



**INVEST IN THE  
WARREN REGION**



# REGION OVERVIEW

**Warren Shire sits in the heart of the fertile Macquarie Valley in Central Western NSW and covers an area of 10,860 square kilometres.**

The Warren region has a highly productive and diverse agricultural industry - excelling in the production of sheep, wool, cattle, grain and cotton. Irrigation for farming is sourced from the Macquarie River.

Agriculture is the largest employment sector followed by retail trade, education and training, health care and social assistance and public administration and safety.

Major freight routes intersect the Shire, including the Oxley Highway and the Mitchell Highway.

Natural attractions include the Macquarie Marshes Nature Reserve, Macquarie River and Tiger Bay Wetlands which is home to the Window on the Wetlands Centre.



## WHY INVEST & LIVE IN WARREN SHIRE

- Affordable land, housing and commercial real estate
- Experienced commercial and industrial builders within the region
- Proximity to regional centre Dubbo and services it offers
- Located half way between Melbourne and Brisbane
- Workforce of more than 1,000 people
- Great lifestyle opportunities



# WARREN SHIRE AT A GLANCE

## ECONOMY

|                        |             |
|------------------------|-------------|
| Employment             | 1,113 jobs  |
| Gross Regional Product | \$171.22M   |
| Major Industry         | Agriculture |

## PEOPLE

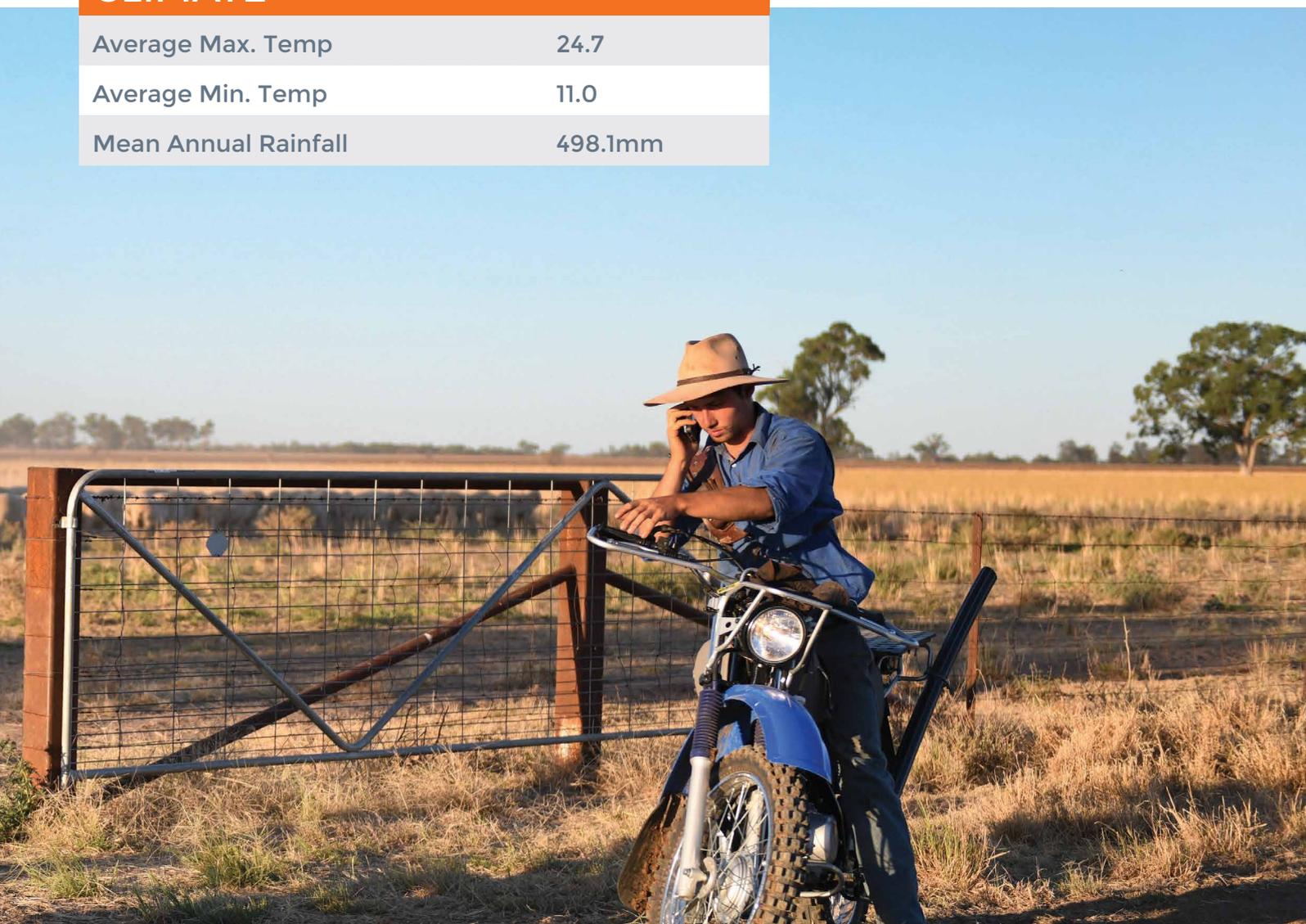
|               |          |
|---------------|----------|
| Population    | 2,732    |
| Median Income | \$46,585 |

## LOCATION

|                        |       |
|------------------------|-------|
| Kilometres from Sydney | 540km |
| Kilometres from Dubbo  | 120km |

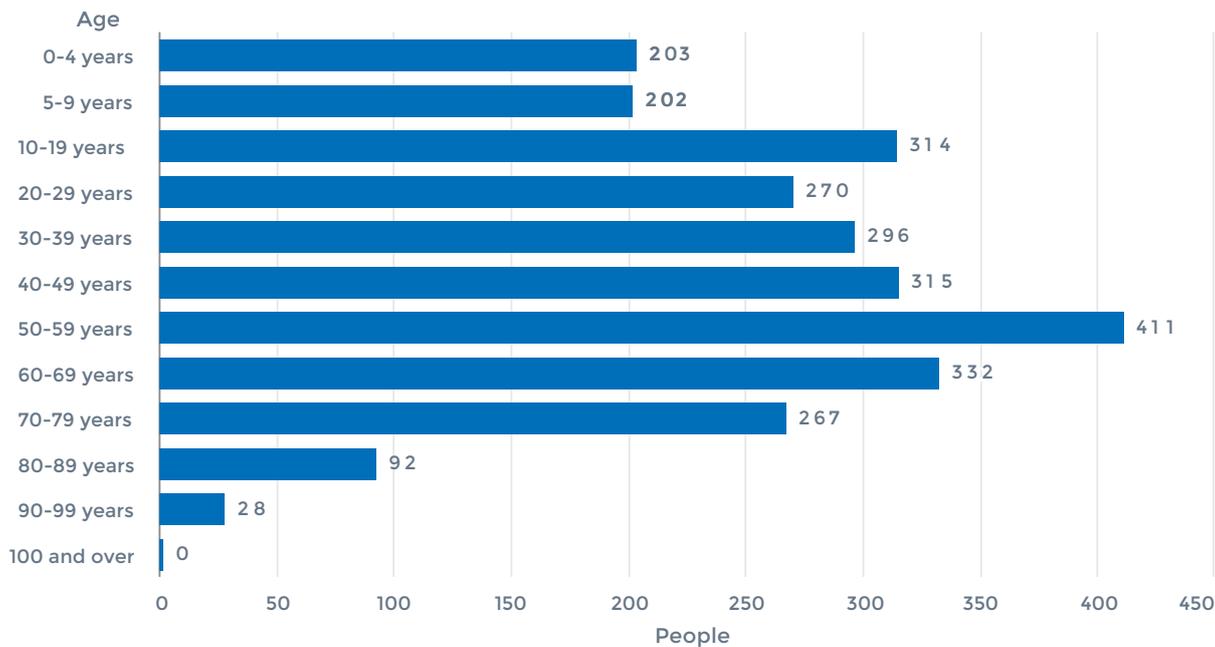
## CLIMATE

|                      |         |
|----------------------|---------|
| Average Max. Temp    | 24.7    |
| Average Min. Temp    | 11.0    |
| Mean Annual Rainfall | 498.1mm |





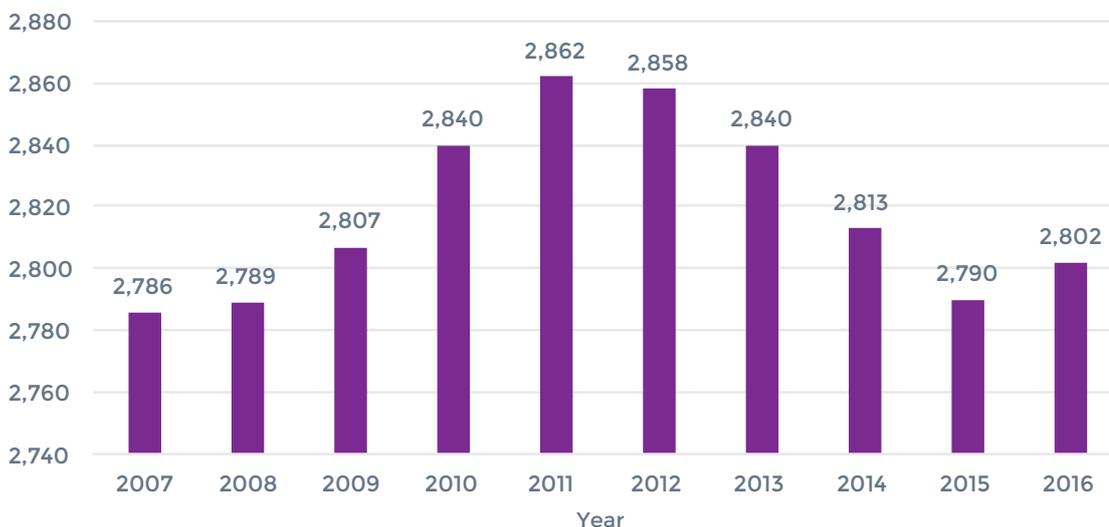
The population of Warren Shire is 2,732. Analysis of population data for the Warren Shire in 2016 shows that 26.3% of the population was aged between 0 and 19, and 26.3% was aged 60 years and over, compared with 24.5% and 21.9% respectively for NSW.



## WARREN SHIRE HAS BEEN GROWING OVER THE LAST DECADE

There has been average population growth of 0.6% over the last ten years in Warren Shire.

Warren Shire Population



Source: ABS 2007-2016

# ECONOMIC GROWTH INDICATORS

## GROSS REGIONAL PRODUCT (GRP)

GRP for 2017 was \$171.22 Million.

| GRP EXPENDITURE METHOD                  | \$ MILLION       |
|---|------------------|
| Household Consumption                   | \$132.779        |
| Government Consumption                  | \$39.633         |
| Private Gross Fixed Capital Expenditure | \$49.368         |
| Public Gross Fixed Capital Expenditure  | \$9.712          |
| <b>GROSS REGIONAL EXPENSES</b>          | <b>\$231.492</b> |
| plus Regional Exports                   | \$162.676        |
| minus Domestic Imports                  | -\$217.319       |
| minus Overseas Imports                  | -\$5.631         |
| <b>GROSS REGIONAL PRODUCT</b>           | <b>\$171.218</b> |
| Population                              | 2,730            |
| Per Capita GRP (\$'000)                 | \$62.717         |
| Per Worker GRP (\$'000)                 | \$159.124        |

**GRP** is the total value of final goods and services produced in the region over the period of one year. As can be seen from the table, this includes exports but subtracts imports.

**Private Gross Fixed Capital Expenditure** Expenditure on fixed assets broken down into dwellings, non-dwelling construction, machinery and equipment, cultivated biological resources, intellectual property products and ownership transfer costs. The machinery and equipment category includes plant, machinery, equipment, vehicles, etc. Expenditure on repair and maintenance of fixed assets is excluded, being chargeable to the production account. Additions to fixed assets are regarded as capital formation. Also included is compensation of employees paid by private enterprise in connection with own-account capital formation.

Expenditure on dwellings, non-dwelling construction, and machinery and equipment is measured as expenditure on new and second-hand assets, less sales of existing assets. Ownership transfer costs comprise stamp duty, real estate agents' fees and sales commissions, conveyancing fees and miscellaneous government charges. (Source: ABS)

**Public Gross Fixed Capital Expenditure** Expenditure on new fixed assets plus net expenditure on second-hand fixed assets and including both additions and replacements. Also included is compensation of employees paid by public corporations in connection with capital works undertaken on own account. (Source: ABS)

# KEY SECTORS

Major sectors driving economic growth in Warren Shire are: Agriculture, Electricity, Gas Water and Waste Services, and Public Administration and Safety. The table below indicates the key drivers for Warren Shire's economy in terms of regional exports, employment, value-added and local expenditure on goods and services (backward linkages.)

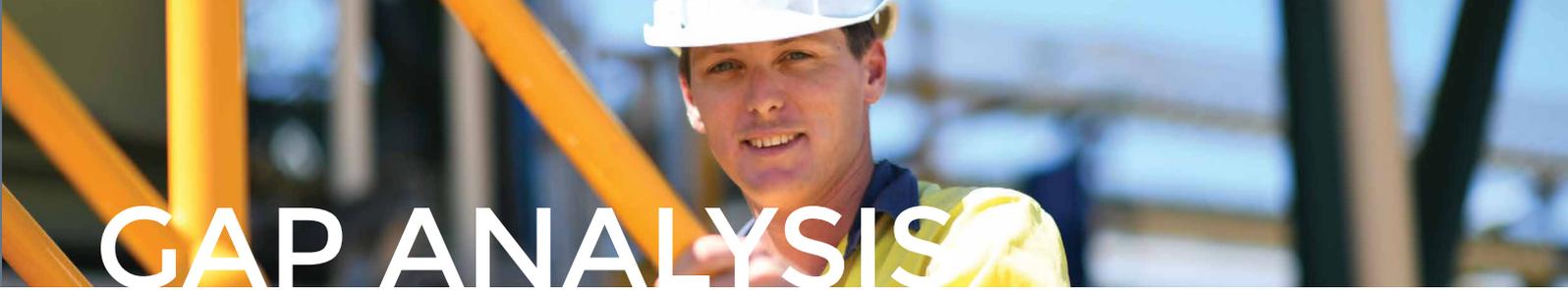
| INDUSTRY SECTORS                              | BACKWARD LINKAGES | EXPORTS | EMPLOYMENT | VALUE ADDED |
|---|-------------------|---------|------------|-------------|
| AGRICULTURE, FORESTRY & FISHING               | ✓                 | ✓       | ✓          | ✓           |
| MANUFACTURING                                 |                   | ✓       |            |             |
| ELECTRICITY, GAS, WATER & WASTE SERVICES      | ✓                 | ✓       |            | ✓           |
| WHOLESALE TRADE                               |                   |         |            | ✓           |
| RETAIL TRADE                                  |                   |         | ✓          |             |
| TRANSPORT, POSTAL & WAREHOUSING               | ✓                 |         |            |             |
| RENTAL, HIRING & REAL ESTATE SERVICES         |                   |         |            | ✓           |
| PROFESSIONAL, SCIENTIFIC & TECHNICAL SERVICES | ✓                 |         |            |             |
| ADMINISTRATIVE & SUPPORT SERVICES             |                   | ✓       |            |             |
| PUBLIC ADMINISTRATION & SAFETY                |                   | ✓       | ✓          | ✓           |
| EDUCATION & TRAINING                          |                   |         | ✓          |             |
| HEALTH CARE & SOCIAL ASSISTANCE               |                   |         | ✓          |             |

**Backward Linkages:** Details the industry sectors which spend the most on locally sourced intermediate goods and services per dollar of output. These industry sectors may not necessarily make the largest contributions to the Region's economy at present, however, due to well-developed local supply chains these sectors have a significant capacity to deliver broad based economic benefits for the region.

**Exports:** Represents the value of goods and services exported outside of Warren Shire that have been generated by local businesses/organisations.

**Employment:** Represents the number of people employed by businesses/organisations in each of the industry sectors in the Warren Shire.

**Value-Added:** Represents the marginal economic value that is added by each industry sector in Warren Shire. Value-Added is calculated by subtracting local expenditure and expenditure on regional imports from the output generated by an industry sector.



# GAP ANALYSIS

## IMPORT REPLACEMENT OPPORTUNITIES

Imports reflect demand in Warren Shire's economy for goods and services not supplied locally and therefore represent 'Gaps' in local supply chains. Imports from the rest of Australia may indicate opportunities for import replacement, increased value-adding and supply chain development.

Total imports by industry sectors in Warren Shire from the rest of Australia are estimated at \$81.365 million.

The 'Agriculture, Forestry and Fishing' sector imports \$36.679 million (45.1%) of goods and services for input to production from the rest of Australia. 'Wholesale Trade' imports \$6.722 million (8.3%) and 'Construction' \$5.135 million (6.3%) from outside of the Warren Shire.

Domestic Imports - Demand (from rest of Australia) (\$M) - Warren (A) (Dec 2016)



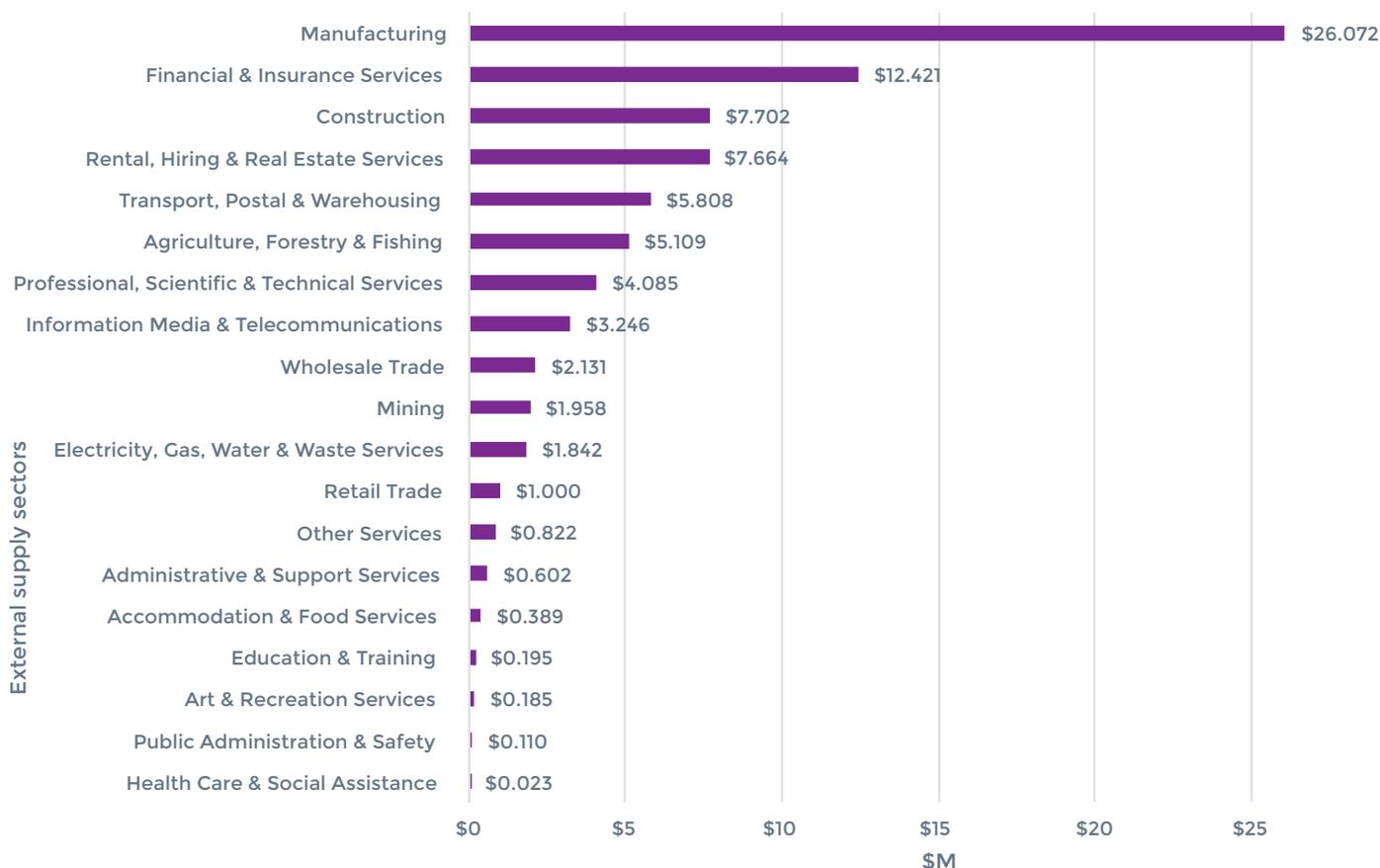
# GAP ANALYSIS

## EXTERNAL INDUSTRY SECTORS SUPPLYING TO THE REGION

In order to identify potential gaps within the region, REMPLAN data has been applied at the 19 industry sector level. The local industry sectors import a total of \$81.365 million of goods and services from the rest of Australia, conversely industry sectors in the rest of Australia supply \$81.365 million of goods and services to the local industries as part of the process of production.

Industry sectors within Warren Shire import \$26.072 million from the 'Manufacturing' sector and \$12.421 million from the 'Financial and Insurance Services'. 'Construction' imports a total of \$7.702 million.

What are the selected local demand sector(s) importing from the rest of Australia? (\$M) - Warren (A) (Dec 2016)

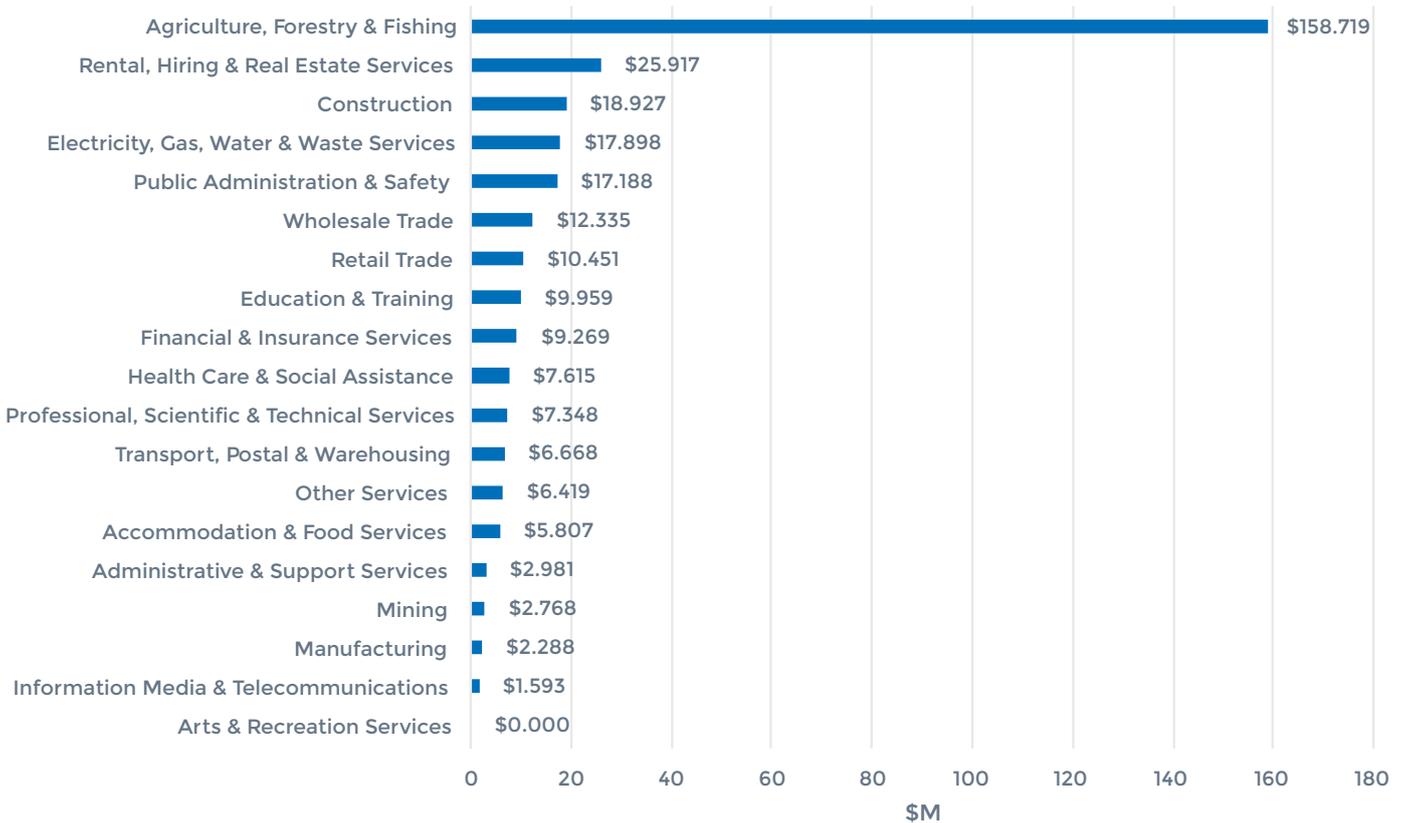




# OUTPUT BY INDUSTRY

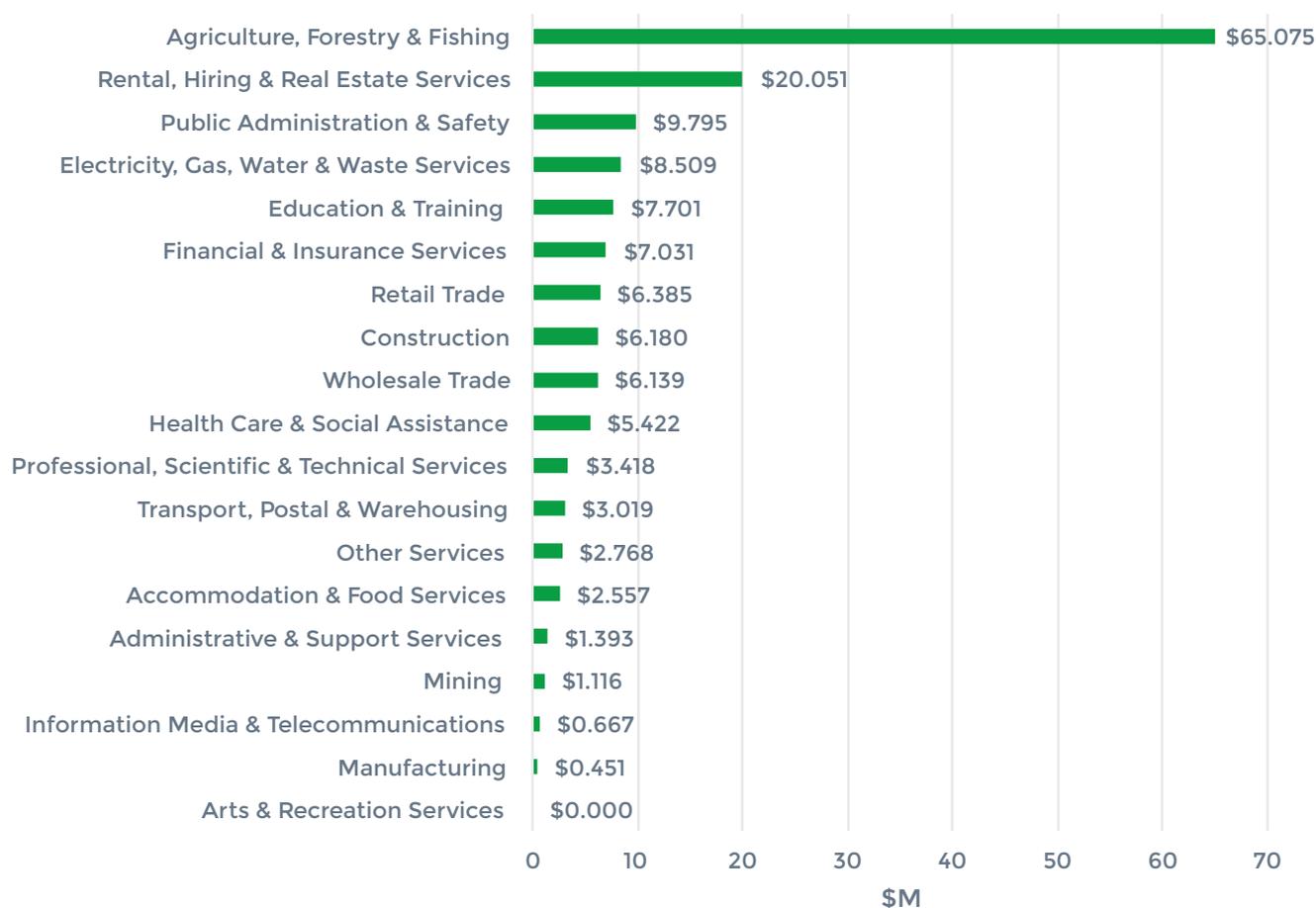
Output generated by the Warren Shire economy is estimated at \$324.150 million. Output data represents the gross revenue generated by businesses/organisations in each of the industry sectors.

***'Agriculture, Forestry and Fishing' contributes 48.96% of total output in Warren Shire.***



# VALUE-ADDED BY INDUSTRY

Value-Added data represents the marginal economic value that is added by each industry sector in a defined region. Value-Added can be calculated by subtracting local expenditure and expenditure on regional imports from the output generated by an industry sector, or alternatively, by adding the wages and salaries paid to local employees, the gross operating surplus and taxes on products and production. Value-Added by industry sector is the major element in the calculation of Gross Regional Product.



**The total value-added estimate for Warren Shire is \$157.676 million.**

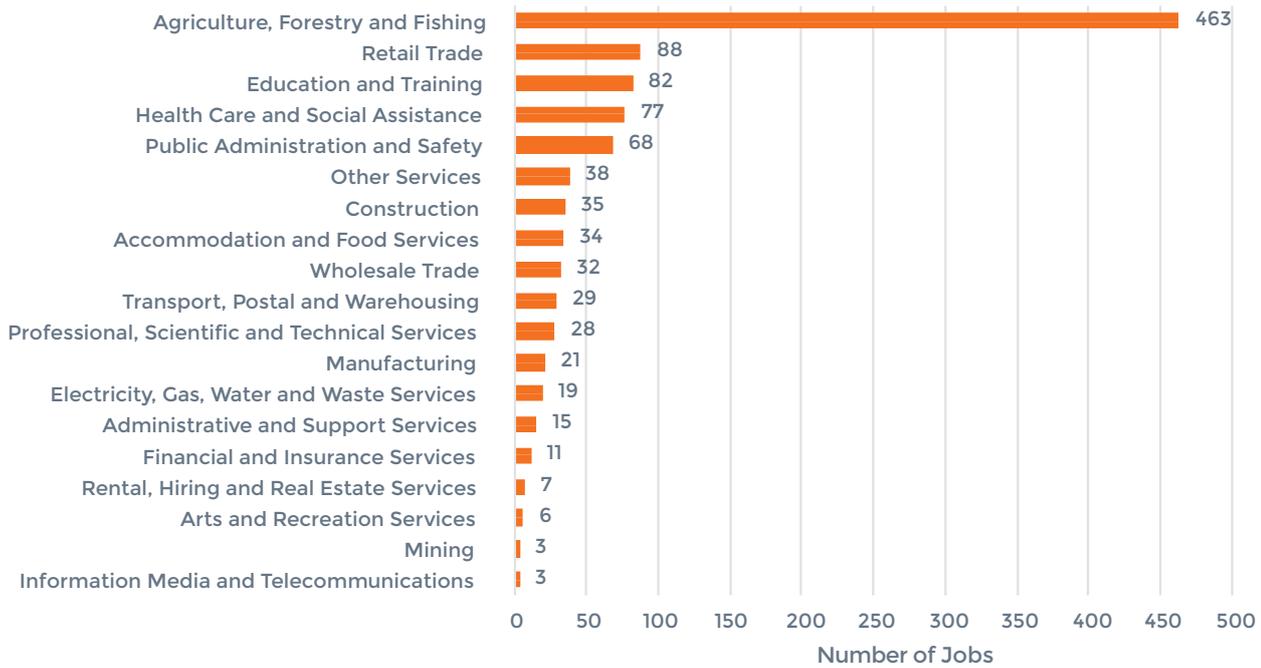
**The 'Agriculture, Forestry and Fishing' sector contributes 41.3% of total value-added for Warren Shire.**





## EMPLOYMENT BY INDUSTRY

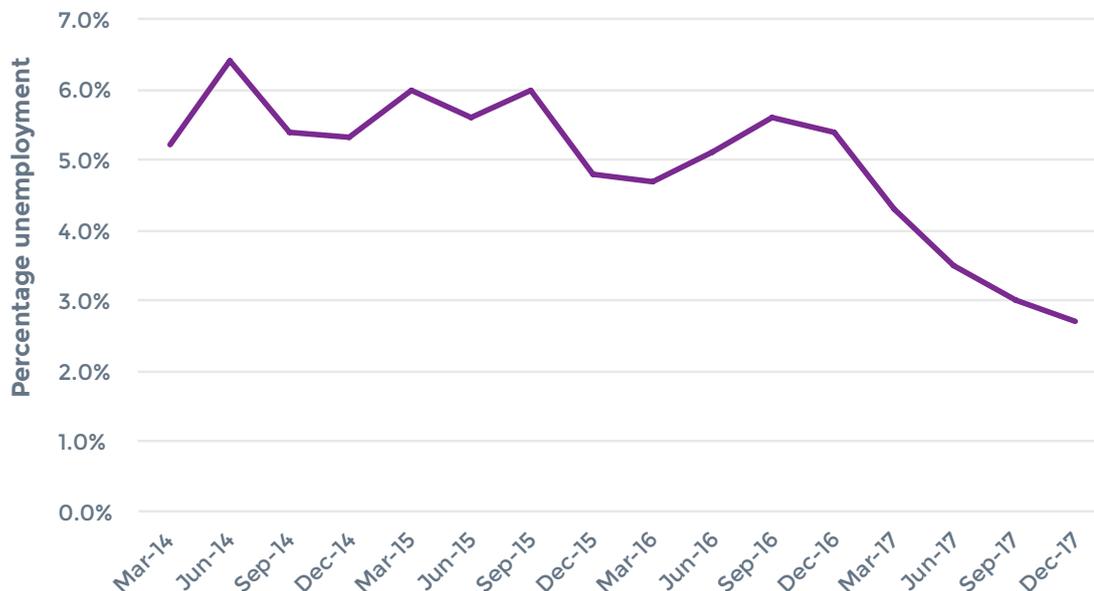
Employment (Jobs) Warren 2016



Source: Employment by Industry from Department of Premier Cabinet (DPC) Data

## UNEMPLOYMENT RATE – WARREN SHIRE

December 2017 unemployment of 2.7% was below the national level of 5.2%.



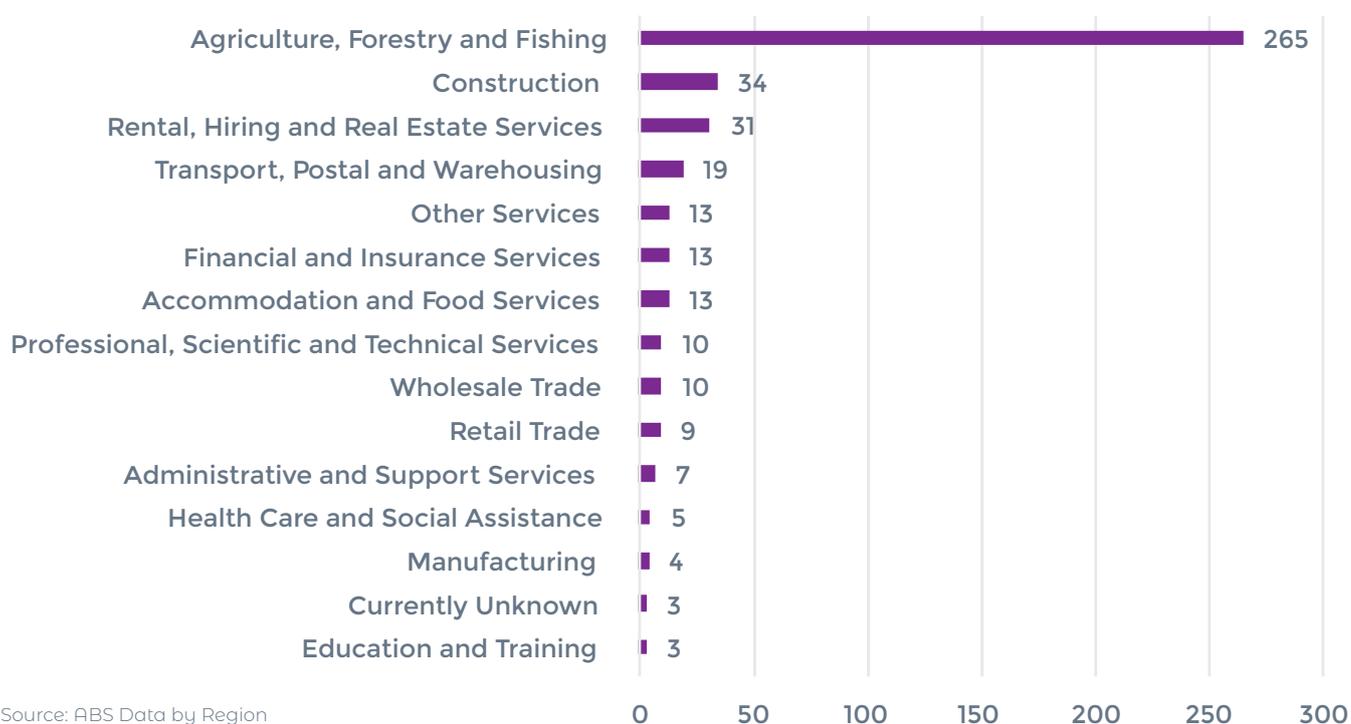
Source: ABS

# THE WORKFORCE

## BUSINESS ACTIVITY

There are 428 businesses operating in Warren Shire. The largest number of businesses are in the 'Agriculture, Forestry and Fishing' sector (265) followed by Construction (34) and Rental, Hiring and Real Estate Services (31).

### Business Counts - June 2017



Source: ABS Data by Region

## OPPORTUNITIES

There are a range of business opportunities in Warren Shire. A recent study ('Industry Composition Analysis of the Warren Shire - May 2018' - The Balmoral Group) identified the following:

### Agriculture Support Services

Industries that support Agriculture should be a focus of future activities particularly in the Agricultural and Construction Machinery and Wholesaling, Machinery and Equipment Repair and Maintenance sectors.

### Professional, Scientific and Technical Services

Is projected to be the fastest growing industry in the Orana region to 2020. This industry includes agricultural and biotechnical research services, survey and mapping services, and management advice and related consulting services.

### Rental, Hiring and Real Estate Services

Is expected to grow faster than the population and employment, is a large producer of output and value add and is a potentially emerging industry due to recent employment growth in the shire. Examples of businesses in this category include fencing contractors, agricultural machinery rental services and real estate agents.



## LOGISTICS

### Roads

Warren Shire is intersected by the Oxley and Mitchell highways – both major freight routes. The Oxley Highway connects the country to the coast (Nevertire to Port Macquarie) and the Mitchell Highway connects NSW to rural Queensland (from Nevertire to Central Western Queensland). The Mitchell Highway links Warren Shire to Sydney.

### Rail

Rail lines service the Warren Shire – providing a transportation network for the agricultural sector. The proposed Inland Rail corridor will provide a timely boost to the region for freight movements by rail.

### Air

For those wanting to travel by air within NSW and to the ACT Warren Shire is well serviced by Dubbo Regional Airport. Three major airlines (QantasLink, Regional Express (Rex) and FlyPelican) provide more than 150 direct return flights per week from Dubbo to Sydney and Broken Hill, as well as Dubbo to Newcastle direct and Dubbo to Canberra direct.

## LAND & PROPERTY

There is industrial property available at Warren airport and Nevertire. Contact Warren Shire Council for more information.

## INFRASTRUCTURE

### Telecommunications and technology

At the 2016 Census, 65.44% of households in Warren Shire indicated that they had access to the Internet at home. The National Broadband Network rollout has been completed for Warren Shire.

### Water

Warren has reliable water supply from both bore and river sources.

# BUSINESS SUPPORT SERVICES

## WARREN SHIRE COUNCIL

**w** [www.warren.nsw.gov.au](http://www.warren.nsw.gov.au)  
**t** 02 6847 6600  
**e** [council@warren.nsw.gov.au](mailto:council@warren.nsw.gov.au)

## REGIONAL DEVELOPMENT AUSTRALIA - ORANA

**w** [www.rdaorana.org.au](http://www.rdaorana.org.au)  
**t** 02 6885 1488  
**e** [admin@rdaorana.org.au](mailto:admin@rdaorana.org.au)

## NSW DEPARTMENT OF INDUSTRY - ORANA/FAR WEST REGION

**w** [www.industry.nsw.gov.au](http://www.industry.nsw.gov.au)

## BUSINESS CONNECT

**w** [www.becbiz.com.au](http://www.becbiz.com.au)  
**t** 02 6362 0448

## BUSINESS ENTERPRISE CENTRE (BEC)

**w** [www.bec.net.au](http://www.bec.net.au)  
**t** 02 6884 8155

## ORANA ASBAS (AUSTRALIAN SMALL BUSINESS ADVISORY SERVICE)

**w** [www.oranaasbas.com.au](http://www.oranaasbas.com.au)  
**t** 02 6881 8699

## WARREN CHAMBER OF COMMERCE

The Warren Chamber of Commerce is an association that represents the interests of the Warren business community. The group openly welcomes new members. The group meets on the fourth Thursday of each month.

# TAKING THE NEXT STEP

The Economic Development Team at Warren Shire Council aims to support the growth and development of Warren Shire.

Please contact the team to make an appointment to discuss the type of assistance available to you.

We look forward to providing you with any additional information you require or answering any queries that you may have about operating a business in Warren Shire.

## HOW WE CAN HELP

**BUSINESS CONTACTS** put you in contact with local and regional organisations.

**RESEARCH, STATISTICS AND ECONOMIC MODELLING** to assist you to make well-informed business and investment decisions.

**PROGRAMS AND INITIATIVES** supporting business growth and sustainability.

**TRAINING** Business training sessions are held as required, to which all businesses are invited to attend.

**ANSWER YOUR QUESTIONS** to assist new and existing business and investment enquiries.

### ECONOMIC DEVELOPMENT OFFICE

Warren Shire Council  
115 Dubbo Street or PO Box 6  
Warren NSW 2824

**t** 02 6847 6600

**e** [council@warren.nsw.gov.au](mailto:council@warren.nsw.gov.au)

**w** [warren.nsw.gov.au](http://warren.nsw.gov.au)

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