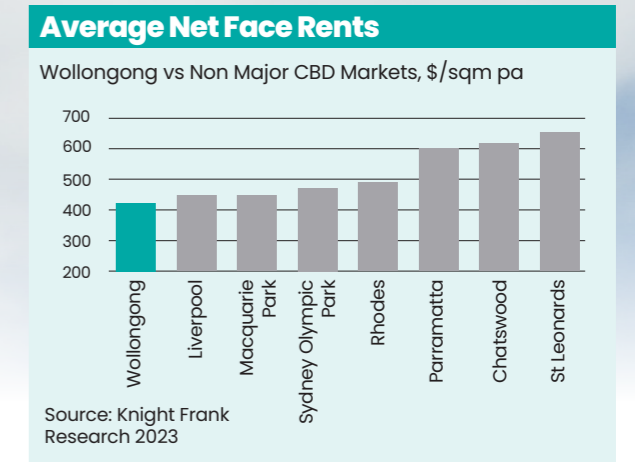


Image: University of Wollongong

The Wollongong pipeline

There is around \$1.5B of projects in the pipeline in the Wollongong CBD.

This includes a number of exciting, approved A-grade office developments within the Wollongong CBD that have yet to start construction.

The largest of these approved projects is the **WIN Grand development**, which is proposed to be built at the western end of Crown Street, within 100 metres of Wollongong railway station.

Alongside 390 residential apartments, health and wellness facilities, entertainment facilities (8 screen cinema, performance and exhibition space) and recreation facilities (pool and gym), the complex will house a 9,500sqm office tower in addition to extensive commercial and retail offering.

Other projects include:



72-76 Crown Street Wollongong

This recently approved A-grade office development comprises of 9,500sqm of gross floor area offering eight floors of office space set above a ground floor lobby and retail space.



80-82 Market Street Wollongong

This A-grade office development is in the centre of the CBD offering 4,440sqm of gross floor area over six floors with 4 basement levels.



Image: artist impression, WIN Grand

111-119 Crown Street

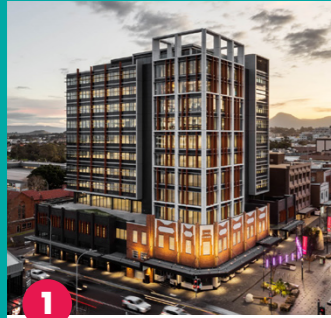
This large A-grade office development at 111-119 Crown Street Wollongong started construction in January 2024. It will adjoin the recently completed 12,733sqm Lang's Corner Building on the lower Crown Street Mall in the heart of the Wollongong CBD. When complete, this 12-storey building with a gross floor area of 10,089sqm will offer 11 floors of premium office space set above a ground floor shopfront.



Image: artist impression, 111-119 Crown St Wollongong

Wollongong CBD

New developments



1
Lang's Corner
95-111 Crown St
GFA: 12,733sqm



2
IMB Bank Head Office
43-47 Burelli St
GFA: 6,695sqm



3
Gateway on Keira
140 Keira St
GFA: 5,259sqm



4
Avante
3 Rawson St
GFA: 5,500sqm

Under construction



5
111-119 Crown Street
GFA: 10,089sqm

Approved developments



6
WIN Grand
Crown St
GFA: 9,500sqm



7
72-76 Crown Street
GFA: 9,500sqm



8
80-82 Market Street
GFA: 4,400sqm

Under assessment









9
The Globe
Crown Street Mall
GFA: 8,300sqm



10
The Xavier Centre
23-27 Auburn & 38 Ellen St
GFA: 5,000sqm



-  Train Station
-  Free Gong Shuttle Bus
-  Accessible Toilets
-  Bus Stops
-  Toilets
-  Police Station

A-Grade developments in the pipeline

There are two additional major commercial projects that are currently under assessment.



Image: The Globe (ADM Architects and Jackson Teece)

The Globe is a \$230M development across two city blocks bordered by Crown Street Mall, Church Street, and Burelli Street in the heart of the Wollongong CBD.

The project will encompass three distinct buildings, each designed to serve a unique purpose:

- a 6-storey club/motel building (114 rooms)
- an 8-storey office building with over 8,300 square metres of floor space
- a 15-storey 5-star hotel (236 rooms/suites)



Image: Xavier Centre (PRD Architects)

The Xavier Centre is a \$58M mixed used development at 23-27 Auburn and 38 Ellen Street which proposes to consolidate half a dozen existing offices of the Catholic Diocese of Wollongong into a new 16-storey tower.

The following is proposed:

- 5,000sqm of commercial space, including 4,600sqm of office space across four floors
- 61 residential apartments and communal space



Image: The Globe from Burelli Street

Creative industries

Wollongong's fast-growing inner-city population has supported the CBD's cultural renaissance. With more than 180 small bars, cafes and restaurants, Wollongong's thriving arts and evening economy continues to attract people to visit, socialise, eat and listen to live music.

Wollongong is a city that proudly supports the creativity of its local community.

- Wollongong celebrates visual art. The Wollongong Art Gallery, located in the heart of the CBD, houses a collection of more than 3,500 objects. In addition, there are more than 170 permanent site-specific public art pieces spread across the LGA including murals and art trails.
- Council has recently invested in providing upgraded studios to support a diverse range of local artists.
- Wollongong also celebrates the performing arts with Council recently completing a major refurbishment of the Illawarra Performing Arts Centre (IPAC).
- Wollongong continues to attract a number of large music festivals including the annual, homegrown Yours and Owls festival.

Wollongong has a growing Screen Industry

The Illawarra's natural beauty and skilled workforce have resulted in a local screen production industry that is going from strength to strength, showcasing the region's strong capabilities in this sector.

Screen Illawarra promotes the region's capabilities in the screen sector and attracts film production to the region. Building on the recent success of attracting a number of major productions, Screen Illawarra are working to continue building up the industry's capacity, including attracting the development of major production studios in Wollongong that would be suitable for global films.

Wollongong's Night Time Economy continues to evolve

Wollongong City Council has been at the leading edge of planning reforms in NSW to support a thriving night time economy sector and is a founding member of the NSW Night Time Economy Councils Committee (NTECC) advocacy group.

Wollongong was one of the first councils in NSW to introduce notation on Planning Certificates for properties within the Wollongong CBD that alert future residents that the CBD is a place for businesses to trade into the evening and they should expect additional noise when moving into the area.

In 2020, Council adopted the Wollongong CBD Night Time Economy Policy to encourage low impact businesses to extend their operating hours. Since its adoption, the Policy has guided more than 35 approvals for new and expanding businesses in the CBD. These include gyms, theatres, restaurants, 24-hour public domain activations and 2am operation for small bars and takeaway businesses.

In 2023, an audit of the Wollongong CBD showed there were around 183 cafes, small bars and restaurants in the CBD reflecting the cosmopolitan lifestyle on offer.



Image: Laneway Festival

Clean energy

Wollongong is emerging as a global clean energy hub. Across the Illawarra Shoalhaven region there are major projects in green hydrogen production, dual fuel power generation, offshore renewable energy, gas pipeline and terminal infrastructure either planned or already operating.

These transformative projects and assets are the cornerstone investments in NSW and Australia's decarbonised energy future. Port Kembla is poised to become a hydrogen superpower with an ambitious vision to create Australia's first 5GW+ scale green hydrogen hub.

Major energy projects:

By the end of 2024 more than \$700m in supportive major energy projects will transform the region.

These projects include:

- **Coregas – Australia's first Hydrogen Refuelling Station** for transport vehicles will enable a range of heavy road transport trials.
- **Squadron Energy – LNG Energy Terminal** will deliver Australia's first gas importation facility, with construction underway.

- **Jemena – Port Kembla Pipeline Duplication +** upgrades to the Eastern Gas Pipeline will deliver increased gas network capacity.
- **EnergyAustralia – Construction of Tallawarra B** and the Tallawarra A upgrade will deliver Australia's first dual fuel capable power stations.

Offshore renewable energy:

The Australian Government has proposed an area off the coast of Wollongong for offshore renewable energy including offshore wind. The proposed 1,461 square kilometre area will have the capacity to produce up to 4.2GW of renewable energy. To support the development of an offshore wind industry, NSW Ports has released concept plans for a dedicated assembly precinct at Port Kembla's Outer Harbour. The precinct would allow for the assembly of offshore wind turbine components before the completed turbines are floated to their final location. This proposed precinct is within the NSW Government's Illawarra Renewable Energy Zone and is adjacent to the Australian Government's proposed Illawarra offshore wind development zone.

Port of Port Kembla

The Port of Port Kembla is a key economic asset of state and national significance. In the longer term, the NSW Government plans to develop the state's second container terminal at the Port, which will further unlock a number of exciting opportunities, including the potential development of a freight rail corridor to SW Sydney and the new Western Sydney Airport.

Illawarra Renewable Energy Zone

In February 2023, the NSW Government declared the Illawarra a Renewable Energy Zone (REZ), which could unlock a prospective 44 projects in the region worth \$43B in potential investment.

The Illawarra region is an ideal location due to its major energy, port and transport infrastructure coupled with a highly skilled workforce. The Illawarra has the advantage of not only becoming a source of clean energy production, but also an industrial user of clean energy, including hydrogen.

In September 2023, Inside Industry launched new Clean Energy Tours, supported by Wollongong City Council and the Department of Regional NSW. The tours are part of a Community Clean Energy Education Program focused on Wollongong's transition to renewable energy.

New projects:

- **BOC** has received NSW Government funding to construct a 10 megawatt electrolyser to produce green hydrogen at their Port Kembla facility. The project will produce up to 4,000kg daily of green hydrogen that will be used to power some 40 fuel cell electric buses and trucks.
- **ATCO** has received ARENA funding through the German-Australian HyGATE initiative to undertake feasibility on establishing a one gigawatt green hydrogen facility in the region.
- **EnergyAustralia** in 2024 is upgrading the Tallawarra A Power Station to make it hydrogen dual fuel capable. This project will complement the hydrogen capable Tallawarra B Power Station that commenced operations in February 2024.
- **Hydrogen bus trial** – beginning in December 2023, a new zero-emissions NSW hydrogen bus trial started on the free inter-city Gong Shuttle bus route. The bus refuels at the new Coregas hydrogen station at the Port Kembla Hydrogen Hub.

Image: artist impression, offshore wind turbine assembly site, Port Kembla outer harbour





Case study: Green Gravity

Green Gravity are commercialising technology which repurposes decommissioned mining assets to store renewable energy using gravity-driven systems.

Founded in 2021, Wollongong based Green Gravity has developed a technology that utilises heavy objects moving vertically through legacy mineshafts to exchange gravitational potential energy to electrical. Green Gravity's technology represents a breakthrough in the search for economic long-duration storage of renewable energy. In July 2023, Green Gravity launched their Gravity Lab a world-leading research and development facility at Port Kembla. The Gravity Lab showcases the company's Gravitational Energy Storage System (GESS) technology, which presents distinct advantages in energy storage.

In November 2023, Green Gravity wrapped up a partnership agreement to explore the application of their GESS technology in seventeen mine shafts across Romania. In December 2023, Green Gravity signed a MOU with Wollongong Resources to study the application of GESS technology at up to eight sites in the Wollongong area. The project has the potential to deliver more than 100MWh of clean energy storage within the Greater Sydney Metropolitan Area.

Green Gravity have been the recipients of many awards, including:

- National Merit Recipient for Sustainability and Environment at the 2023 Australian iAwards
- Most Innovative Gravitational Energy Storage Systems Provider in the APAC region and the Excellence Award for Sustainable Technology Development in 2023
- Winner – National Energy Resources Australia LETs Pitch Australia 2023 Award
- Winner – Illawarra Business Awards 2023 Outstanding Start-up



Case study: Hysata

Hysata is a local tech company born out of the University of Wollongong that is focused on commercialising world-leading hydrogen electrolyser technology.

Hysata's mission is to accelerate the world's shift away from fossil fuels to green hydrogen by delivering the world's most efficient, low-cost, simple, and reliable electrolyser.

Hysata's electrolyser splits water into hydrogen and oxygen to create green hydrogen. Green hydrogen production is vital for decarbonisation of hard to abate sectors such as steel, chemical manufacture, and heavy transport. Hysata's technology, coupled with a unique approach to mass manufacturing, is driving them rapidly towards multi-gigawatt scale production needed to address climate change.

Hysata recently raised over \$40M in capital funding and in August 2023, opened the doors to their new 8,000sqm global headquarters and electrolyser manufacturing facility in Port Kembla. They are rapidly moving towards production.

In 2023, Hysata were acknowledged as an Energy Transition Changemaker by the COP28 UAE Presidency for their project with Stanwell Corporation Limited supported by the Australian Renewable Energy Agency (ARENA). Hysata were the only Australian company to receive a top accolade at COP28.

Images:

Top left: The Gravity Lab™, Port Kembla NSW
Top right: Official opening of Hysata's electrolyser manufacturing facility and headquarters in Port Kembla

Tech

Wollongong is home to a thriving tech sector and many successful tech companies that service national and international markets. Well established tech companies in Wollongong include Objective, Scalapay, Accelo and Easy Agile.

The combination of Wollongong's existing expertise in tech and its strong pool of educated ICT workers is a key element in the development and attraction of tech companies to Wollongong.

Wollongong's success stories:

- **Scalapay** is a Unicorn FinTech founded in 2019 by Johnny Mitrevski and Simone Mancini. Their Australian developed BNPL product services 5 million customers across Europe. Scalapay employs 190 staff globally with their technology headquarters located at the UOW Innovation Campus.
- **Easy Agile** was founded in 2015 by Nick Muldoon and Dave Elkan. Situated in the Wollongong CBD, Easy Agile service customers around the world with more than 120,000 users of their Atlassian Jira apps.

- **Objective** creates information and process governance solutions that enable organisations to advance their own digital transformation. Objective have operated in Wollongong for more than 24 years. They service a range of industries to help regulators make informed consistent decisions, increase productivity, and improve safety outcomes.
- **Accelo** is a world class project management software company that provides services to thousands of clients across 86 countries. They have more than 100 staff across three offices, with their office of engineering, research and development located in the Wollongong CBD.

Supportive environment:

- **Silgong Valley** is a group of more than 1,400 passionate tech professionals, digital marketers and entrepreneurs. Together they aim to promote the growing tech space in Wollongong. Made up of businesses and individuals, Silgong Valley is Wollongong's hub for tech-related talent and is focused on placing Wollongong on the global tech and entrepreneurial map.



Image: Silgong Valley

Advanced manufacturing

Manufacturing is part of Wollongong's DNA, with more than 110 years of innovation and excellence in this sector. Home to a diverse range of operations in advanced manufacturing, Wollongong offers unique and significant opportunities particularly in the machinery, equipment design and manufacturing verticals.

Advanced manufacturing is an important growth sector for the local economy with a number of companies using business models, processes and technology to compete on a domestic and global scale.

Wollongong businesses employ highly skilled and dedicated people in design, engineering, research and development, manufacturing, fabrication and quality assurance. They also work closely with the University of Wollongong to develop new products and processes, giving them an international competitive advantage.

Wollongong has a growing number of organisations involved with the defence-related procurement, including a range of manufacturing services and research activities. Combined with the capability of the Shoalhaven's defence assets, this highlights the substantial opportunities to partner with businesses in our region.

The armoured steel used in the Collins class submarines, Adelaide class frigates and the Hobart-class Air Warfare Destroyers projects was manufactured in Wollongong.

Wollongong companies offer a wide range of capabilities to the Defence industry, including:

- Advanced welding, fabrication, and engineering
- Armoured steel plate
- Electrical isolators and enclosures
- Specialist protective coatings and blasting
- Ruggedised computer and communication
- Gearbox design, manufacture, and servicing
- Engineering design and project management
- Cyber capabilities

Local companies in this sector include:

Arrow Electrical; Bisalloy; BlueScope; BPS Defence; Chemcote; David Brown Santasalo; DCL; DMTC; Klondu; Koenig; Leussink Engineering; Micromax; Programmed Industrial Maintenance; ProKote; Stauff; Soto Consulting Engineers; and WGE Group.

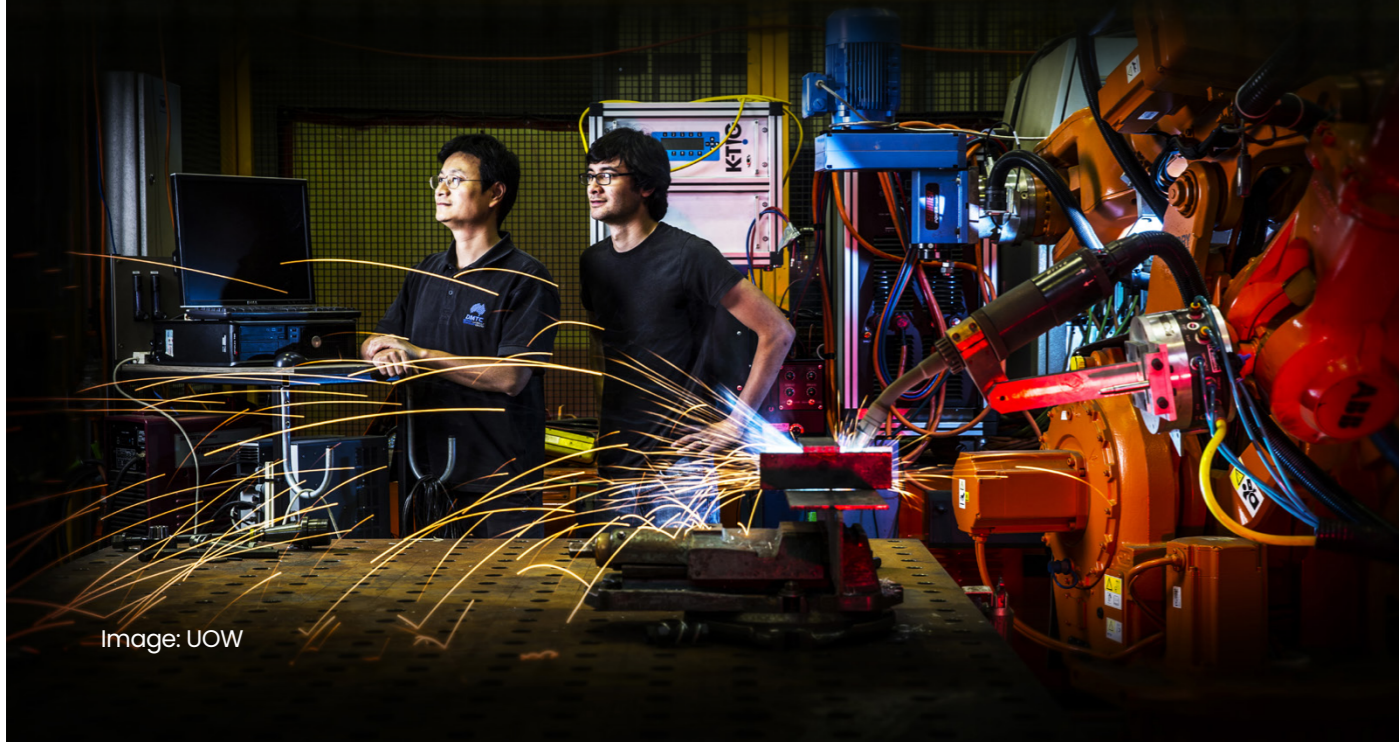


Image: UOW

Transforming our city's industrial precinct

The BlueScope Master Plan is one of the most significant land transformation and jobs creation opportunities in Australia.

After 18 months of intensive research, analysis and community engagement, BlueScope has unveiled a Master Plan to develop 200 hectares of excess landholdings adjacent to the Port Kembla Steelworks.

The Master Plan will see BlueScope transform the surplus land next door to its steelmaking plant into a next generation multi-industrial precinct. This work has the potential to create 30,000 jobs in emerging industries like clean energy, defence and modern manufacturing.

To underpin the Company's immediate ambitions for its large-scale coastal landholdings, BlueScope announced in December 2023, it had signed a Memorandum of Understanding (MoU) with TAFE NSW to explore the opportunity for a 'Super TAFE' on the site.

Building a pathway to low emission-intensity iron and steelmaking

BlueScope along with Australia's two largest iron ore producers, BHP and Rio Tinto, have partnered in their efforts to accelerate the decarbonisation of steelmaking by agreeing to jointly investigate the development of the country's first ironmaking electric smelting furnace (ESF) pilot plant.

Under a new framework agreement, BlueScope will consolidate the work that each party has completed to date, leveraging both BHP and Rio Tinto's deep knowledge of Pilbara iron ores with BlueScope's unique operating experience in ESF technology.

The pilot plant could help open a potential pathway to near-zero greenhouse gas emission-intensity operations for steelmakers that rely on Australian iron ore to meet global steel demand. The pre-feasibility study work program is expected to conclude at the end of 2024, and if approved, the pilot facility could be commissioned as early as 2027.

\$2 billion pipeline of Major Projects in the region

As the Port Kembla Steelworks approaches its 100-year anniversary in 2028, BlueScope is planning for a low carbon, modern manufacturing future.

BlueScope has proposed over \$2 billion worth of major manufacturing projects in the region, which are either approved or approaching financial investment decision (FID). These projects will see a significant investment in carbon reduction technologies, product and service innovation while also realising BlueScope's vision of low emissions iron and steelmaking in Australia.

The \$2B investment of projects will have a number of benefits for the region including:

- 500 new jobs created during construction
- Supporting up to 10,000 direct and indirect jobs
- Manufacturing essential components for the clean energy transition
- >\$100M environment improvement upgrades
- Maximum local participation by local contractors and suppliers

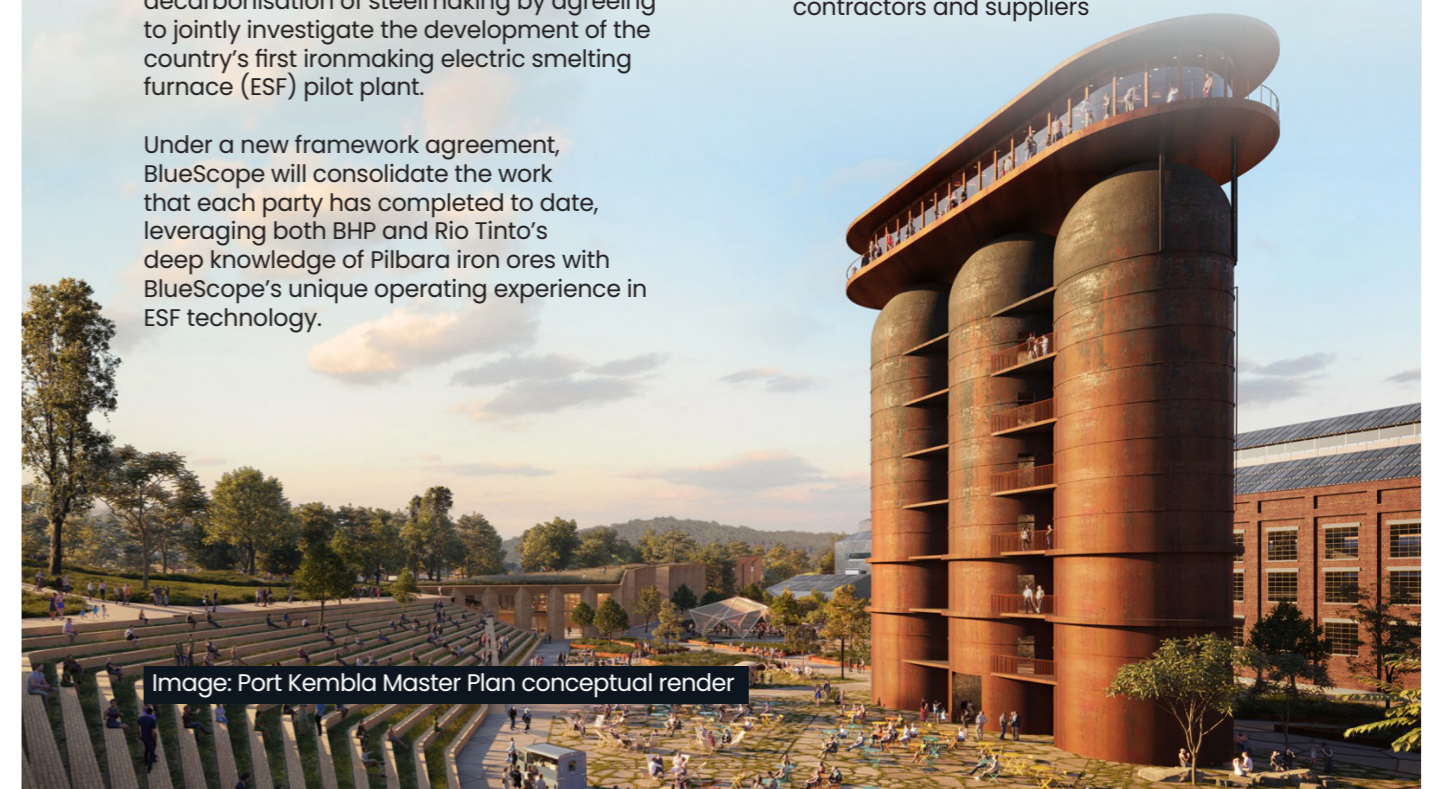


Image: Port Kembla Master Plan conceptual render

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This publication was produced on Dharawal Country. We show our respect and acknowledge the Traditional Custodians of the Land, Elders past and present, and extend that respect to other Aboriginal and Torres Strait Islander people.

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