



# Glen Innes Local Government Area



Regional  
Development  
*Australia*  
NORTHERN INLAND NSW



# Glen Innes Local Government Area

## At a Glance

Every year more people are discovering the advantages of living and running a business in Glen Innes Severn, the Heart of New England and the Celtic Capital of Australia. Glen Innes is located at the intersection of the New England and Gwydir Highways, which offer the best routes between Sydney and Brisbane (4 hours) and between the inland and the north coast of NSW (2 hours).

It is a rich fattening and breeding area for fine wool, prime lambs and cattle. Until recent years, the district produced more than half of the world's supply of sapphires including the famous Reddestone blues. Fossicking for sapphires and other minerals remains a popular pastime for locals and thousands of visitors alike.



Land area (sq. km)

**5,480**



Population

**8,573**



Gross Regional Product (\$M)

**440**

### Major industries of employment



Education & Training



Agriculture  
(mostly grazing)



Health care  
and  
social assistance



Retail trade



Accommodation  
and  
food services



Public administration  
and safety



Average annual wage  
& salary income

**\$36,411**



Average weekly rents  
(3 bedroom)

**\$230**



Average monthly  
mortgage

**\$1,347**



Median house price  
(3 bedroom)

**\$165,00**



Average value of private  
sector building development

**\$249,000**

### Contact information for Economic Development

Graham Price Ph: (02) 6770 3809 | Website: [www.gisc.nsw.gov.au](http://www.gisc.nsw.gov.au)





# Investment Opportunities

## Current Projects

Recent and potential projects in the Glen Innes Severn Shire include:

- Upgrade to Glen Innes CBD (\$4m) – will assist in limiting retail leakage to other towns;
- Flying school including planes and simulators (\$52m) – international pilot training for commercial pilots;
- White Rock , Sapphire and One Wind wind Farms (\$350m) – Sapphire will represent the largest wind farm project in Australia, with direct access to the high voltage north-south TransGrid lines which connect NSW and Qld;
- White Rock solar farm (\$45M).



# Investment Opportunities

Agriculture (wool, sheep meats and beef) have traditionally been the mainstay of the Glen Innes area economy. There is considerable scope for mitigating the risks associated with a heavy dependence on agriculture by diversifying the regional economy. It is important to recognise that logistics pathways are changing in the digital era, and regional economies must take advantage of this change. The objective is to provide a more stable income base for regional economies to boost their resilience, and where possible to compete, to engage in more processing/value adding to capture a greater share of the value chain.

There are several investment opportunities of significance the Glen Innes Severn Shire:



**Renewable Energy** – Glen Innes is positioned to become a regional leader in this areas. With four major projects (three windfarms and a solar farm) already in the development pipeline, there is potential to expand on renewable resources in the region to capitalise on the nearby 330kV TransGrid electricity transmission lines. These developments will also open up opportunities for the visitor economy, with educational tours associated with renewable energy. These wind and solar developments are located within both the Inverell and Glen Innes Severn LGAs.



**Business co-location with renewables** – there may be opportunities to locate high energy using businesses at the foot of renewable electricity assets in the region to reduce their energy costs and improve their competitiveness;



**Aviation** – the proposed commercial pilot training school for Glen Innes airport, with facilities to train 600 students at a time opens up investment opportunities for a range of aviation-related support businesses;



**Forestry** – the region has significant plantation softwood and native forest hardwood resources which may have potential for expansion. Softwood is currently being used for structural timber markets, while hardwood is being used in Brisbane for lower-value landscaping supplies. There may be scope for selling hardwood for higher-value decorative and furniture-making uses.



**IT and technology** – there are already several businesses utilising high-end IT and technology skills in Glen Innes and this needs to be expanded upon to ensure an on-going supply of higher-skilled, higher paid jobs to boost the regional economy;



**Transport** – A strategic location at the intersection of a national and state highway – the New England (north-south) and the Gwydir Highway (east-west) provides investment advantages for businesses, such as the development of a distribution centre for goods Continued investment in road infrastructure will assist with this advantage;

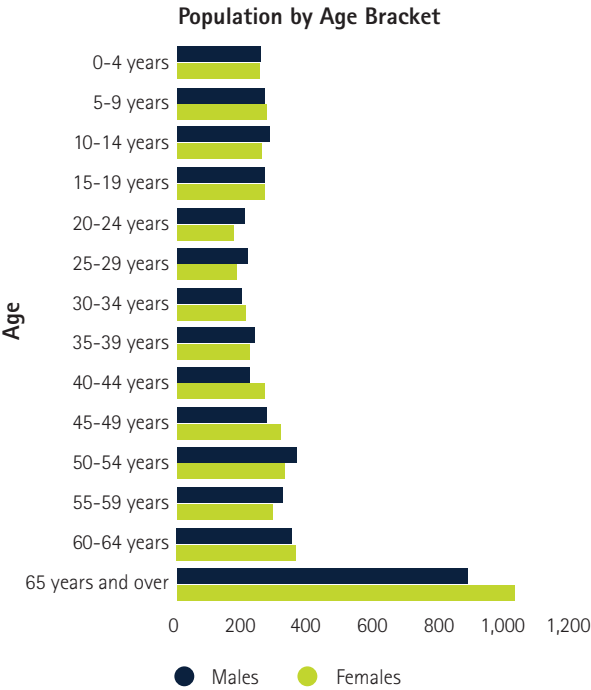


**Aged care** – There is potential for further expansion of housing for the aged by private developers, such as Seniors Living;

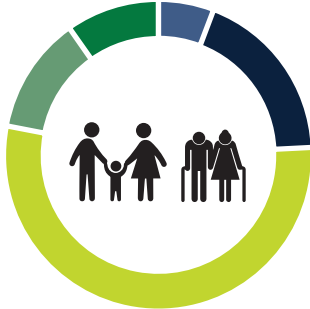
# Community Profile

## Population

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



**Lifestage (%) – Glen Innes Severn**

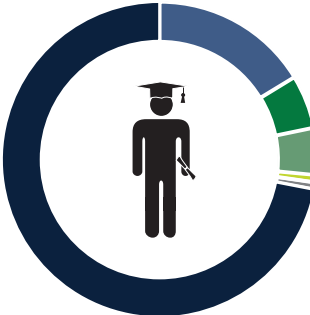


- 0-4 years (pre-school age) 5.79%
- 5-19 years (school age / dependants) 18.41%
- 20-64 years (working age) 53.81%
- 65-74 years (retirement) 12.22%
- 75+ years (elderly) 9.76%

## Education

- 16.3 % had 'Certificate Level' qualification
- 5.5 % had 'Bachelor Degree Level'
- 4.8 % were 'Advanced Diploma and Diploma Level' qualified

**Highest Qualification (%) – Glen Innes Severn**

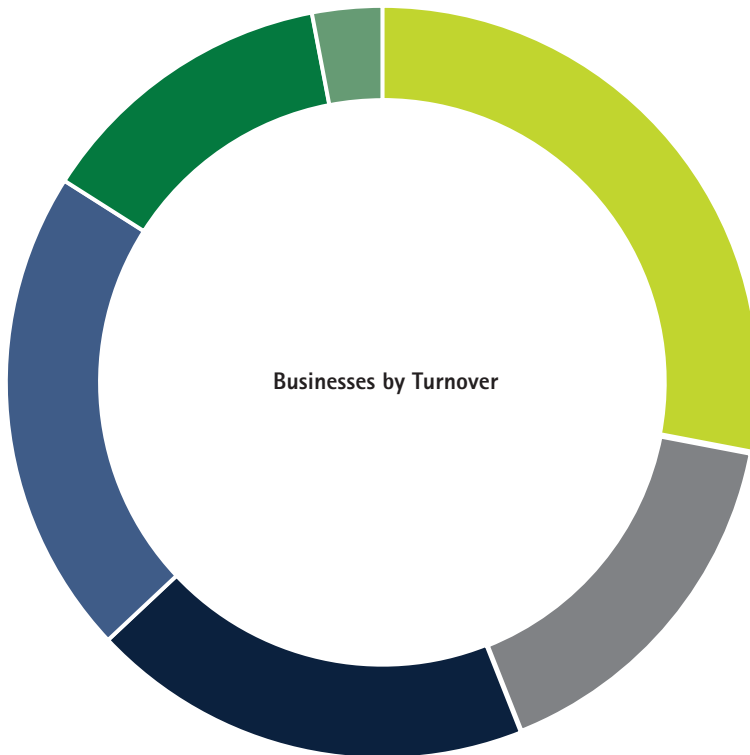
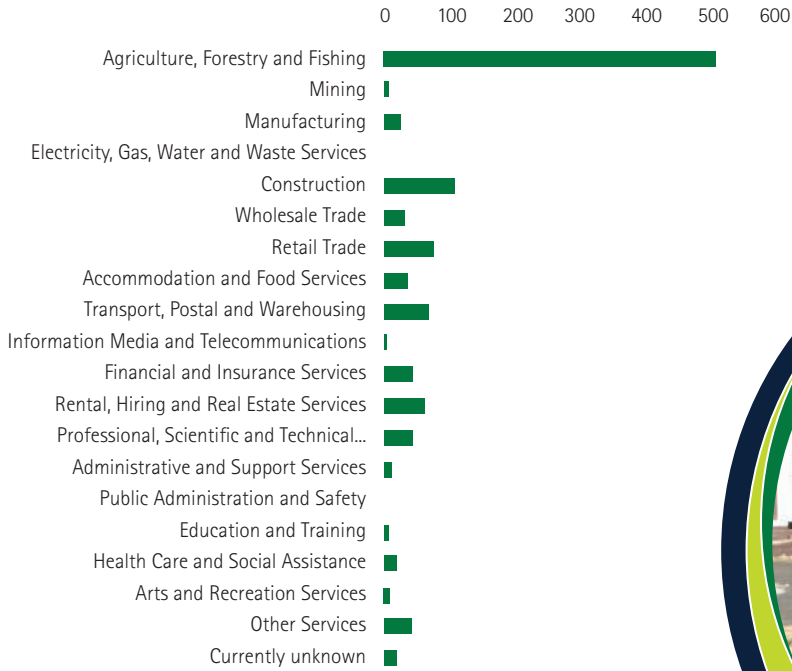


- Certificate Level 16.28%
- Bachelor Degree Level 5.48%
- Advanced Diploma and Diploma Level 4.83%
- Postgraduate Degree Level 0.72%
- Graduate Diploma and Graduate Certificate Level 0.74%
- Other 71.96%



# Business Activity

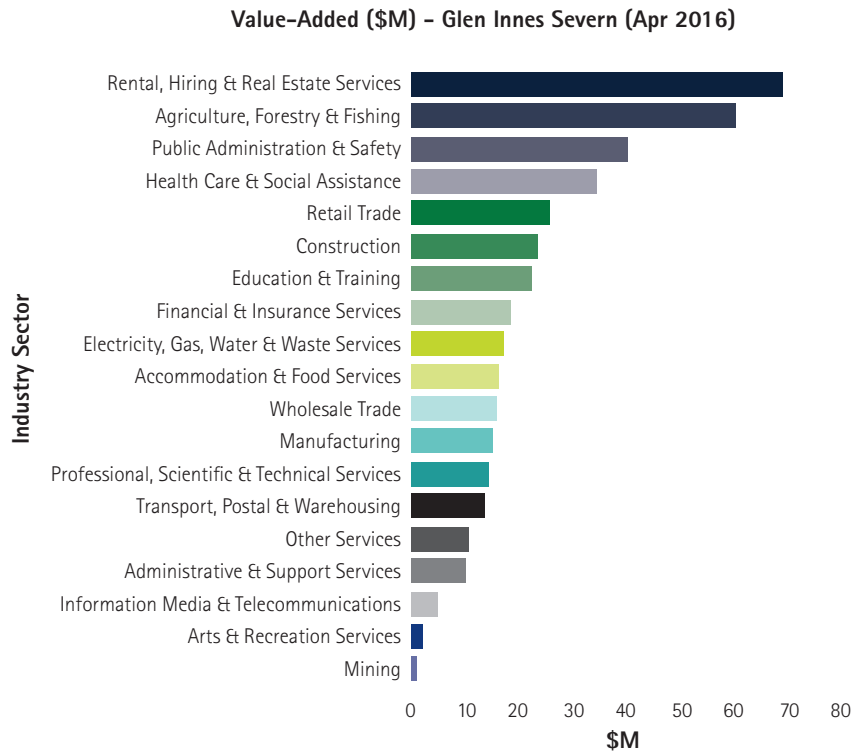
Businesses by Industry 2013



- Over \$2 million 3%
- \$0 - \$50,000 28%
- \$50,000 - \$99,000 16%
- \$100,000 - \$199,999 19%
- \$200,000 - \$499,000 21%
- \$500,000 - \$1,999,999 13%

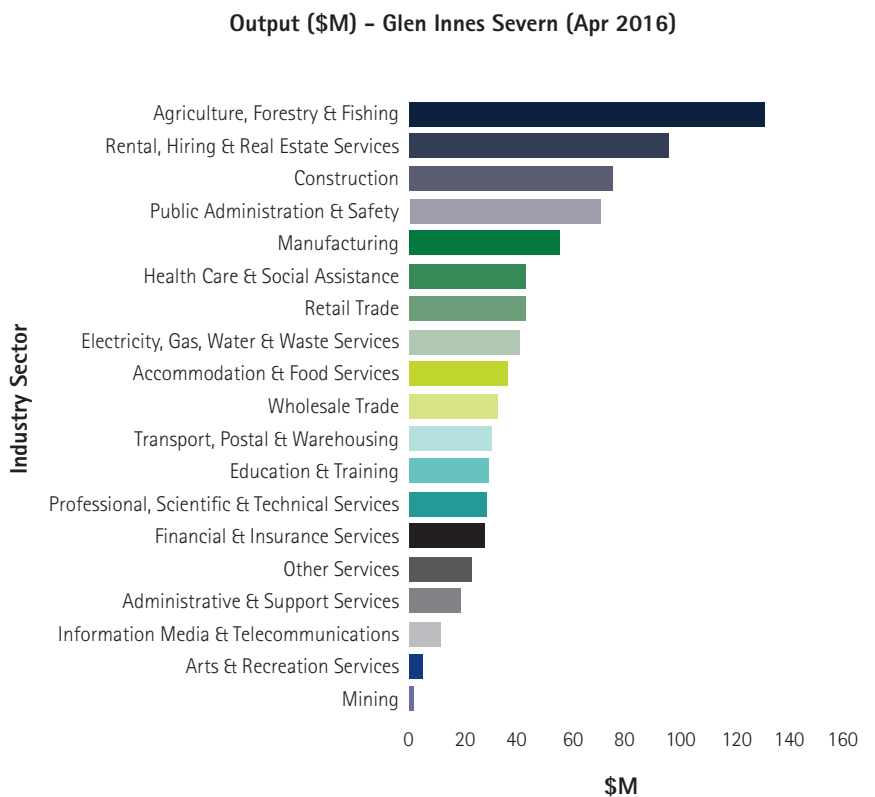
## Value-Added by sector

This graph shows the value that is added by industry sectors in Glen Innes Severn to intermediate inputs. The total value-added estimate for Glen Innes Severn is \$418.609 million.



## Gross Regional Product

- Per Capita Gross Regional Product \$53,000
- Per Worker Gross Regional Product \$148,000
- The graph to the right shows the gross revenue generated by businesses and organisations in Glen Innes Severn. The total output estimate for Glen Innes Severn is \$813.305 million.
- Agriculture dominates industry output, driven by grazing.



# 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                  |
| 31         | 2                              | 35                  | 7,305               | 130                                     | 1,373   | 8,808                                | 837                               | 9,645                   |

## Property and Land (April 2016)

### House Prices (realestate.com.au)

The median sales price for houses in Glen Innes in the last year was \$184,500. Compared to the same period five years ago, the median house sales price for houses decreased 7.1% which equates to a compound annual growth rate of -1.5%.

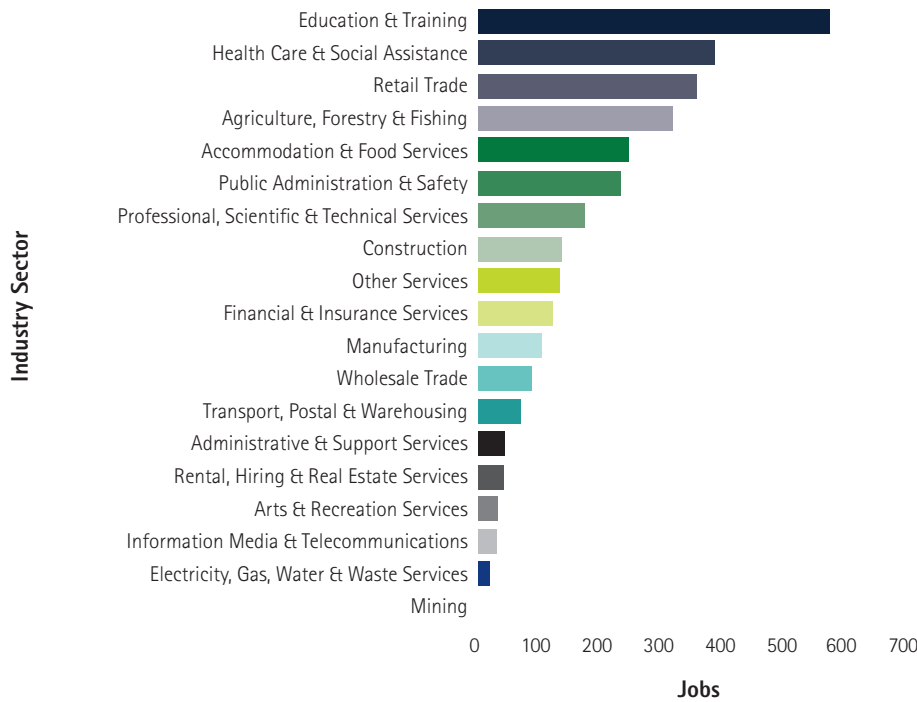
### Rental Yields (realestate.com.au)

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

# Employment

This graph shows the number of employees whose place of work is located within Glen Innes Severn. The total employment estimate for Glen Innes Severn is 3,105 jobs.

## Employment (jobs) – Glen Innes Severn (Apr 2016)

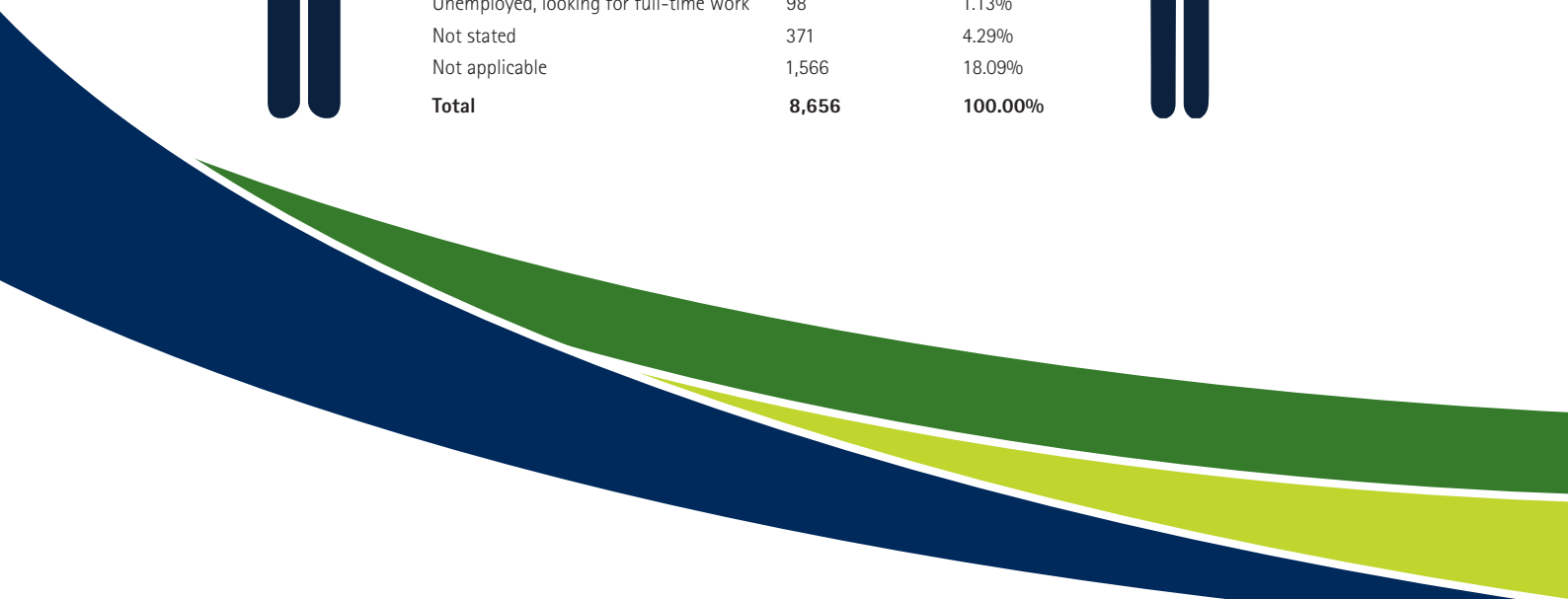


### Labour Force Status

|  |
|--|
| Not in the labour force                |
| Employed, worked full-time             |
| Employed, worked part-time             |
| Employed, away from work               |
| Unemployed, looking for part-time work |
| Unemployed, looking for full-time work |
| Not stated                             |
| Not applicable                         |
| <b>Total</b>                           |

### Glen Innes Severn (2011)

| Persons      | %              |
|--------------|----------------|
| 3,060        | 35.35%         |
| 2,033        | 23.49%         |
| 1,159        | 13.39%         |
| 220          | 2.54%          |
| 149          | 1.72%          |
| 98           | 1.13%          |
| 371          | 4.29%          |
| 1,566        | 18.09%         |
| <b>8,656</b> | <b>100.00%</b> |



# Tourism

## Key Measures

|                                 |     |
|---------------------------------|-----|
| Visitors (000's)                | 94  |
| Nights (000's)                  | 283 |
| Average Length of Stay (nights) | 3   |
| Expenditure (\$ Million)        | 37  |
| Spend per visitor (\$)          | 372 |
| Spend per night (\$)            | 129 |

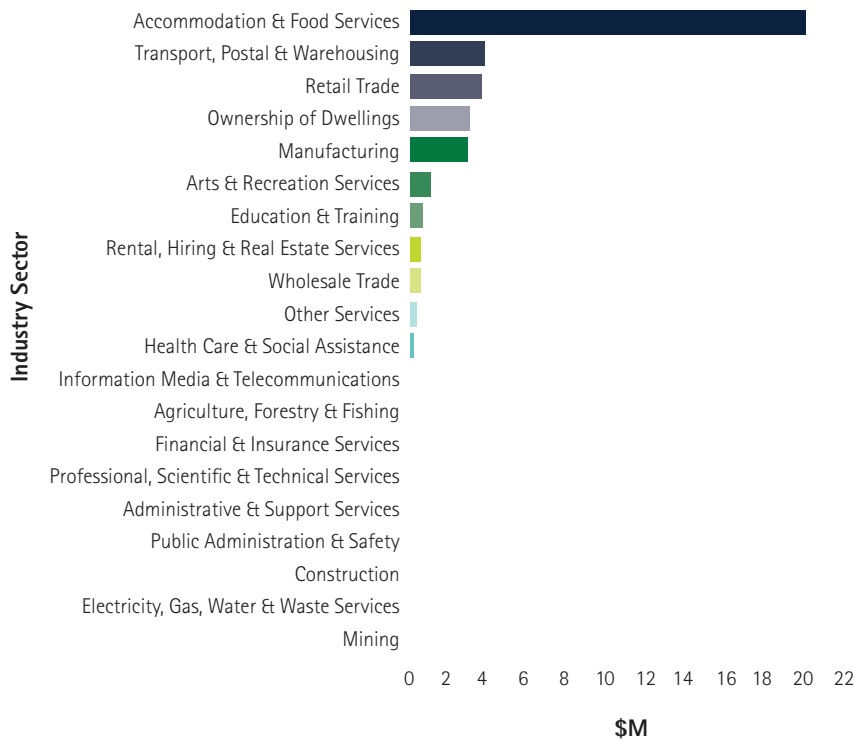


## Things to discover in Glen Innes:

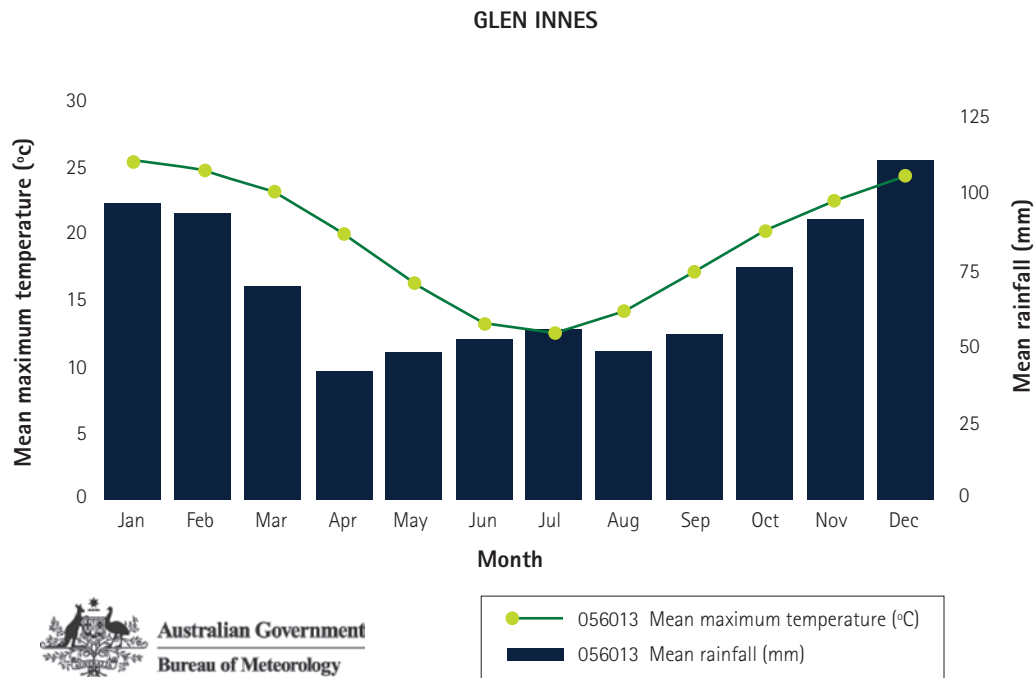
- Australian Standing Stones
- National Parks
- Food & Wine
- Fossicking
- Fishing
- Country Art Escapes

This graph shows the gross revenue generated by businesses and organisations in Glen Innes Severn to service demand generated by tourists to the area. The total value of tourism related output for Glen Innes Severn is estimated at \$36.562 million.

## Output attributable to Tourism (\$M) - Glen Innes (Apr 2016)



# Climate



Created on MON 2 MAY 2016 15:05 PM AEST

## For More Information

Please contact Graham Price Ph: (02) 6730 2365

## Data sourced from

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



