

# ◆ INVESTMENT PROFILE CENTRAL NSW



## A Dynamic Region

Central NSW is a dynamic and vibrant region located on the Western side of the Blue Mountains and extending almost 800 kms to the Central West Plains in the heart of New South Wales. A range of economic activities and investment opportunities as well as its strategic location and seasonal climate make the region truly unique. These factors combine with the region's competitive advantages to set the stage for a bright future. From mining to agriculture, education to logistics, advanced manufacturing to science and research, it is all available here. A range of lifestyle options support this economic diversity, including country living and large urban centres, offering all the amenity of capital cities.

Central NSW is on the move and ready for future growth. All tiers of government work collaboratively together with business and industry for the economic development of the region. See what the region can return for you, invest today!

### Growth Sectors

- ▶ **Transport & Logistics:** Distribution centres, intermodal operations, warehousing, transportation services
- ▶ **Agribusiness:** Agri-processing, water technology, biomass, agricultural services
- ▶ **Professional Services:** Financial and business services, engineering, research and development
- ▶ **Health:** Specialty medical services, healthcare services, aged care
- ▶ **Advanced Manufacturing:** Food and beverage manufacturing, advanced equipment, industrial machinery and equipment
- ▶ **Education and Research:** Tertiary education and training, health training, agri-research
- ▶ **Technology Services:** Renewable technologies, ICT, creative industries
- ▶ **Tourism:** Accommodation, business travellers, leisure product development.

### Central NSW Regional Overview

STATISTIC	PERIOD	INDICATOR	% ANNUAL CHANGE
<b>Population/Demographics</b>			
Population	June 2010	216,976	1.0%
Workforce	June 2010	82,058	0.7%
Unemployment	December 2010	5.1%	-0.2ppt
Average Wage	2009-10	\$833 per week	3.7%
<b>Economy</b>			
Gross Regional Product	2009-10	\$8.3 billion	1.1%
<b>Key Sectors</b>			
Mining	2009-10	\$874 million	3.4%
Manufacturing	2009-10	\$672 million	1.7%
Agriculture	2009-10	\$648 million	-7.2%
Healthcare	2009-10	\$574 million	1.6%
Education	2009-10	\$475 million	1.8%
<b>Investment</b>			
Major Projects Investment	2011	\$5.1 billion	NA
Non-residential Investment	2009-10	\$242.5 million	60.0%
Residential Investment	2009-10	\$293.8 million	52.8%

Note: Major projects identify regionally significant projects and do not capture all large investments.  
Source: ABS, DEEWR, RDA Central West, NSW Department of Housing, AECgroup

## Top Ten Reasons to Invest in Central NSW

### 1. Diverse Economy

Central NSW has a diverse economic base which provides for sustainable development in the future and plenty of opportunities for growth.

### 2. Future Investment Pipeline

Over \$5.1 billion in major projects and \$430 million in building construction are earmarked for the Central NSW region. This investment will support future economic growth for decades.

### 3. Vibrant and Resilient Economy

The regional economy is growing and has proven resilient through recent economic shocks. This strength and resilience will support future growth.

### 4. Strategic Location

The Central NSW region is located in the heart of New South Wales, providing access to 82% of the Australian population within one day by road freight. The central location means that all major capital cities are easily accessible from the region

### 5. Education and Training

Supported by Charles Sturt University and TAFE facilities, the region has a wide range of training opportunities to support any industry. Many top class public and private schools support primary and secondary education in the region.

### 6. Lower Costs

The Central NSW region provides businesses with lower costs. Average wages (\$833 per week) in the region are between

3%-18% lower than other NSW locations. Land values and rents are also lower than the Sydney region and many other parts of the country.

### 7. Accessibility

The Central NSW region is accessible with strong road and rail connections in every direction, including intermodal facilities (Parkes, Blayney and Bathurst). Airports in Orange, Bathurst and Parkes facilitate air connections to Sydney and beyond.

### 8. Business Friendly Investment Climate

The Central NSW region provides a business friendly investment environment. With over \$430 million in building approvals (60% increase from 2008-09) and \$5.1 billion in major projects, Central NSW is open for business. All three levels of government work together in the region to support economic development.

### 9. Skilled Workforce

With a total work force of over 80,000, there is plenty of available labour in the region with a range of skill sets and experience matching the diversity of the economy.

### 10. Great Lifestyle

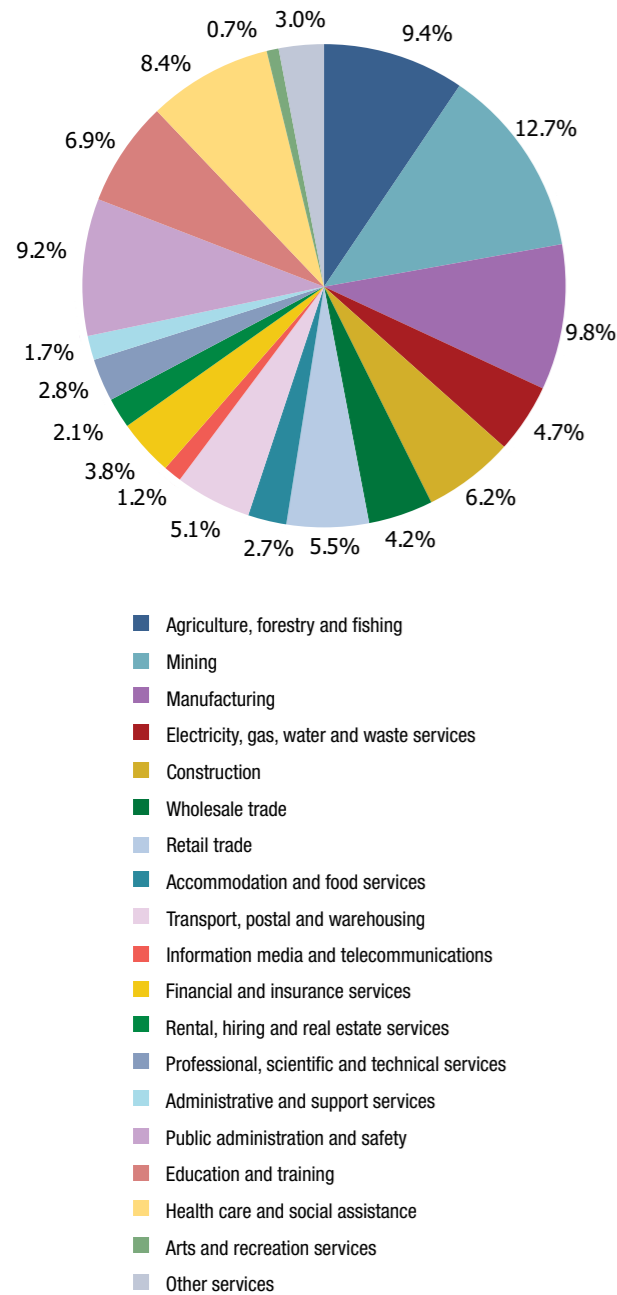
From the urban character of the major centres to rural and regional country life, the Central NSW region has a lifestyle to match any interest. The region is rich in history, cultural activities, events, sporting and recreational facilities as well as numerous tourist attractions, including many wineries. A lower cost of living makes the high quality of life even more attractive and provides plenty of incentive to attract workers.



# Strong Regional Economy

The economy of the Central NSW region is characterised by a diverse range of leading industry sectors, including agriculture, mining and manufacturing as well as public administration, education and healthcare. This provides a secure platform for future (and sustainable) economic growth.

Gross Regional Product, Industry Contribution, Central NSW Region, 2009-10



## Major Developments

PROJECT NAME	VALUE (\$M)	LOCATION	PROJECT STATUS
Bathurst Base Hospital	\$103	Bathurst	Completed 2010
Cadia East Project (Newcrest Mining Limited)	\$2,100	Cabonne & Blayney	Approved in 2010
Orange General Hospital & associated health services	\$290	Orange	Completed in April 2011
Stephens Group	\$21	Bathurst	Under construction
Manildra to Parkes Power Line Upgrade	\$30	Parkes	Underway
Broken Hill to Parkes Rail Upgrade	\$21	Parkes	Underway
Parkes Garden Estate	\$110	Parkes	Approved
Lake Cargelligo to Merri-Abba Water Pipeline	\$19	Lachlan	Tendering
North Parkes Mine Pre-Feasibility Study	\$90	Parkes	Due for completion in 2013
Newcrest Mining Remote Management Centre	\$30	Orange	Due for completion in 2011
Kelso Intermodal Terminal	\$100	Bathurst	Approved
Delta Mallee Project	\$250	Lachlan & Forbes	Trial Commenced March 2010
Emirates Wolgan Valley Resort	\$125	Lithgow	Completed 2009
Black Springs Wind Farm	\$50	Oberon	Approved
Taralga Wind Farm	\$320	Upper Lachlan	Approved
Crookwell I Wind Farm	\$20	Upper Lachlan	Installed
Crookwell II Wind Farm	\$230	Upper Lachlan	Approved (under construction)
Gunning Wind Farm	\$110	Upper Lachlan	Approved (under construction)
Gullen Range Wind Farm	\$420	Upper Lachlan	Approved (under construction)
Black Springs Wind Farm	\$50	Oberon	Approved
Taralga Wind Farm	\$320	Upper Lachlan	Approved
Crookwell I Wind Farm	\$20	Upper Lachlan	installed
Crookwell II Wind Farm	\$230	Upper Lachlan	Approved (under construction)
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Source: RDA Central West

The future investment pipeline provided by these major projects will drive strong economic growth over the next few years, providing plenty of opportunities for future investments. Infrastructure projects, including various hospitals, will not only provide future jobs but increase the attractiveness of the region as an investment location.



## Key Industry Snapshot

### Mining

Mining is a key sector in the Central NSW region, employing 2,850 staff and generating \$874 million in Gross Regional Product. The sector is driven by two major gold/copper mines, Cadia Hill / Ridgeway and Northparkes. Argent Minerals also has a gold mine near West Wyalong and there is considerable coal mining in Lithgow. Other feasibility studies of sites in the region will see expansion in the mining sector.

### Advanced Manufacturing

Nestle Purina, Electrolux, Thales, Simplot and Mars all have large manufacturing operations in the Central NSW region. The diverse manufacturing sector includes timber products, mining supplies, food and beverage, industrial equipment, wine and white goods. This sector employs 6,670 workers and generates a GRP of \$672 million.

### Agriculture

Wool, cattle and wheat have been the backbone of the economy in parts of the Central NSW region for years and currently provide raw materials to advanced manufacturing companies. Horticulture, dairy and viticulture are also growing sectors. The sector provides \$648 million to the economy and employs 8,248 people.

### Public Administration and Safety

Given the population of the region, Central NSW has a large public service sector including offices of State and Federal Government departments. The centres of Bathurst, Orange and Lithgow play a role in this industry. The sector employs 1,695 people and produces a GRP of \$633 million.

### Health

The Central NSW region is well provisioned by a range of healthcare services. Major new hospitals in Bathurst and Orange have recently been built, demonstrating the continuing strength of this sector, which employs 10,343 people and generates \$574 million in GRP.

### Education

Similar to healthcare, education opportunities abound in the region. Charles Sturt University campuses in Bathurst and Orange and several TAFE Western campuses provide a choice of institutions and courses. Excellent primary and secondary schools, both private and public, further support the education sector in the region. The education sector produces a GRP of \$475 million and employs 7,673 workers.

### Transport and Logistics

The sector provides jobs for 3,560 people and contributes \$348 million of GRP to the economy and is supported by the National Logistics Hub in Parkes and other intermodal facilities in Blayney and Bathurst. The region is close to Sydney and Canberra and is traversed by major national road and rail routes creating strategic competitive advantages for transport and logistics.

# Diversified & Skilled Workforce

To support the economy in the region, Central NSW is fortunate to have a diversified and skilled workforce. For new companies moving into the region, there is a strong existing workforce to choose from. Additionally, the quality of life in the area makes it an attractive base for recruiting labour. Naturally, the strong workforce development assets in the region, such as Charles Sturt University and TAFE Western, can also provide training for industry.

## Employment by Industry, Central NSW Region, 2009-10

INDUSTRY	EMPLOYMENT	% OF TOTAL	AVERAGE WEEKLY WAGE
Agriculture, forestry and fishing	8,248	10%	\$653
Mining	2,850	3%	\$1,698
Manufacturing	6,670	8%	\$910
Electricity, gas, water and waste services	1,695	2%	\$1,327
Construction	5,166	6%	\$866
Wholesale trade	2,741	3%	\$856
Retail trade	8,945	11%	\$555
Accommodation and food services	5,470	7%	\$457
Transport, postal and warehousing	3,560	4%	\$903
Information media and telecommunications	646	1%	\$884
Financial and insurance services	1,093	1%	\$947
Rental, hiring and real estate services	900	1%	\$843
Professional, scientific and technical services	2,567	3%	\$1,006
Administrative and support services	1,364	2%	\$680
Public administration and safety	6,881	8%	\$1,160
Education and training	7,673	9%	\$1,061
Health care and social assistance	10,343	13%	\$852
Arts and recreation services	856	1%	\$589
Other services	4,390	5%	\$667
<b>Total</b>	<b>82,058</b>	<b>100%</b>	<b>\$833</b>

Source: AECgroup, ABS

Beyond the availability of skilled workers, labour rates in the Central NSW region are also lower than other areas, providing a cost saving of between 3%-18%. The affordability of the region means businesses can achieve a lower operating cost without sacrificing quality.

## Labour Cost Advantage, Central NSW Region, 2009-10

	CENTRAL NSW REGION	REGIONAL NSW	NSW
Average Weekly Wage	\$833	\$855	\$986
% Difference	NA	3%	18%

Source: AECgroup, ABS

**Charles Sturt University:** With campuses in Bathurst and Orange, CSU provides a broad range of university training to over 34,000 students. CSU also provides research across health, water, agriculture, wine and security.

**TAFE Western:** Award winning education and training is delivered to almost 40,000 students in total with nine facilities across the Central NSW region. TAFE Western provides a wide variety of training options and often partners with industry to deliver training solutions.



■ Major Rail ■ Major Highway ■ State Border ■ Catchment

## An Accessible Region

Access to markets is critical for any business and the Central NSW region provides good transport links via road, rail and air. The region has high quality airports in Parkes, Bathurst and Orange servicing 85,000 passengers per year with almost 50 flights per week. The Newell, Mitchell, Great Western and Mid Western Highways provide links in every direction and the extensive rail network connects the region to Adelaide, Perth, Sydney, Melbourne and Brisbane as well as various export terminals.

The Central NSW region provides access to 82% of Australia's population within 24 hours. With available land, existing workforce, strong transportation infrastructure and an impressive geographic reach, the Central NSW region is ideal for distribution operations. Intermodal facilities at Parkes, Blayney and a proposed new facility at Kelso (near Bathurst) further support businesses in the region.

### Distance to major centres

City	Distance (km)
Sydney	143
Brisbane	1,051
Canberra	181
Melbourne	572

Source: RDA Central West

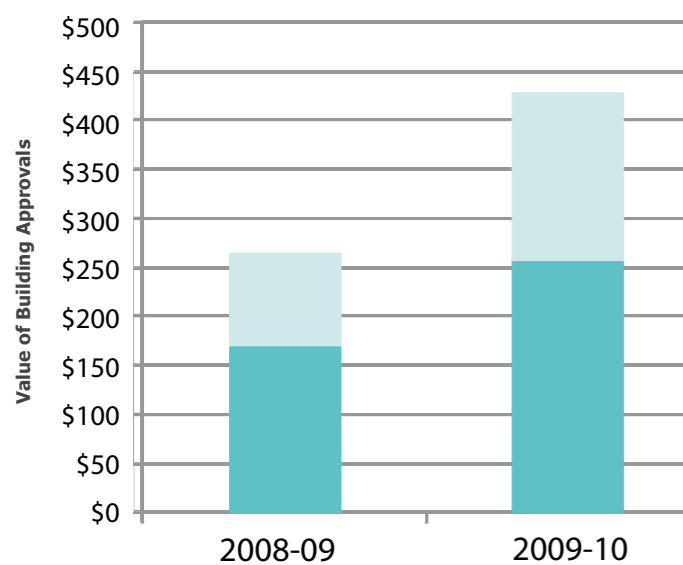


## A Welcoming Investment Climate

With \$430 million in building approvals and \$3.5 billion in major project investments, the Central NSW region is an attractive investment destination. The strong economy and high quality of life provides strong incentives for investment across the Central NSW region. As the economy and population continue to grow, more investment is expected over time.

Recent activity represents 60% growth in building investment. This increase was mirrored by a 48% increase in the number of residential building approvals.

Value of Building Approvals, Central NSW, 2008-10



Source: ABS

### Recent Announcements

**Newcrest Mining Remote Management Centre:** This \$30 million investment will provide critical operational functions for Newcrest mining from Orange. The facility will be operational in 2011.

**Race Dental:** This facility in Woodstock, near Cowra, manufactures dental appliances (crowns, bridges, dentures) using the latest technologies. The project has created 118 skilled jobs and represents an investment of between \$5 and \$10 million.

**Kelso Intermodal Terminal:** A proposed \$100 million road/rail freight intermodal terminal, with associated storage and business facilities, approximately 4 km east of Bathurst.

**Delta Mallee:** A \$250 million biomass co-firing project, which will use native Mallee Eucalypt trees grown around Forbes to generate electricity.



## Attractive Lifestyle & Quality of Life

The Central NSW region has an enviable quality of life and provides a range of lifestyles from the major urban centres of Bathurst, Orange and Lithgow to many sophisticated towns and quaint rural villages. The Central NSW region has something for everyone, from recreational facilities and events to sports and culture. The attractive natural landscape is accentuated by a balanced and relaxed lifestyle.

### Affordable Living

Life is affordable in the Central NSW region, with median home prices considerably less than other parts of NSW. In fact, housing prices in the region are up to half that in other parts of NSW. However, housing

prices have been increasing, so residential properties in the Central NSW region are also a sound long term investment. Add lower housing costs to other lower costs of living, less traffic, less stress and attractive amenity, and you have a recipe for true quality of life.

### Housing Affordability

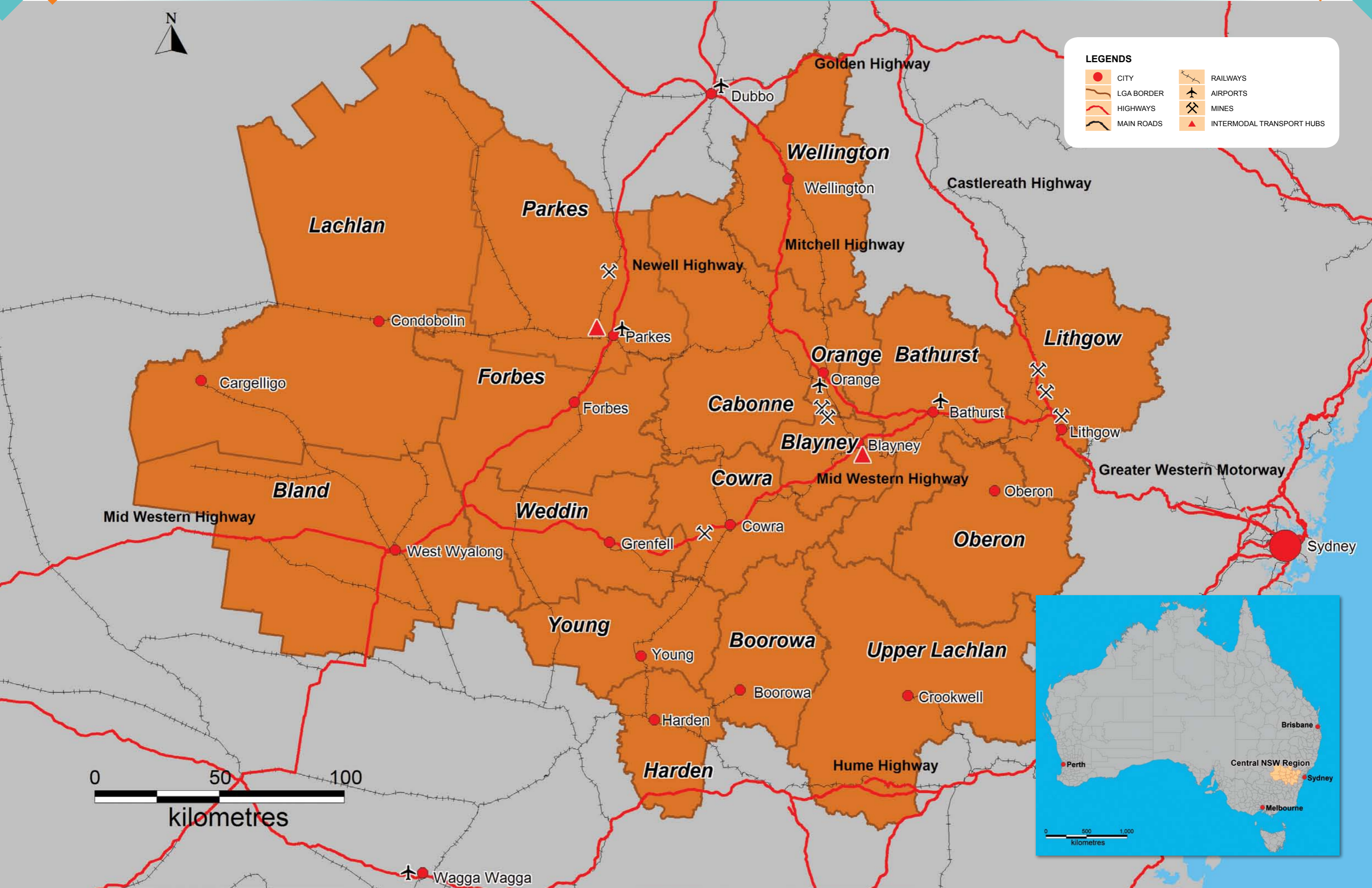
	CENTRAL NSW REGION	REGIONAL NSW	NSW
Median House Price	\$196,000	\$305,000	\$435,000

Source: NSW Department of Housing



**LEGENDS**

CITY	RAILWAYS
LGA BORDER	AIRPORTS
HIGHWAYS	MINES
MAIN ROADS	INTERMODAL TRANSPORT HUBS



## Contacts & Support

Organisation	Phone	Email
Bathurst Regional Council	(02) 6333 6111	<a href="http://www.bathurst.nsw.gov.au">www.bathurst.nsw.gov.au</a>
Bland Shire Council	(02) 6972 2266	<a href="http://www.blandshire.nsw.gov.au">www.blandshire.nsw.gov.au</a>
Blayney Shire Council	(02) 6368 2104	<a href="http://www.blayney.local-e.nsw.gov.au">www.blayney.local-e.nsw.gov.au</a>
Boorowa Council	(02) 6380 2000	<a href="http://www.boorowa.nsw.gov.au">www.boorowa.nsw.gov.au</a>
Cabonne Council	(02) 6392 3200	<a href="http://www.cabonne.nsw.gov.au">www.cabonne.nsw.gov.au</a>
Cowra Shire Council	(02) 6340 2000	<a href="http://www.cowraregion.com.au">www.cowraregion.com.au</a>
Forbes Shire Council	(02) 6850 2300	<a href="http://www.forbes.nsw.gov.au">www.forbes.nsw.gov.au</a>
Harden Shire Council	(02) 6386 0100	<a href="http://www.harden.nsw.gov.au">www.harden.nsw.gov.au</a>
Lachlan Shire Council	(02) 6895 1900	<a href="http://www.lachlan.nsw.gov.au">www.lachlan.nsw.gov.au</a>
Lithgow City Council	(02) 6354 9999	<a href="http://www.council.lithgow.com">www.council.lithgow.com</a>
Oberon Council	(02) 6329 8100	<a href="http://www.oberon.nsw.gov.au">www.oberon.nsw.gov.au</a>
Orange City Council	(02) 6393 8000	<a href="http://www.orange.nsw.gov.au">www.orange.nsw.gov.au</a>
Parkes Shire Council	(02) 6861 2333	<a href="http://www.parkes.nsw.gov.au">www.parkes.nsw.gov.au</a>
Upper Lachlan Shire Council	(02) 4830 1000	<a href="http://www.upperlachlan.nsw.gov.au">www.upperlachlan.nsw.gov.au</a>
Weddin Shire Council	(02) 6343 2855	<a href="http://www.weddin.nsw.gov.au">www.weddin.nsw.gov.au</a>
Wellington Council	(02) 6845 1733	<a href="http://www.wellington.nsw.gov.au">www.wellington.nsw.gov.au</a>
Young Shire Council	(02) 6380 1203	<a href="http://www.young.nsw.gov.au">www.young.nsw.gov.au</a>

Organisation	Phone	Website
Regional Development Australia - Central West	(02) 6369-1600	<a href="http://www.rdacentralwest.org.au">www.rdacentralwest.org.au</a>
Department of Trade, Investment, Regional Infrastructure and Services - Western NSW	(02) 6360-8414	<a href="http://www.trade.nsw.gov.au">www.trade.nsw.gov.au</a>

