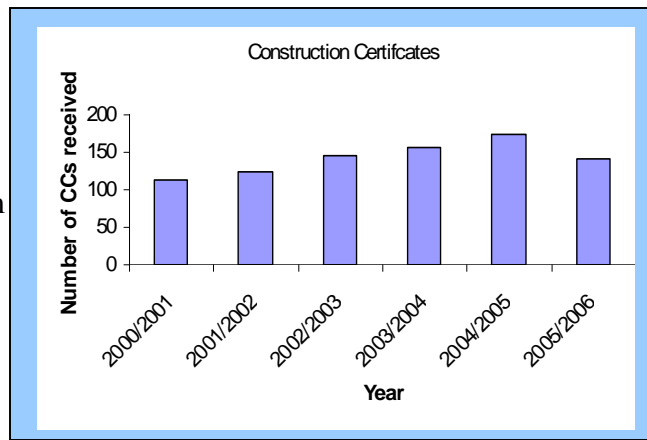


Introduction to Gloucester

Gloucester is based only 80 minutes from Newcastle and 3hrs from Sydney offering beautiful natural surroundings and a much slower lifestyle than those locations provide. As such it is an ideal relocation destination. The last three years have seen an increased focus on Sydney and Central Coast relocations to Gloucester, so much so that land set aside for development over the next 20 years has seen subdivided and developed in a 26 month period. Those new subdivision lots are now seeing housing construction and people relocating to the district. All signs indicate that this increasing focus on relocation for lifestyle trend will continue.

The population growth and changes in the local economy are not just about residential lifestyle relocation; as there has also been a significant increase in Industry establishment and expansion including a number of small and medium sized business relocations to town. It is quite apparent that people visit the area, experience the lifestyle and then seek to relocate themselves and their business, so as to take advantage of the lifestyle whilst earning a living.



The local economy has a diversity of different business operations, based primarily on traditional primary production commodities and natural resources and their support services. However, there is now a great mix of small manufacturing sector businesses that produce innovative products for consumption within and outside the immediate region as well as some production for export. The introduction of the new and expanding manufacturing businesses has brought significant new employment opportunities to the town. Those businesses have developed or relocated here because the community and region has some significant commercial advantages that include:

- a skilled and committed workforce leading to real business productivity
- Competitive cost of land (both Residential and Industrial)
- Close proximity to Sydney and Newcastle
- Great transport linkages
- Great range of government and community services.
- Idyllic surrounds and the community's "can do" attitude

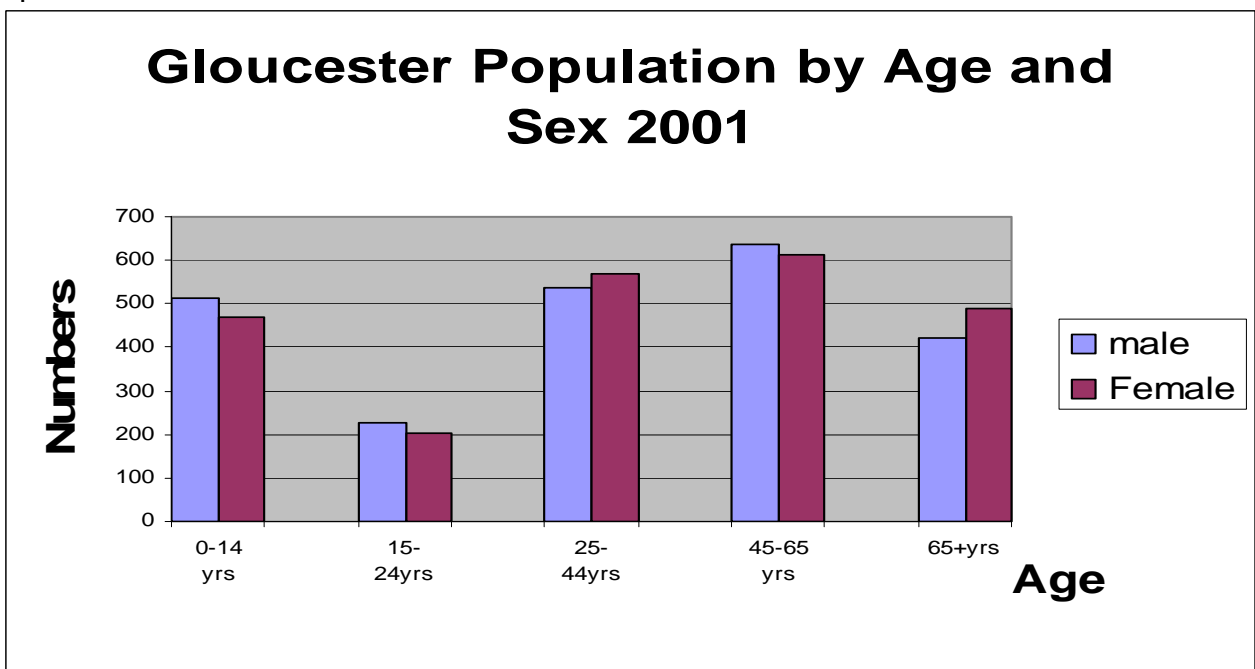
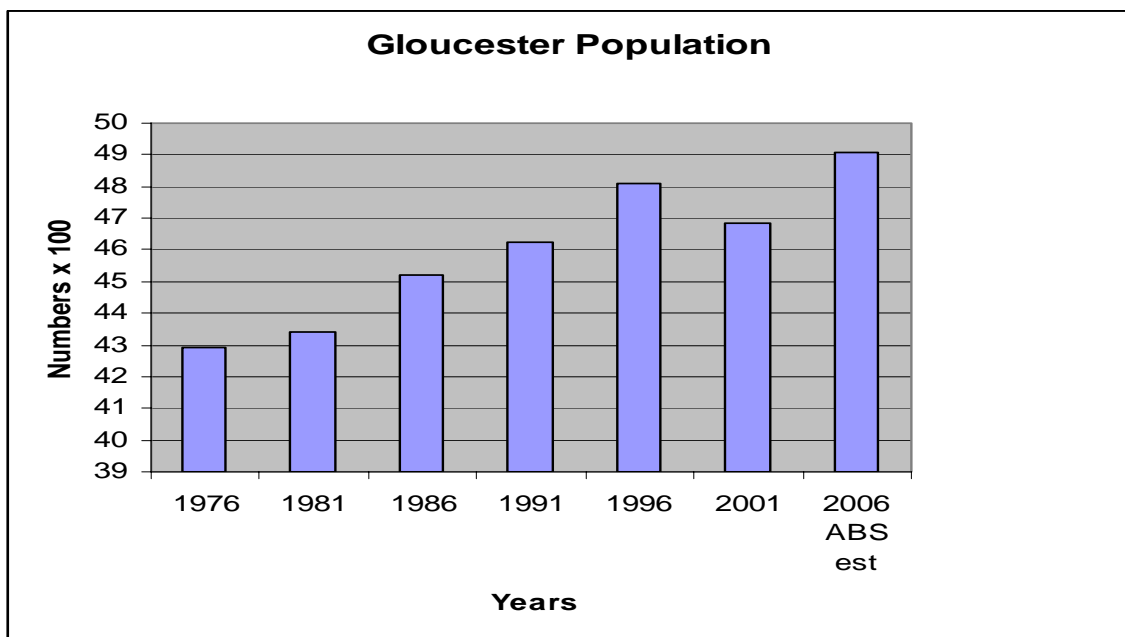
Gloucester is close to most major NSW markets with some 70% of the states population and the Ports of Newcastle and Botany within three hours, by road and rail

The existing business mix and its continuing growth is testimony to the capacity of this community to foster and support strong business outcomes.

Demographic Trends

Gloucester's population has maintained a steady growth since 1947. The recent drop in population (2001 census) is primarily attributable to changes in the working environment of the Timber and Agricultural industries. The 2001 Census measured the first major change in the population trend in the Gloucester Shire for many years. The general trend as can be seen from the graph 1 indicates a steady upward trend. The Hunter Valley Research Foundation suggest that the 2001 ABS figures were not an accurate assessment of the resident population and suggest the estimated resident population was much closer to the 1996 figures than the census suggests

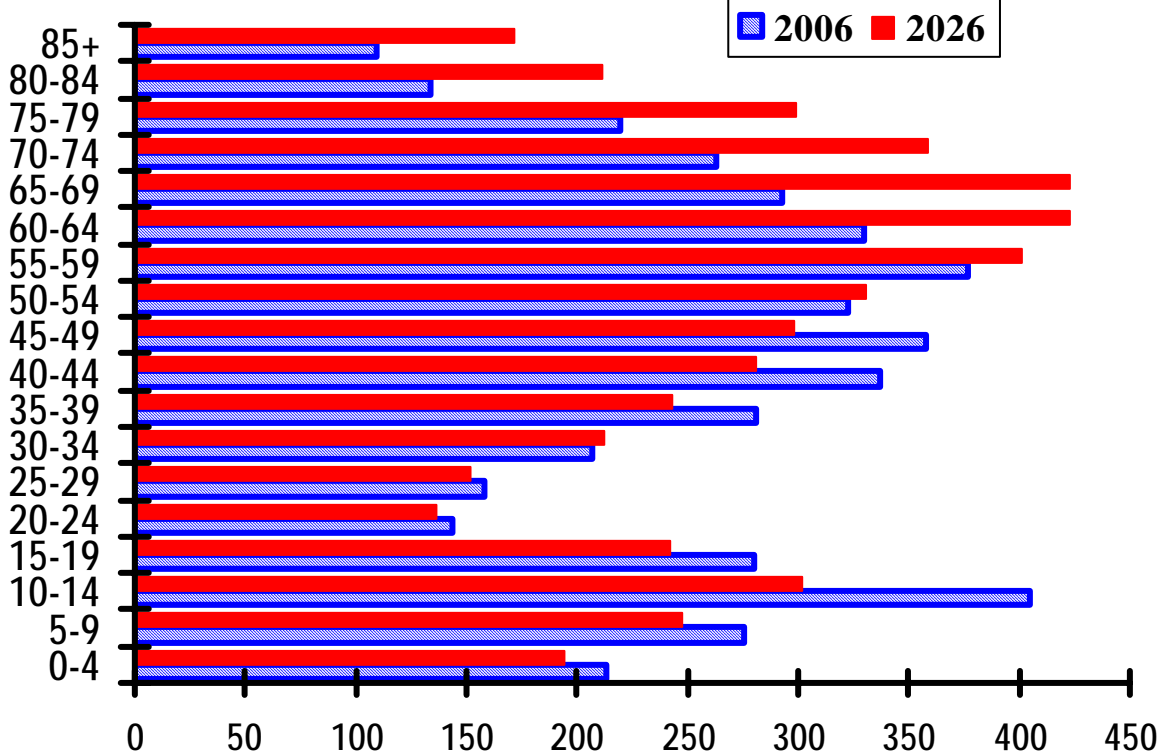
Population Growth in Gloucester



Projections

The Hunter Valley Research Foundation also predicts further future increases in population with the trend towards an aging of the population projected to continue, providing challenges and opportunities as the requirements for increased age care and health related facilities increase.

POPULATION PROJECTION BY AGE GROUP. (HVRF 2003)



Population Numbers

The Communities Key Industry Profile

Introduction

Gloucester's industry base has historically been made up of beef, dairy and timber production, with the introduction of coal mining and tourism in recent times generating significant employment opportunities and income. Despite the changes to traditional industry through deregulation and resource allocation issues, agriculture and timber production still play a major role in the community's economy, and added to that is a growing economic contribution which now comes from people seeking the lifestyle change or a tourism experience and a strengthening base of commercial and industrial businesses.

Industry Profile	1981 (%)	1986 (%)	1991(%)	2001(%)
Agriculture	28.8	31.5	24.8	22
Mining	0.2	0.3	0.0	4.5
Manufacturing	10.7	9.9	10.9	8
Electricity, Gas Water	1.2	0.6	0.9	0.32
Construction	5.1	3.0	4.8	7
Wholesale, Retail Trade	13.3	14.5	16.1	16.5
Transport, Storage	5.8	7.4	4.5	4.5
Communication	1.9	1.3	0.8	1.3
Finance, Property, Business	3.7	4.9	5.4	7.3
Public Administration, Defence	3.6	5.2	3.7	6
Community Services	12.2	14.1	13.4	14.6
Recreation, Personal, Service	5.4	3.5	6.4	7.2
Not Classed/Not Stated	8.3	3.9	8.4	2.6

Coal

Coal mining is a major industry in Gloucester, and provides employment directly in physical mining, and indirectly through the associated haulage and engineering contractors who provide support. The Stratford and Duralie Mines are open cut mining operations producing coal for export and domestic markets, with recent saleable production levels of approximately 1.66 million tonnes per annum. Coal Mining in the Stratford and Wards River areas has been occurring for approximately ten years. Direct mining activity and service sectors in the Gloucester area account for approximately 100 jobs and is set to continue for at least another decade with an extension at Duralie and plans for future underground mining.

Tourism

The fastest growing industry contributing to the Gloucester economy is the tourism sector, now estimated to contribute over \$21 million into the local economy per annum. The World Heritage rainforests of the Barrington Tops, and the Bucketts Range and river systems provide a unique visitation combination only a few hours north of Sydney, the



Central Coast and Newcastle. Gloucester is considered to have the most reliable river system outside the Sydney basin, making it a perfect destination for canoeing and kayaking. This, along with the increasing popularity of Thunderbolts Way as the fastest route north to Queensland and the Bucketts Way as a Tourist Drive, places Gloucester in a great position to capitalise on the wonderful balance of passive and active recreation which create a positive tourism and lifestyle experience.

Agriculture

Agriculture has historically been the strongest economic influence in the Gloucester area with 700 holdings providing for beef, dairy and now significant volumes of niche agribusiness production items for local and regional markets. Agriculture is still a major income provider with these producers contributing approximately \$21.5 million in income to the local economy on an annual basis (ABS data).

Dairy farms produce around 22.5 million litres (\$7- 8 Million) of milk per annum, with herd sizes rising and dairy producer numbers falling as the pressure of globalization and industry competitiveness continue to bite.

Beef related properties provide annually approximately 19,000 head or approximately \$9.5 million worth of production into the community, with most of the slaughter production going to regional meat process facilities in Singleton, Inverell and Wingham. Store cattle are also sold for feedlot production and for grass fattening in other regions.

There are also a number of boutique agricultural industries, including; Goats, alpaca, silver perch, organics industry herbs and many more. These industries have adopted innovative marketing networks for their products, which increase financial returns. Many of these producers also form part of an agricultural experience tourism network which allows tourists to engage in and feel a part of a working farm system.

Commercial/Industrial Sectors

Over the last decade there has been a considerable growth in the number of Industrial and commercial based businesses operating in Gloucester. The community has a wide range of retail businesses including: two supermarkets, a number of fashion and apparel stores as well as furniture and electrical outlets. There are numerous variety stores and a number of locations catering for the builder and home handy man.

Gloucester now has a number of businesses involved in specialist metal fabrication and manufacture, with product for export and domestic consumption. The products range from underground mining vehicles, through to small unique agricultural operating equipment. There is also a role for local firms in the repair, refit and maintenance of mining equipment and farm related vehicles and tractors. These businesses provide employment opportunities and trades skills for a lot of Gloucester's young people. A number of these businesses form part of a steady growth of new businesses which have relocated into the area from other regions in the State.



Housing

Residential Dwellings Market

The desire of people to relocate to Gloucester and the resultant strong housing demand has led to a steady escalation in housing prices, so much so that over a three year period older timber homes have close to doubled in value. Indicative values for standard dwellings and average residential land lot prices are listed below.

Timber clad Iron Roof dwellings	\$165- 240,000
Brick and Tile 3 bedroom	\$200- 320,000
Larger Homes / Rural Lifestyle blocks	\$350,000 and upwards



Residential Rental Market

The demand for rental properties in Gloucester is currently extremely strong and expected to continue to be strong given the growth in the economy, and the current prices for residential dwellings. The growth of employment opportunities in the town and continues to add pressure to the rental market for all forms of residential accommodation and early contact with local agencies, supported by references is encouraged to secure accommodation quickly..

Rental accommodation is available across a the wide spectrum of types and styles from traditional timber and iron cottages to brick and tile dwellings built in recent years in the later developed subdivisions. Indicative rental prices are outlined below however for a more individual or specific enquiry, contact should be made with local real Estate Agencies. (Listed at the rear in Contacts)

<u>Description</u>	<u>Rental per week</u>
3 Bedroom (Gloucester – Garage)	\$180-\$240
3 bedroom (outside Gloucester – Garage)	\$145-\$230
2 Bedroom Unit – Carport	\$130 -200

Storage units (Ave 3 x 3 metres)

\$20.00 + GST

Business

Commercial Premises

Gloucester offers a number of different opportunities for the potential relocating or new start up Business. These opportunities include mains street retail and commercial premises, service business opportunities and the traditional industrial area business opportunities. The town has a very active and supportive Chamber of Commerce, whose membership is willing to work with new businesses and their objectives.

Council is happy to conduct pre development application meetings with potential developers and copies of Council's Commercial Strategy and Local Environment Plan are available for the potential purchaser's perusal. The Commercial strategy sets out the planning vision for the Gloucester District for the next 10-20 years and gives some direction with potential land uses and current land zonings in the shire. These documents are available by contacting council or by referral to the Gloucester Shire Web Site from the top left and side of this page.

Retail and Commercial Land Options

The business centre or CBD precinct is a traditional regional town business area with numerous different styles and sizes of retail premises. Although the centre currently has 100% occupancy there are options to access space in both the main street area and in secondary streets in more professional/ commercial type premises.

Due to the high occupation levels the leases available, tend to longer term leases on negotiated terms, but with values of around so much to so much per square metre. There are both premises available for purchase and lease and potential businesses should discuss their requirements with local Real Estate Agents to secure advice on currently available opportunities and cost structures for the same.

Industrial Land

Gloucester has a significant area of land set aside in a number of dedicated 4a industrial subdivisions which are adjacent to the southern entry to the town. The industrial areas reflect both the historical industrial area with smaller lot sizes and much closer to the business centre and as you move southward a wider selection of lots sizes and layouts to reflect the needs of most business in the later developed industrial lots.

For new Businesses to town there are three options to secure premises;

1. Purchase a parcel of land and proceed with a development.
2. Purchase an existing land lot with operating facilities already established
3. Look to lease premises within the industrial zone that will allow your development to operate.

Purchase Land Option

Of the Industrial zoned land in Gloucester about 70% has been developed and there are a number of undeveloped lots currently available for sale. Lots vary in size from 1000 square metres to almost 5000 square metres and can be purchased for approximately \$25.00 – 40.00 per square metre. Interested purchasers should approach local agents with a view to potential purchases

Purchase of existing Premises

Like the stocks of undeveloped industrial land there are a number of lots available in Gloucester, which have buildings and structures already established which are available for sale. Contact with local agents will give you a good snapshot of values and what is available for any given figure.

Lease of an Establishment

There are currently a number of facilities available for lease in the Industrial area and a number of landowners who are prepared to develop purpose built premises based on reasonable length and terms of tenancy. Current lease rates obviously depend on the facilities available but can be negotiated for approximately \$250 -\$600 dollars a week with actual available shed space at approx \$50 -\$75 per annum.

Council or any of the local agents have a database of businesses committed to the development of purpose built lease facilities should you seek to obtain such information. Contact Councils Economic Development Officer Ph 65385250

Real Estate Enquiries

Dwyer Young PRD

James Gooch – Ph - 65581205 – 76 Church Street, Gloucester

www.dwyeryoung.com.au

Elders Real Estate

John Hannaford – Ph - 65582922 – 38 Church Street, Gloucester

www.elders.com.au/gloucester

Ellis and Butler

Ben Mitchell - Ph - 6558 9901 -137 Church Street, Gloucester

www.rural marketing.com.au

Gloucester First National

Kim Wiesner –Ph - 6558 9077 - 135 Church Street Gloucester

www.gloucesterfirst.com.au

Webb Brothers

Richard Webb – Ph - 65581507 – 83 Church Street, Gloucester

www.webbs.com.au

Infrastructure

Transport

Gloucester is situated on the North Coast Rail line which is one of the highest volume rail freight network lines in the state. There are daily freight services running north and South, with freight going direct to Newcastle, Sydney and Brisbane. There are Port Facilities in Newcastle and Sydney with access by both Road and Rail.

The Bucketts Way links Gloucester to the Pacific Highway at Both Taree and just south of Karuah offering good road freight linkage to Newcastle in less than 80 minutes and Sydney in less than three hours.

There is a regional airport located 55 minutes away at Williamtown, providing a daily air service to Sydney, and a light aircraft strip located five minutes south of Gloucester.

Telecommunications

Broadband Internet Access

The Gloucester and Barrington Telephone exchanges were ADSL Broadband enabled in 2004, giving residents within a 4-5 km radius of those exchanges access to High speed internet services. There is also now a radio wire mesh service servicing the district with services having commenced in October 2005. This service provides access to a number of isolated population centre's, north and south west of Barrington Village and around Gloucester itself, and can be extended dependant on demand. Some of the much more isolated landholders in the area utilize a satellite based internet service

Telephone Services

The topography in the Gloucester District is typically very undulating and in places very rugged which does not augur well for mobile phone service coverage, although the town, immediate surrounds and more eastern districts are well served by an analogue service.

Water and Sewer

The Gloucester Shire Council has two separate Water supply services, one of which services the Village of Barrington and the other the township of Gloucester. The proposal is in the future to combine those services and provide a single and comprehensive water supply service to all the urban based residents of the Gloucester Shire. With the planned expansion of Barrington there will be a significant call for additional water supply in that area and the growth of Gloucester and the immediate lifestyle and rural residential lots in the immediate surrounds has led to a significant increase in over all demand for residential consumption of water. The Council is committed to the supply of water to these rural residential and lifestyle lots within the immediate town area.

Council also seeks to have and is committed to having these same lots serviced by the town sewer as the soil types are not particularly conducive to the successful operation of individual septic systems on smaller, more closely settled Rural Residential lots.

Professional Services – Please refer to Business directory

Surveyors

Calco: - King Street Gloucester

Solicitor

Bowen-Thomas and Barlow: - Church Street Gloucester

Ray Martin: – Queen Street Gloucester

Accountant

Berry Clifton Garrisons: Barrington Street Gloucester

Nick Preo: King Street Gloucester

Rob Moore and Associates: Church Street Gloucester

Rex Barrett: Church Street Gloucester

Trades Skills and Contractors

Builders

G. W.G Constructions P/L - 6558 1343
David Robinson - 6558 9284
Rendell and Faull P/L - 6558 4295
K. E and L A Forbes - 6558 1305
Stephen Byrnes 6558 9540
Peter Jones 6558 1673
Nathan O'Brien 0419 483 272

Electricians

Townsend Electrical 6558 2144
Gloucester Electrical 6558 0226
Wayne Salvestro 6558 3156
Robert Miller 6558 9313
Bucketts Way Elect 6558 1503
Paul Wise 6558 7440
Ralph Groves 6558 7478

Bricklayers

CJ Beattie 6558 1917
Gary Webeck 6558 1810

Plumbers

Bruce McKechnie 6558 9609
Tony Pike 6558 4293
Ashby Plumbing 6558 2083
DB Plumbing 6558 2900
Mark Lukas 6558 9661
Redman's Earthmoving 6558 2244

Earthmoving/ site preparation

Lauries Earthmoving 6558 1174
Whatmore's 6558 2101
Redman's 6558 2244
Mark Edwards 6558 2850
Meco Pty Ltd 6558 7523
Sansoms 6558 2040
Mark Harris 6558 2513
Peter Daly 6558 9242
Philip Crawley 0428421032
Eledco – Kanga Hire 0410 733 515
Bernie's Bobcat 6558 2105

Concrete

Readymix 6558 1308
Matt Whittaker 6558 9576
Greg Ashbrooke 6558 9047

Crane Hire

John Gorton 6558 1955

Services and Facilities

Introduction

Gloucester has a great range of services to meet the needs of very individual and families alike. This information sheet is designed to set out the major facilities which are most commonly sought after and does not purport to list all available service or facilities.



Education and Training

There are a wide range of education facilities for young people in Gloucester and also options for retraining and education for older people, which include:

- A number of child minding facilities
- A day care centre and a pre- school
- Five primary schools
- Gloucester High School
- Gloucester Online which is a registered training organization
- Various TAFE extension courses are provided in Gloucester.
- A TAFE Campus at Taree provides for the widest range of training
- Newcastle University Campus is only 80 minutes away

Medical Facilities

Gloucester is blessed with a number of very progressive and well equipped medical and Aged care facilities including:

- A modern five doctor medical centre in close proximity to the Town centre.
- Aged Care Services – nursing home, hostel, respite care and community transport.
- Dentist services
- Chiropractic,
- Indigenous Community - specific health service
- Support Groups: Arthritis, Stroke, Asthma, Counseling, Alcohol and Drug.
- Ambulance Station and Service,
- A general hospital and Community Health Centre with good range of services including:
 - X ray services
 - Physiotherapy
 - Pediatric
 - Palliative Care

- Geriatric Care

Sport and Recreation

Gloucester District Park is the home for most of the magnificent range of sporting facilities which satisfy the needs of the young and older residents in almost every sphere of sporting activity imaginable. The Park area is home to a large indoor recreation centre, the Olympic size swimming pool, athletics, football and many more sporting facilities



There are some twenty five different sporting groups which assist with maintenance of facilities, preparation and co-ordination of their various events and registration for would be participants. These various associations are represented on the Gloucester Sports council which acts for the individual groups and looks to maximise benefits for the groups and individual sportspeople through cooperative arrangements and coordination of sporting activities.

On the Bucketts Way just south of the town centre is the 18 hole Golf Course and associated Club house, which are recognised throughout the region as high class facilities within the magnificent backdrop Bucketts Range.

Late evening view of the Gloucester Golf Course



Transport Transport

Gloucester is located on the North Coast Rail line which runs from Sydney north towards Brisbane and services communities up the Coast with both freight and Passenger rail services. CountryLink services run twice daily on the line and the trip to Sydney takes approximately four hours. In addition there is a weekday service from Gloucester to Newcastle which takes approximately one and a half hours. Bus transport options to Taree are available on weekdays and a commercial service to Forster is currently being investigated.

The town has a twenty four hour taxi and hire car service as well as a number of community transport options provided by a local based community based group which can provide transport within the town or to Taree/Newcastle, etc for specialist medical appointments or social functions and shopping.

Your Contacts in Gloucester

Enquiries:

Gloucester Shire Council Administration Building

Ph: (02) 6538 5250

Fax: (02) 6558 2343

Email: council@gloucester.nsw.gov.au

Refer enquiries to the Director of Planning & Environment

- For zoning and development application type issues.

Refer enquiries to the Economic Development Officer

- For land availability, costing and assistance with general enquiries.
- Referral to Local Real Estate Contacts or other industry networks contacts