



Narrabri Shire

Local Government Area



**Regional
Development
Australia**
NORTHERN INLAND NSW



Narrabri Shire

Local Government Area

At a Glance

Narrabri Shire is full of surprises and can cater for all of your business and individual requirements. Narrabri Shire is conveniently located halfway between Brisbane and Sydney. It is two and a half hours from the Queensland border and is well serviced by road, rail and air. The Shire's largest town of Narrabri is positioned on the crossroads of the Newell and Kamilaroi Highways.

Narrabri Shire has a population of some 14,000 residents and covers an area of around 13,000 square kilometres. It is located in the heart of the Namoi Valley in the North West slopes and plains of New South Wales. The town of Narrabri is the administrative centre of the Shire, set against the backdrop of the Nandewar Ranges and on the banks of the Namoi River.

Regardless of whether you are passing through, staying for a short break or looking to relocate your business or family – Narrabri Shire is exactly what you are looking for. Narrabri Shire is an exciting area of regional New South Wales with plenty to offer anyone wishing to pursue a vibrant and busy country lifestyle. The expansive blue sky, stunning mountain ranges, scenic water ways and fresh air will encourage you to explore and share your experiences from this diverse area.



Land area (sq. km)
13,534



Population
13,689



Gross Regional Product (\$M)
875

Major industries of employment



Education & Training



Agriculture
(cotton, wheat, other broad
acre cropping, cattle)



Health care
and
social assistance



Retail trade



Accommodation
and
food services



Resources



Transport, postal &
warehousing



Average annual wage
& salary income
\$43,154



Average weekly rents
(3 bedroom)
\$320



Average monthly
mortgage
\$1,470



Median house price
(3 bedroom)
\$285,000



Average value of private
sector building development
\$327,000

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Investment Opportunities

Current Projects

Recent and potential projects in the Narrabri Shire include:

- Whitehaven Coal, new mine at Maules Creek including new rail loop (\$767m)
- Narrabri Airport upgrade Stage 1 (\$10.5m)
- Narrabri water system augmentation (\$14.4m)
- Boggabri Water Augmentation (\$2m)
- Baan Baa Water Supply (\$4.5m)
- Baradine Creek Bridge (\$1.5m)
- Lagoon Creek Bridge (\$1.8m)
- Santos coal seam gas projects.

Investment Opportunities

Agriculture (irrigated and dryland cropping including cotton, wheat and extensive cattle and sheep grazing) have been the mainstay of the Narrabri economy. More recently mining has become an important contributor with the development and expansion of several coal mines in the Shire. There is considerable scope for mitigating the risks (climate, international commodity prices) associated with a heavy dependence on agriculture and mining by diversifying the regional economy.

There are several investment opportunities of significance the Narrabri Shire:



Agriculture accessing Asia - food safety is becoming a critical unique selling point as Asian affluence grows. There are significant price premiums to be gained by becoming a trusted supplier. This is all about brand recognition – not just 'branding'. There may also be opportunities to produce processed stock feeds for the Asian market as they seek to expand their animal-based protein consumption;



Developing supply relationships with Asia - when dealing with much of Asia, successful investments must begin with a relationship, not a specific business deal. Trust must be established. Local government has an important advocacy role to play in this space. This requires time and patience. The objective is to overcome the vagaries of international commodity price fluctuations by establishing longer-term supply relationships with customers, rather than simply selling on the spot market. There are already examples of where this has been achieved for cotton marketing;



Mining – proximity to the Whitehaven and Idemitsu (Boggabri) coal mines presents opportunities for businesses which can service the mining sector. The planned expansion of coal production would require additional investment in rail infrastructure to access Port Newcastle. Coal seam gas exploration (Santos) is also underway which will present similar opportunities in the Narrabri Shire. There are opportunities for working with the mines to develop local procurement programs to take advantage of this expansion;



Aged care – There is potential for further expansion of housing for the aged by private developers, such as Seniors Living and aged care support services;



Rail transport – there is significant scope for reducing rail-freight costs in the order of \$8-10/tonne by upgrading rail to cater for longer (1.2km) trains with a 25t axle limit (as opposed to the current 700-800m trains with 23t limits). This would complement the proposed inland rail route which will pass through Narrabri;



Rail loading facilities – rail optimisation is required to reduce freight costs and increase returns from agricultural production. This requires larger loading facilities which capture the economies of scale associated with longer trains;



Guaranteed rail slots to Port of Newcastle – will allow just-in-time delivery, thus reducing storage costs and improving producer returns;



Rapid container movements – would expand the scope for containerised local processing and value-adding opportunities such as blended grains. This would increase investment potential for secondary processing and value-adding;



Forestry – proximity to native cypress pine forests presents opportunities for both timber processing and renewable energy from forestry residues. Recent NSW Government proposals for ecological thinning in cypress forests indicate opportunities for landscaping and biomass energy investment;



Renewable Energy and biofuels – there is scope for investment in both solar and biomass-based (agricultural, municipal and forestry residues) renewable energy/biofuels in the Narrabri region;



Education – businesses in the region are struggling to find skilled employees, particularly in agriculture. There are opportunities for investment in practical skills training across a range of sectors;



Strategic location – the location of Narrabri at the intersection of the Kamilaroi and Newell Highways, and proximity to the Carnarvon Highway at Moree provides ease of transport opportunities, including access to the proposed inland rail (Melbourne and Brisbane access) is an opportunity which could be built upon;

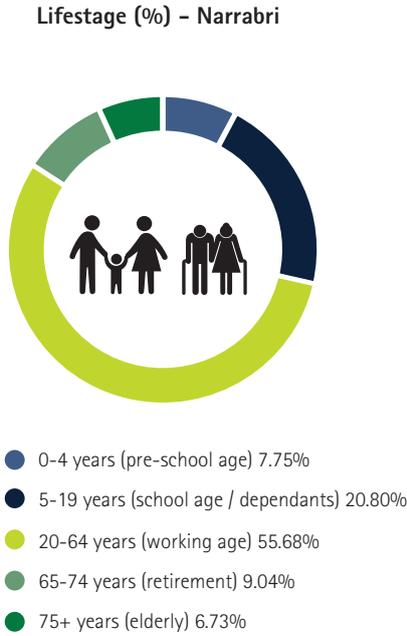
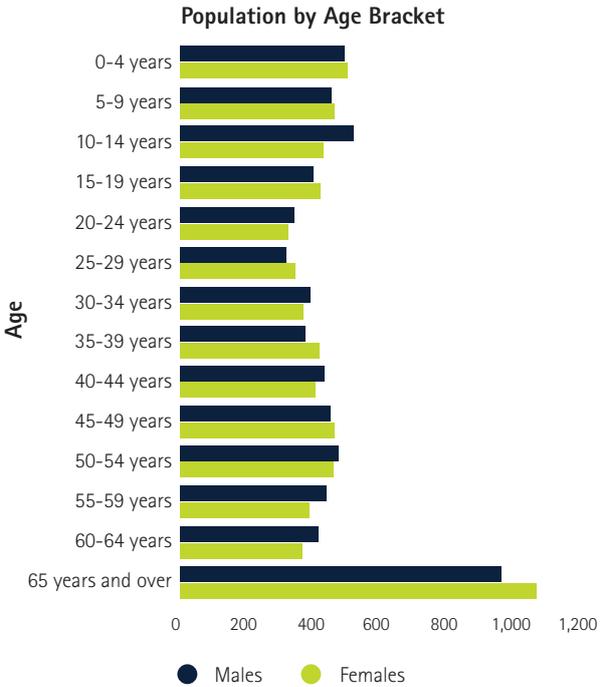


Research & Development – the Narrabri region is a national leader in irrigation and cropping research. This opens up opportunities for partnerships with North Asian countries who are trying to boost their food production, and for exporting related technology and knowledge to those countries. This will boost high value knowledge driven jobs in the local economy, leading to higher flow-on expenditure in other sectors.

Community Profile

Population

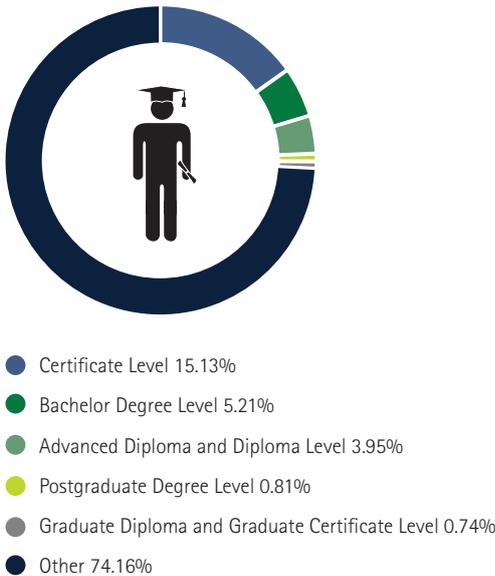
- Narrabri Shire LGA has a significant proportion of its population in the working-age category, which is a benefit to business investors in the region.



Education

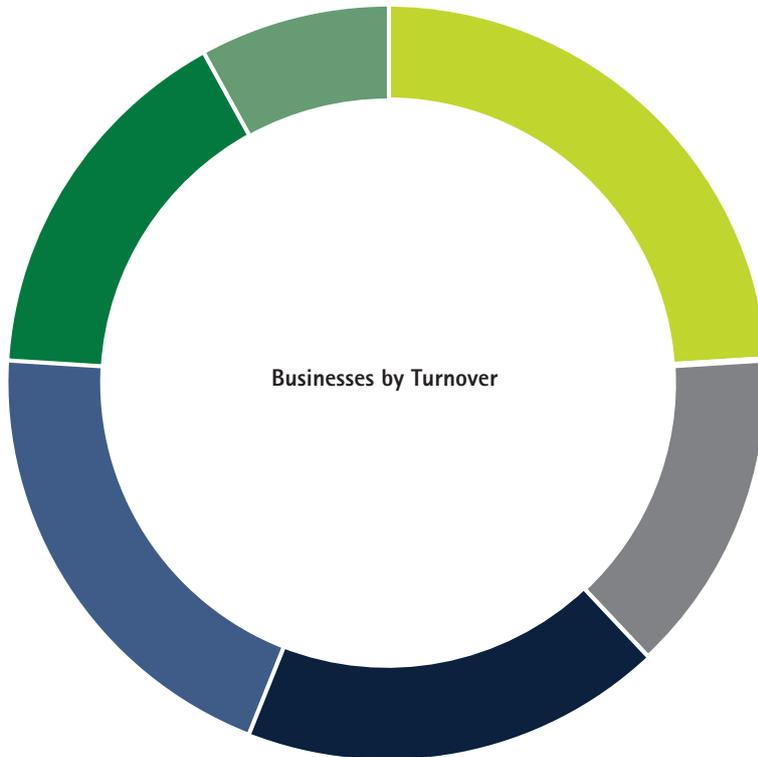
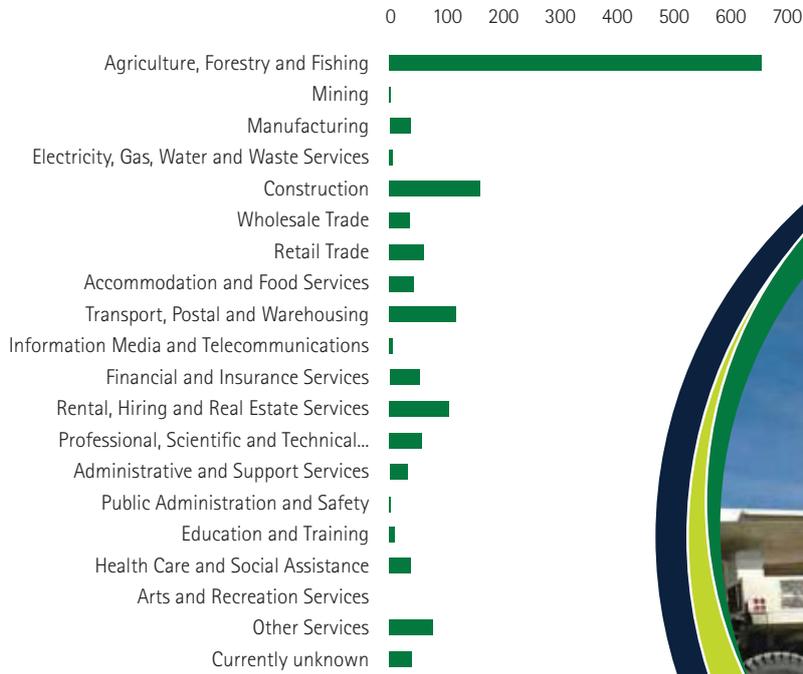
- 15.1 % had 'Certificate Level' qualification
- 5.2 % had 'Bachelor Degree Level'
- 3.9 % were 'Advanced Diploma and Diploma Level' qualified

Highest Qualification (%) – Narrabri Shire



Business Activity

Businesses by Industry 2013

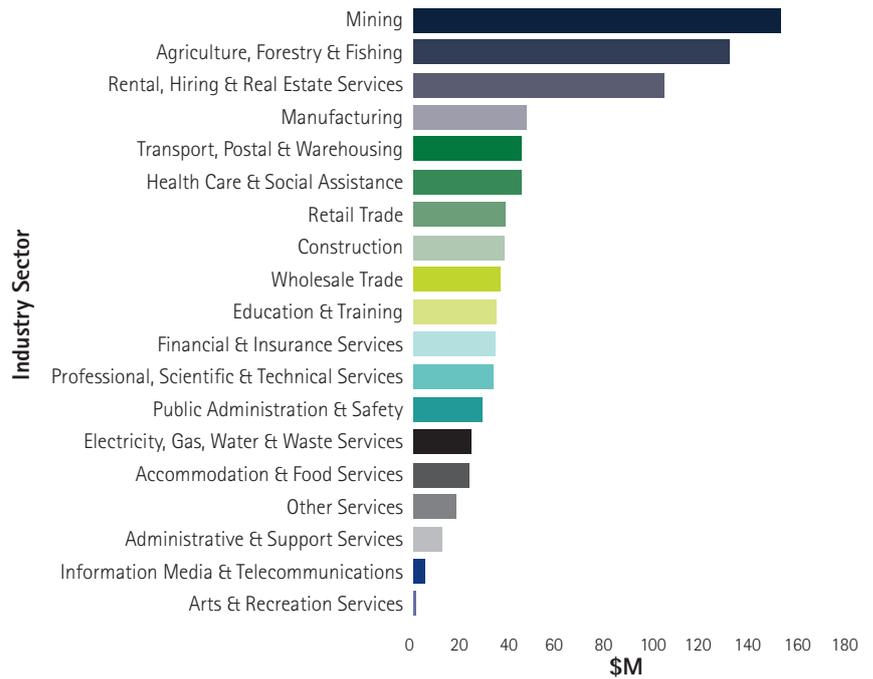


- Over \$2 million 8%
- \$0 - \$50,000 24%
- \$50,000 - \$99,000 14%
- \$100,000 - \$199,999 18%
- \$200,000 - \$499,000 20%
- \$500,000 - \$1,999,999 16%

Value-Added by sector

This report shows the value that is added by industry sectors in Narrabri to intermediate inputs. The total value-added estimate for Narrabri is \$851.378 million. It is the value of the product or service when sold to final consumers, but after the value of intermediate inputs have been deducted. It is a measure of the additional value added to raw production inputs in the production process e.g. turning wheat into flour.

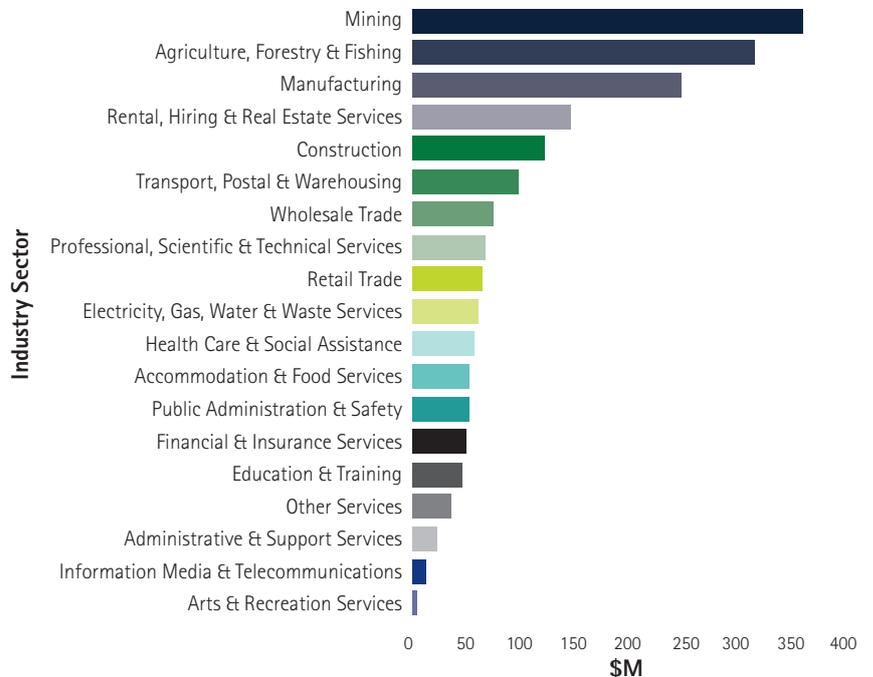
Value-Added (\$M) – Narrabri (Apr 2016)



Gross Regional Product

- Per Capita Gross Regional Product \$71,000
- Per Worker Gross Regional Product \$177,000
- The graph to the right shows the gross revenue generated by businesses and organisations in Narrabri. The total output estimate for Narrabri is \$1,886.830 million.
- Mining and agriculture dominate industry output

Output (\$M) – Narrabri (Apr 2016)



Housing and Construction

Building Approvals and Construction (February 2016)

New houses	New other residential building	Total dwellings no.	Value of new houses	Value of new other residential building	Value of alterations & additions including conversions residential building	Value of total residential buildings	Value of non-residential building	Value of total building
no.	no.	no.	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000
33	2	35	10,637	630	2,659	13,925	10,899	24,824

Property and Land (April 2016)

House Prices (realestate.com.au)

The median sales price for houses in Narrabri in the last year was \$300,000. Compared to the same period five years ago, the median house sales price for houses increased 9.1% which equates to a compound annual growth rate of 1.8%.

Rental Yields (realestate.com.au)

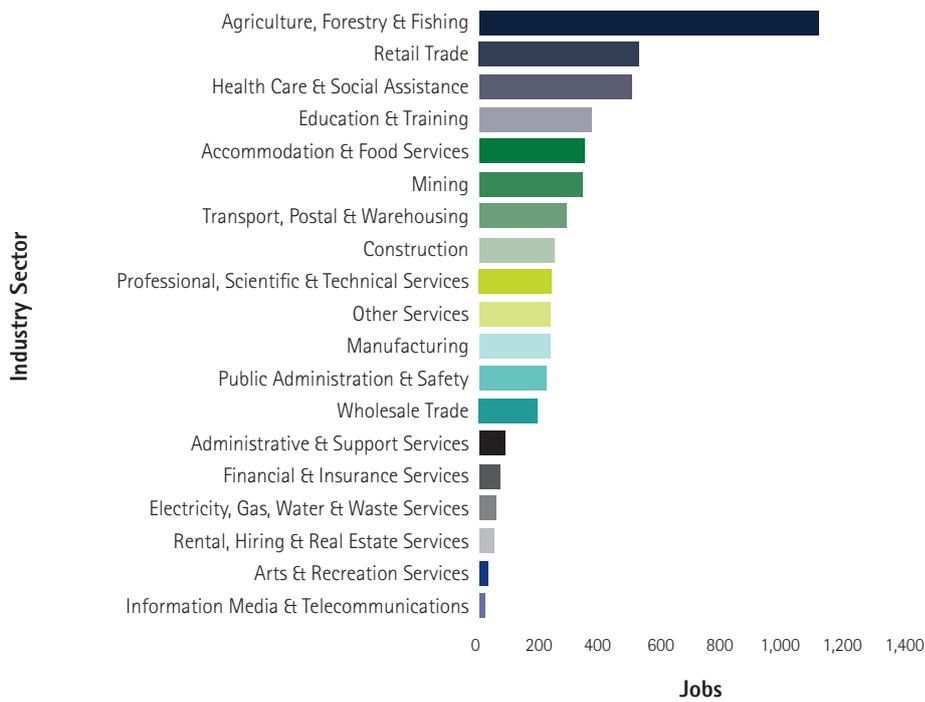
The rental yield for houses in Narrabri was 6.5% over the preceding 12 months.



Employment

This graph shows the number of employees whose place of work is located within Narrabri. The total employment estimate for Narrabri is 5,139 jobs.

Employment (jobs) - Narrabri (Apr 2016)



Labour Force Status

Employed, worked full-time	3,870	29.94%
Not in the labour force	3,306	25.58%
Employed, worked part-time	1,547	11.97%
Employed, away from work	415	3.21%
Unemployed, looking for full-time work	233	1.80%
Unemployed, looking for part-time work	108	0.84%
Not stated	576	4.46%
Not applicable	2,871	22.21%
Total	12,926	100.00%

Narrabri (2011)

Persons	%
3,870	29.94%
3,306	25.58%
1,547	11.97%
415	3.21%
233	1.80%
108	0.84%
576	4.46%
2,871	22.21%
12,926	100.00%



Tourism

Key Measures

Visitors (000's)	100
Nights (000's)	234
Average Length of Stay (nights)	2.3
Expenditure (\$ Million)	30
Spend per visitor (\$)	372
Spend per night (\$)	129

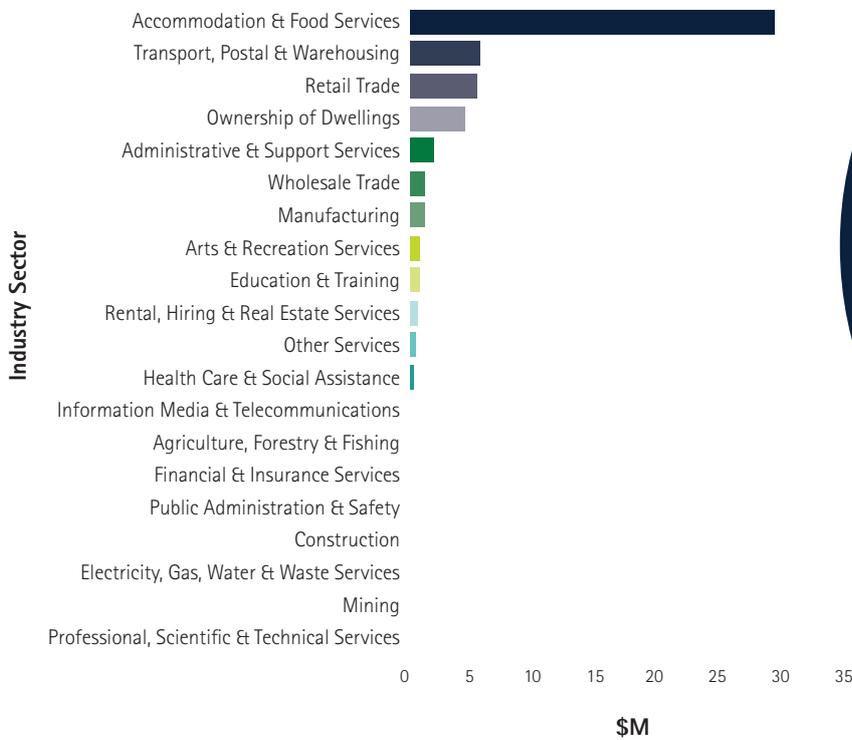


Key Attractions:

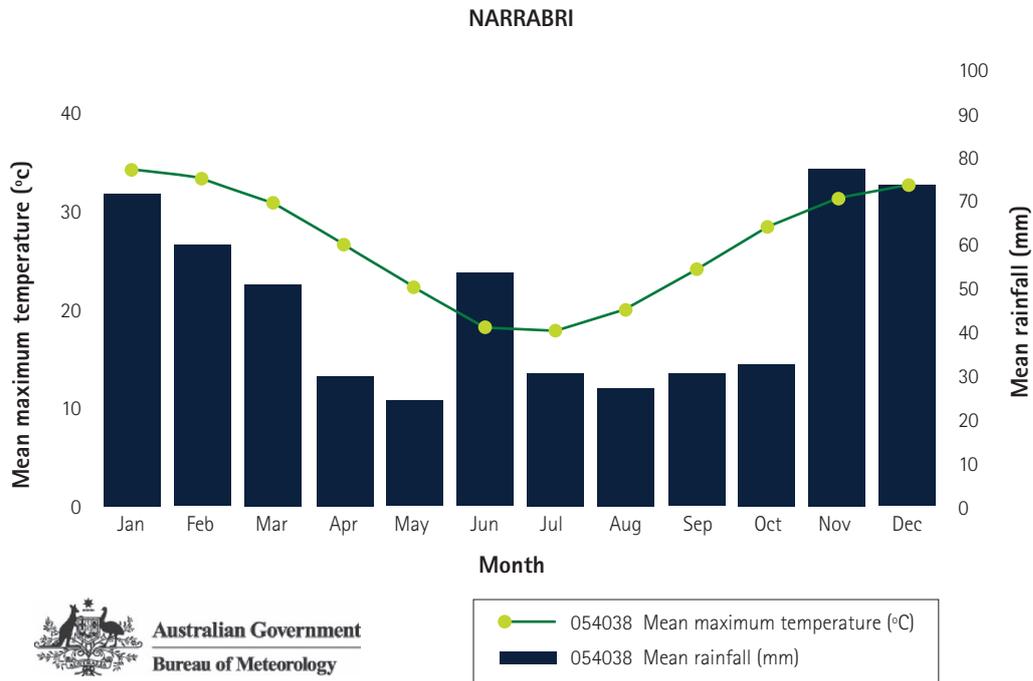
- Mount Kaputar National Park
- Australian Telescope
- Agri-tourism
- Pilliga Bore Baths
- Boutique shopping
- Boggabri Drivers' Campfire
- Nosh on the Namoi

This graph shows the gross revenue generated by businesses and organisations in Narrabri to service demand generated by tourists to the area. The total value of tourism related output for Narrabri is estimated at \$51.704 million.

Output attributable to Tourism (\$M) - Narrabri (Apr 2016)



Climate



Created on Thu 5 May 2016 12:47 PM AEST

For More Information

Please contact Bill Birch, Economic Development Manager

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Data sourced from

- Australian Bureau of Statistics
- REMPLAN 2016
- NSW Land and Property Information Service
- Realestate.com.au
- Destination NSW
- Bureau of Meteorology



