



NEW ENGLAND INVESTMENT PROFILE



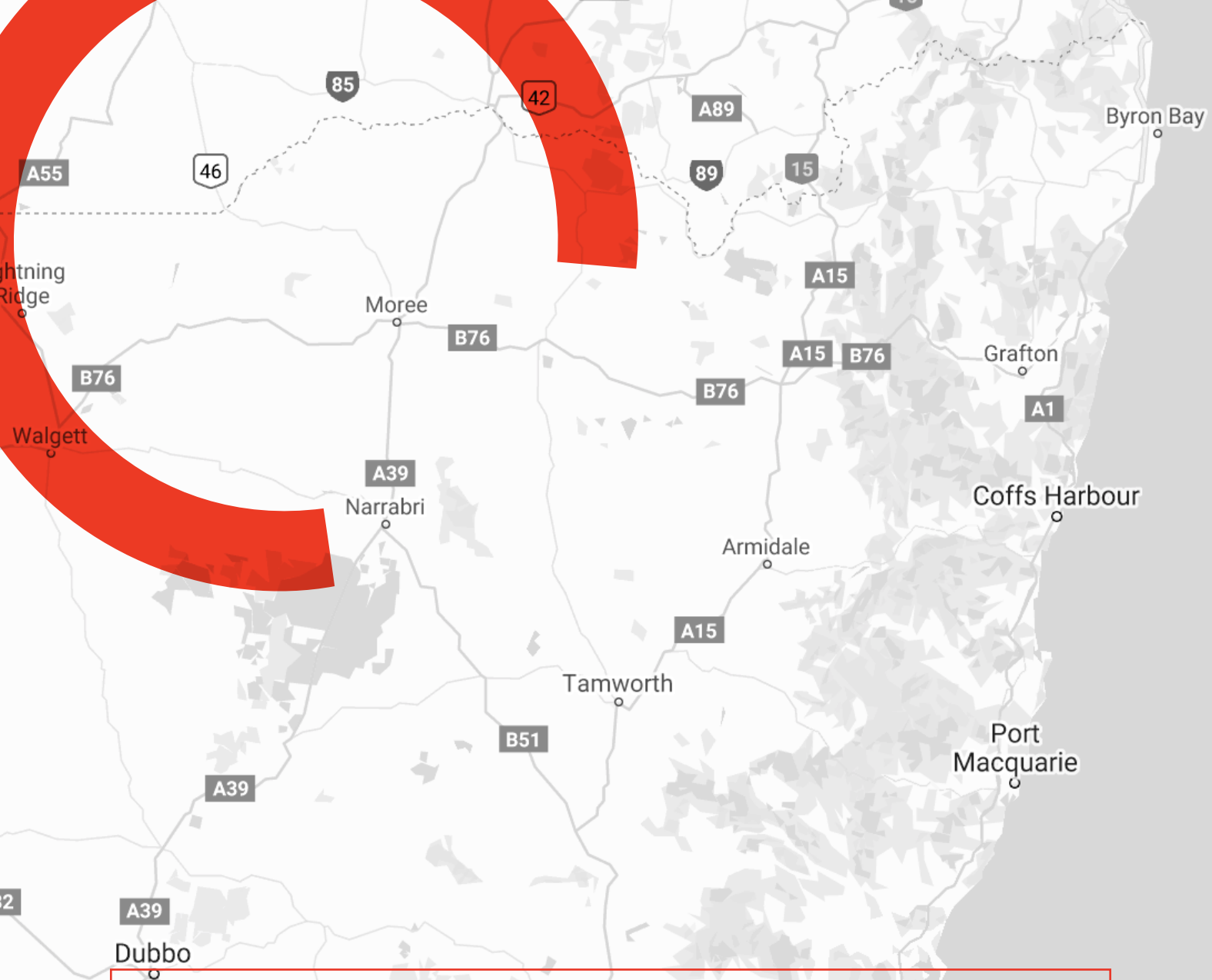
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CONTENTS

- 03 Introduction - New England Region
- 04 Population & Employment
- 05 Agriculture & Agribusiness
- 06 Education
- 07 Transport & Distribution
- 8 Lifestyle
- 9 Tourism
- 10 Health
- 11 Ticking all the boxes



NEW ENGLAND REGION

The New England and North West region of New South Wales is located in the north of the state and west of the Great Dividing Range. The region's cities and centres are rich in heritage, history and character.

An agricultural powerhouse, the strength of the sector is underpinned by favourable climate and soils, access to national and international markets, strong broadacre cropping and grazing sectors and emerging intensive agriculture and food processing sectors.



POPULATION & EMPLOYMENT

The New England and the North West NSW region has experienced positive population growth driven by lifestyle migration from Sydney and interstate.

Population growth 2013-2018:

- Armidale: 29,449 +3.14%
- Gunnedah: 9,723 +3.86%
- Tamworth Region: 62,770 +4.56%
- Inverell Region West: 11,660 +4.7%

The move to less urban and rural areas is driven by a range of factors, including the pursuit of a lifestyle change, more affordable living, and leaving urban stresses such as traffic and higher density living

Australian Bureau of Statistics (ABS) data from the February 2020 Labour Force Survey indicate that around 93,000 people were employed in the New England and North West region. The region accounts for 2 per cent of total employment in New South Wales and 19 per cent of all people employed in the New South Wales agriculture, forestry and fishing sector.



Total population
over 151,000



Tamworth population
over 62,000



AGRICULTURE & AGRIBUSINESS

In 2018–19, the gross value of agricultural production in the New England and North West region was \$1.8 billion, which was 15% of the total gross value of agricultural production in New South Wales (\$11.7 billion).

Agricultural land in the New England and North West region occupies 79,400 square kilometres, or 80 per cent of the region. The most common land use by area is grazing modified pastures, which occupies 39,200 square kilometres or 40 per cent of the New England and North West region.

The region's agribusiness, horticulture, mining and renewable energy sectors have been expanding because of the productive climate, rich soils, and the availability of coal, solar and wind resources.



cattle & calves
\$611 million



cotton
\$390 million



wool
\$115 million



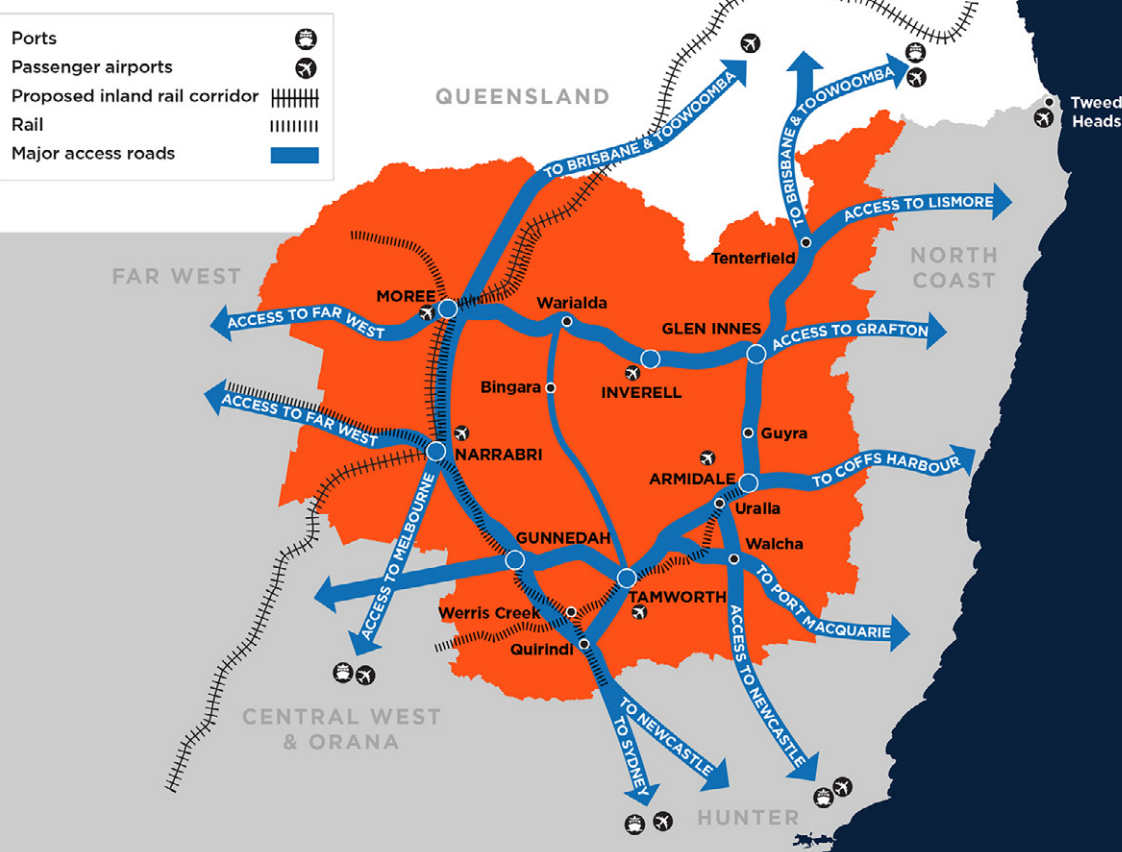
EDUCATION

The education facilities in the region are diverse, with major campus of TAFE New England, University of Newcastle's Department of Rural Health, University of New England campus, Tamworth Community College, Regional Conservatorium of Music, Northern Inland Academy of Sport, College of Country Music and numerous flight training and aeronautical schools with associated facilities. The region contains 39 primary and secondary schools including both government and independently run.

The New England Institute of TAFE has a decentralised regional presence utilising the latest technology in the conduct of courses and training to match employers' needs and has been nationally recognised as a training provider of choice.

The University of New England (UNE) is the oldest regional university in Australia and has a worldwide reputation as a regional leader in higher learning.

The Tamworth Agricultural Institute (TAI), located on 80.83 hectares, is the principal research institute for the cropping zone of northern inland NSW. It is a Centre of Excellence for Northern Farming Systems and is dedicated to helping ensure agricultural industries and rural communities remain economically viable and ecologically sustainable.



TRANSPORT & DISTRIBUTION

Road

The region is strategically located to benefit from being dissected north to south by two of Australia's major highways the New England in the east and the Newell in the west. As a result, a reliable land transport corridor is available to Sydney, Brisbane Melbourne and all areas in between and beyond. The two highways are linked from east to west by the Oxley, Gwydir and Bruxner Highways. The region is linked to one of the fastest growing areas in Australia (the NSW mid north coast and far north coast) by the extension of the Oxley, Gwydir and Bruxner Highways as well as the Waterfall Way. The port of Newcastle is connected by the Thunderbolts Way and the New England Highway.

Rail

Daily passenger rail services extend from Moree in the west and Armidale in the east to Sydney. Freight rail services extend from Moree in the west and Tamworth in the east to the Sydney and Newcastle port system and are utilised for the region's growing export trade.

Aviation

QANTASLink operate daily return services to Sydney from major facilities at Tamworth and Armidale, which also feature world-standard flying schools, aircraft maintenance and charter services.

Tamworth airport features QANTASLink maintenance facilities for Dash 8 aircraft, together with companies maintaining general aviation aircraft. The BAE flying school and Australian defence flying facilities operate from the airport, together with general aviation pilot training companies.



LIFESTYLE

Boasting a dynamic and progressive view to culture and the arts, the New England regions major cities has a vibrant and growing retail sector, ranging from major shopping centers and main street shop fronts to exclusive boutique outlets.

Tamworth is home to three major entertainment centres catering for local, national and international artists and shows. The annual Tamworth Country Music Festival held over 10 days, drives over 200,000 visitors to the region with 700 artists performing at over 2,800 events across 120 venues.



TOURISM

Tourism is an industry featured across the region from the rugged gorge country and national parks on the New England Plateau through the slopes to the rolling plains of the North West. The emerging food and wine industry will become a growing source of tourists/visitors along with the established products of regional nature-based tourism, traditional and modern architecture and agri-tourism.



HEALTH

Health care is one of the fastest growing industries in Australia and Tamworth's health infrastructure and services play a crucial role in the economic growth of the region. The sector is the largest employer (11.9%) and generates \$104 million in exports.

The Tamworth Community Health Service is part of the Hunter New England district and hosts the Rural Referral Hospital, the only one of its size within a 3 hour radius. The hospital provides 265 beds with a 24 hour Accident and Emergency Department, high level Surgical and Medical services, including a Diagnostic Cardiac Catheterisation laboratory, Burns Unit, Rehabilitation services (including Brain Injury), a Diabetes Centre, Banksia Mental Health Unit, Renal services, Oncology, Radiology and Pathology. Tamworth Community Health Centre is located adjacent to the hospital, providing access to a range of community health services.

The Health Care and Social services sector provides over 3,400 local jobs (11.9% of total jobs). The major hospitals in the region are Tamworth Public and Private Hospitals, the North West Cancer Centre, Armidale Private Hospital and the Armidale Rural Referral Hospital, all providing acute health care services to the region.



New England ticks all the boxes:

- Strong rental demand
- Low vacancy rates
- High rental yield
- Growing population
- Affordable price point
- Appealing to families
- Solid transport, retail, medical, educational and road infrastructure
- Efficient transport networks
- Strong prospects for future capital growth

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