



Lithgow's proximity to Sydney, its enterprising spirit, relaxed lifestyle, well-serviced towns and available workforce make the Lithgow Local Government Area the perfect place to do business.

The local economy continues to grow with enterprising specialist and micro businesses in tourism, primary production and creative industries.

Lithgow is just two hours drive from Sydney and has direct City rail links. It is also well connected within the region, and is an established regional centre with a potential catchment of over 230,000 people. Lithgow boasts a range of commercial, industrial, educational and professional services, making it an attractive investment prospect.

A range of land is also available for industrial and manufacturing developments.

LITHGOW REGIONAL OVERVIEW 2011-12

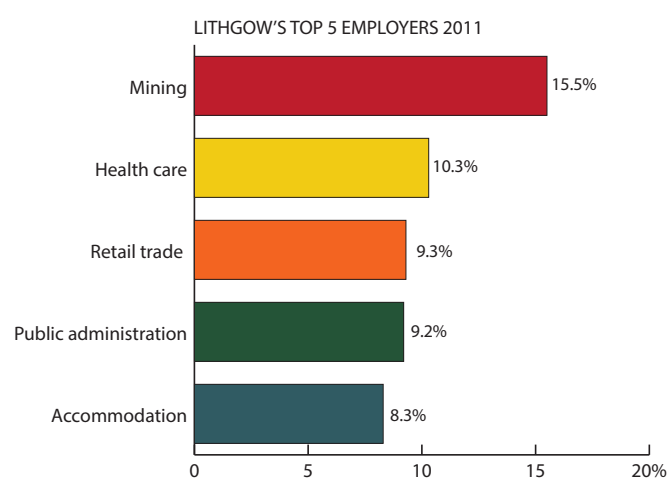
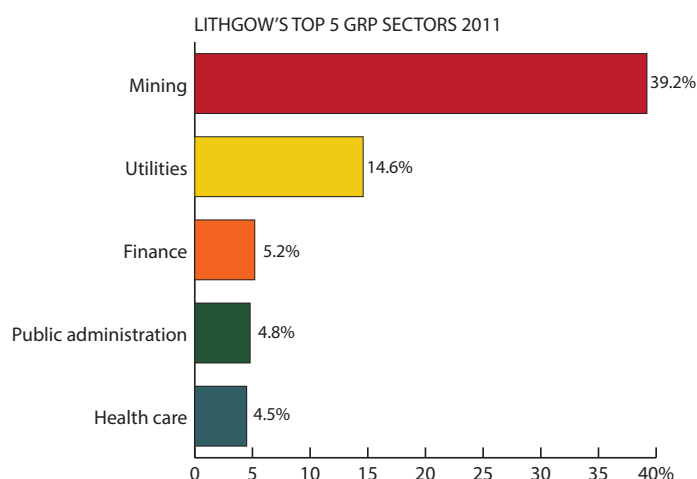
| STATISTIC | INDICATOR |
|----------------------------|-----------------|
| Population/Demographics | |
| Population | 20,790 |
| Employment | 8,188 |
| Unemployment | 6.9% |
| Average Wage (weekly) | \$1,010 |
| Economy | |
| Gross Regional Product | \$1.6 billion |
| Key Sectors | |
| Mining | \$558.4 million |
| Utilities | \$208.0 million |
| Finance | \$74.3 million |
| Public administration | \$68.9 million |
| Health care | \$64.3 million |
| Investment | |
| Non-residential Investment | \$18.6 million |
| Residential Investment | \$23.5 million |
| Median House Price | \$235,000 |



Although the mining and energy sectors dominate the economic base of Lithgow other key sectors include:

- ▶ Finance ▶ Public administration ▶ Health care

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



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



Large employers in Lithgow include Centennial Coal, Delta Energy, Ferrero (confectionary manufacturers), Emirates Wolgan Valley (resort and spa), Lithgow District Hospital and Thales (small arms). Such businesses illustrate the economic diversity of the region.

Key growth opportunities for Lithgow include:

- ▶ **Energy** – considerable growth in mining and power generation is providing a range of opportunities for employment and growth in support services.
- ▶ **Manufacturing** – a variety of manufacturing industries currently exist with opportunities for growth in areas such as food production, confectionary, fabricated metal products, agricultural and mining machinery.
- ▶ **Health and Education Services** – the establishment of the University of Notre Dame and the University of Western Sydney campuses provide opportunities for associated services.
- ▶ **Specialist Industries** – affordable rents, available workforce and reliable broadband make Lithgow an ideal place for specialist industries such as transport hubs, knowledge based industries, small/home based businesses, call centres and textile industries.
- ▶ **Tourism and Creative Industries** – with six National Parks, many State Forests, fascinating heritage attractions, established events and festivals, and a diversity of creative and cultural practitioners, the opportunity for growth in these sectors is enormous.

Competitive advantages

A summary of Lithgow's competitive strengths is detailed below:

- ▶ Excellent proximity to Sydney and the Central West.
- ▶ Major road and rail infrastructure including direct rail services to Sydney.
- ▶ Significant clusters of engineering and knowledge based companies plus an established manufacturing sector.
- ▶ A low cost business environment.
- ▶ Access to a skilled, loyal and available labour force.



Lifestyle attributes

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

- ▶ Retail and business services; cultural and sporting activities including the major redevelopment of the local swimming pool.
- ▶ Extensive educational and health facilities including a modern public hospital and a new UWS College Campus under development.
- ▶ Unique natural environment and heritage buildings.
- ▶ A pleasant climate that enjoys four distinct seasons a year.



Lithgow employment and industrial land

Lithgow has a range of potential employment and industrial lands available including:

- ▶ A 100 hectare site, located adjacent to the Wallerawang Power Station with options for heavy and general industry. This greenfield site, is just 7km west of Lithgow with easy access to both the Castlereagh and Great Western Highways.
- ▶ New industrial park opportunities just 4km from Lithgow.
- ▶ Land and buildings in Lithgow, Wallerawang and Portland.

CONTACT INFORMATION

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