



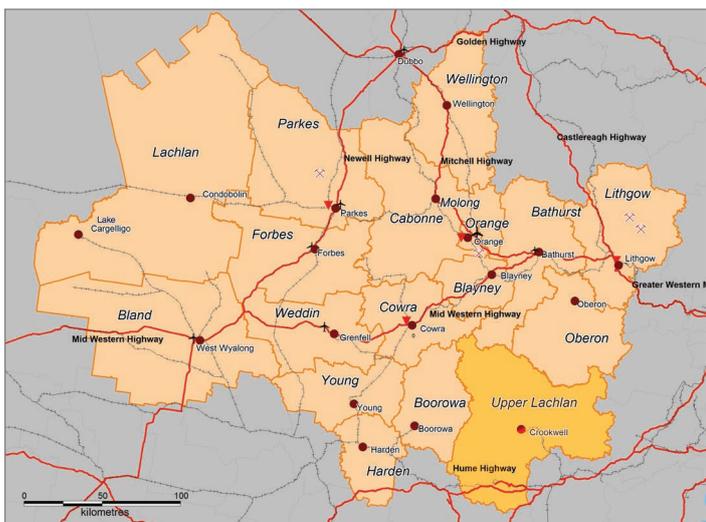
UPPER LACHLAN



Upper Lachlan Shire is a picturesque region set amongst rolling hills within the Central West of NSW, balancing the traditional attractions of a rural lifestyle with modern-day facilities and services.

Upper Lachlan Shire is located in the Southern Tablelands near the nation's capital, Canberra, and is also only 2 1/2 hours drive from Sydney.

The region is well-served by healthcare and education providers, as well as food and wine producers, which makes Upper Lachlan Shire a destination of choice for people wanting a 'tree change'.



Upper Lachlan Shire's economy is heavily concentrated around agriculture, with over two thirds of businesses being agriculture-based. While agriculture directly accounts for 53.2% of the economy, other key sectors include:

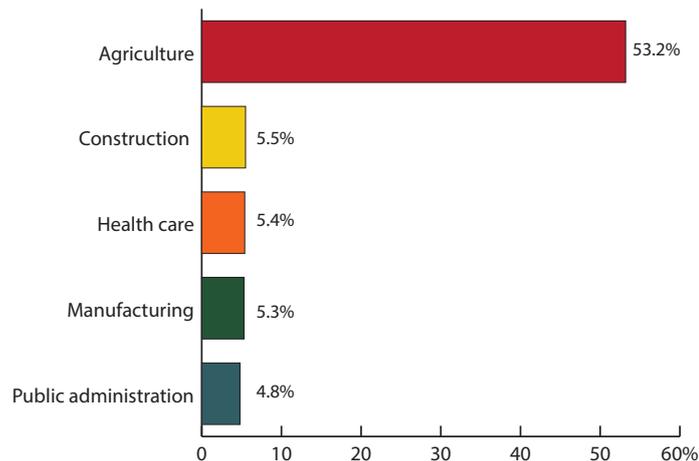
- ▶ Construction
- ▶ Health care
- ▶ Manufacturing
- ▶ Public administration

UPPER LACHLAN REGIONAL OVERVIEW 2011-12

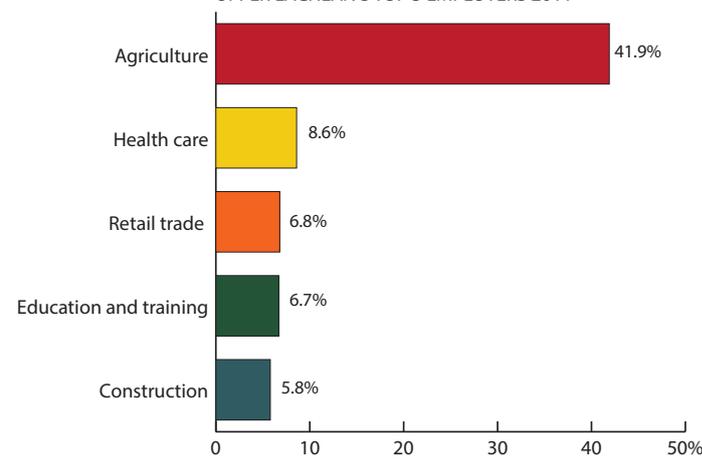
STATISTIC	INDICATOR
Population/Demographics	
Population	7,378
Employment	2,381
Unemployment	2.3%
Average Wage (weekly)	\$740
Economy	
Gross Regional Product	\$256.5 million
Key Sectors	
Agriculture	\$127.3 million
Construction	\$13.1 million
Health care	\$13.0 million
Manufacturing	\$12.8 million
Public administration	\$11.4 million
Investment	
Non-residential Investment	\$0.5 million
Residential Investment	\$4.4 million
Median House Price	\$310,000

Sources: ABS (2012a,b), DEEWR (2012), AECgroup (2012), Housing NSW (2012)

UPPER LACHLAN'S TOP 5 GRP SECTORS 2011



UPPER LACHLAN'S TOP 5 EMPLOYERS 2011



Sources: AECgroup (2012), A.P.SHEERE CONSULTING (2013)

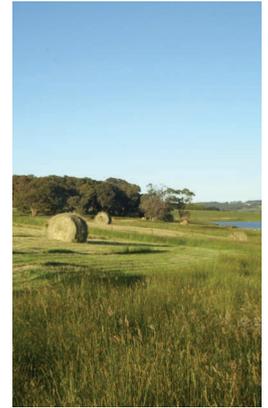


UPPER LACHLAN



Although Upper Lachlan Shire's economy is concentrated around agriculture, the range of agribusinesses in the region is diverse. The following activities are represented:

- ▶ **Veterinary Health and Pharmaceuticals** – the major company Vibrac has a production facility in the region. Its core businesses are in sheep and cattle products as well as pet care.
- ▶ **Farm Advisory and Contracting Services** – these businesses are mainly located in Crookwell and Laggan, and include Complete Farm Management and Southern Farm Management Services.
- ▶ **Farm Machinery** – businesses providing tractors and other key farming equipment.
- ▶ **Grocery Outlets** – many businesses selling local agricultural produce.
- ▶ **Other Agribusinesses** - including fertilising services, fencing, rural supplies.



Competitive advantages

A summary of Upper Lachlan's competitive strengths is detailed below:

- ▶ Good infrastructure linking the region to the major centres of Goulburn, Canberra and Sydney which is 2 1/2 hours drive away.
- ▶ Strong agricultural base which is diversifying into other related sectors.
- ▶ Significant investment in the renewable energy sector.



Lifestyle attributes

Upper Lachlan Shire has a range of quality facilities and services available to residents, visitors and businesses a summary of which is detailed below:

- ▶ Three major shopping areas with general stores in most villages.
- ▶ Dining, leisure and cultural services for residents and visitors.
- ▶ Outdoor activities including fishing, golf, swimming and tennis.
- ▶ Childcare facilities and a number of educational providers.
- ▶ Health services including aged care, doctors, a dentist and hospital.
- ▶ Low crime rate and welcoming community.

Future opportunities to develop the economy further include:

- ▶ **Agricultural Value-Add** – since a large proportion of the economy is focused on agriculture, businesses that can value-add to local production, such as food production, are growth areas for the future.
- ▶ **Tourism** – given its strategic location and good road access, the development of tourism products and experiences are a real opportunity for the future.
- ▶ **Residential Services** – with a growing population, opportunities to expand residential services, such as retail trade, exist which would also bolster growth in the tourism sector.

CONTACT INFORMATION

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