



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

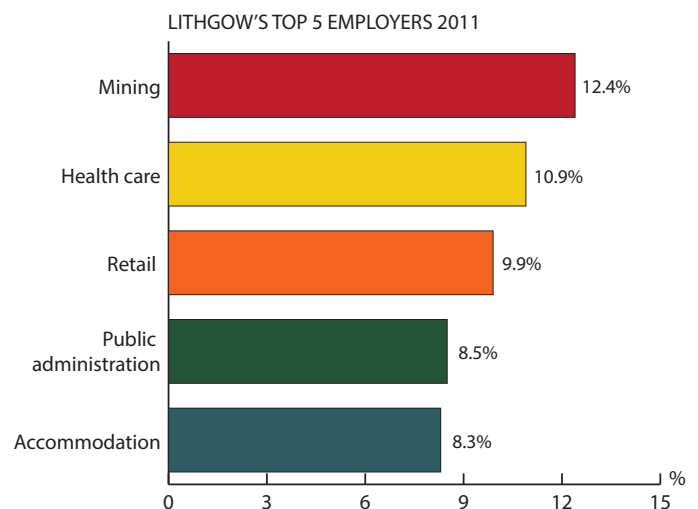
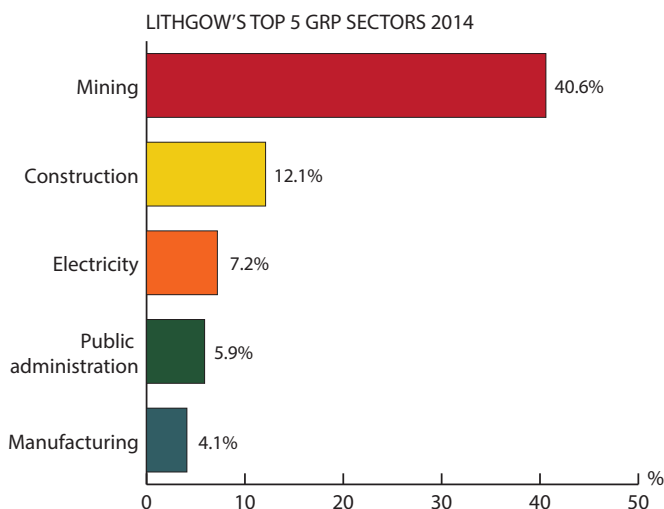
STATISTIC	INDICATOR
Population/Demographics	
Estimated Resident Population (2013)	21,118
Employment (2013 NIEIR estimate)	8,838
Unemployment (Sept 2014)	8.9%
Average Wage (weekly) (2011)	\$903
Economy (2014)	
Gross Regional Product	\$1.54 billion
Key Sectors (2014)	
Mining	\$625.3 million
Construction	\$186.6 million
Electricity	\$110.4 million
Public administration	\$91.6 million
Manufacturing	\$63.1 million
Investment (2014)	
Non-residential Investment	\$11.9 million
Residential Investment	\$25.1 million
Median House Price	\$255,000

Sources: ABS Census (2011) ERP (2013), Cat 8731, DEEWR (2014), NIEIR (2014), Housing NSW (2014)



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

- ▶ Manufacturing ▶ Construction ▶ Public administration



Sources: ABS Census 2011, NIEIR (2014), A.PSHEERE CONSULTING (2015)



Large employers in Lithgow include Centennial Coal, Energy Australia, Ferrero (confectionary manufacturers), Emirates Wolgan Valley (resort and spa), Lithgow 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 UWSCollege Campus.
- ▶ Unique natural environment and heritage buildings.
- ▶ A pleasant climate that enjoys four distinct seasons a year.



Lithgow employment and industrial land

The draft Lithgow Local Environmental Plan 2014 provides for:

- ▶ 50 ha of new general industrial zoned land at Marrangaroo
- ▶ 104 ha of heavy industrial zoned land at Springvale Lane, Wallerawang
- ▶ 26.15 ha of new light industrial land at Wallerawang/Lidsdale

CONTACT INFORMATION

Economic Development Officer
Lithgow City Council
180 Mort Street, Lithgow NSW 2790
Phone (02) 6354 9999 Email council@lithgow.nsw.gov.au
www.lithgow.nsw.gov.au



www.rdacentralwest.org.au