



Tenterfield Shire Local Government Area



**Regional
Development**
Australia
NORTHERN INLAND NSW



TENTERFIELD SADDLER

THE TENTERFIELD SADDLERY
The Tenterfield Saddlery is a family business that has been established in Tenterfield since 1880. We are proud to be the only saddlery in the area to offer a full range of saddles, boots, and riding equipment. Our saddles are made from the finest materials and are designed to provide the most comfortable and secure fit for your horse. We also offer a wide range of boots and riding equipment, including saddles, boots, and riding gear. Our experienced staff are happy to assist you in choosing the right equipment for your horse and riding style. We are committed to providing the highest quality service and products to our customers. Visit our website at www.tenterfieldsaddlery.com.au for more information.

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Tenterfield Shire Local Government Area

At a Glance

Located a comfortable three hours' drive from Brisbane and the Gold Coast, Tenterfield & District provides the perfect Gateway to the New England High Country & North West New South Wales. Presenting four definite seasons against a backdrop of rugged mountain beauty and in contrast to the serenity of rural landscapes, the surrounding bushlands of Tenterfield and its six (6) villages of Drake, Jennings, Legume, Liston and Urbenville becomes a colourful carpet of wildflowers in spring. Warm summer days are followed by cool evenings then transformed into a blaze of rich colours as tree lined streets change through the autumn hues. Brisk winter nights give way to the welcome warmth of winter sunshine. Tenterfield is truly a town for all seasons.



Land area (sq. km)
7,322



Population
6,980



Gross Regional Product (\$M)
289

Major industries of employment



Education & Training



Agriculture
(broad acre cropping,
cattle)



Health care
and
social assistance



Retail trade



Accommodation
and
food services



Construction



Average annual wage
& salary income
\$36,232



Average weekly rents
(3 bedroom)
\$240



Average monthly
mortgage
\$1,297



Median house price
(3 bedroom)
\$189,000



Average value of private
sector building development
\$159,000

Contact information for Economic Development Harry Bolton
Ph: 0411 221 024 | Website: www.tenterfield.nsw.gov.au





Investment Opportunities

Current Projects

Recent and potential projects in the Tenterfield Shire include:

- Bolivia Hill Highway Realignment (\$70m) – improving the freight task on the New England Highway;
- Heavy Vehicle Bypass (\$50m) – improving the freight task on the New England Highway;
- Bruxner Park/Town Square (\$1m);
- Northern Growth Corridor - Mt Lindesay Road (\$27m) – improving freight access to Qld and across to the north coast;
- Development of a new industrial land estate, with reduced purchase prices for developments deemed to have a positive effect on the Tenterfield community – contact Mr Harry Bolton on (02) 6736 6000.



Investment Opportunities

Agriculture (cattle and sheep, cropping) have traditionally been the mainstay of the Tenterfield 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 logistical pathways are changing in the digital era and that Tenterfield has an opportunity to take advantage of these changes. The opportunity exists to build a more stable income base for this regional economy, to boost resilience, and where possible to compete, and engage in more value adding to capture a greater share of emerging markets.

There are several investment opportunities of significance the Tenterfield Shire:



Agriculture accessing North 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 are opportunities to develop the technology which makes agricultural products traceable for North Asian/Chinese consumers;



Transport – upgrading the Mt Lindsay Road to the north of Tenterfield would substantially improve the freight links to and from south east Qld and the north coast;



Recent development of the Brisbane West Toowoomba Well Camp Airport provides excellent export opportunities for New England produce to the Asian markets;



Strategic location – on the New England Highway 3 hours from Brisbane/the Gold Coast and on the Bruxner Highway giving access to the North Coast of NSW and western inland regions of NSW and Qld;



Forestry – significant public and private native forest resources in the shire. This provides scope for investment in timber processing and renewable energy options based around biomass including wood pellet manufacturing for domestic and industrial heating. The export market for wood pellets in Europe is growing rapidly. There is also a significant market for hardwood timber landscaping products in Brisbane which the Tenterfield LGA is well located to supply.



Aged care – there is potential for further expansion of housing for the aged by private developers, and for upgrades to existing health facilities.

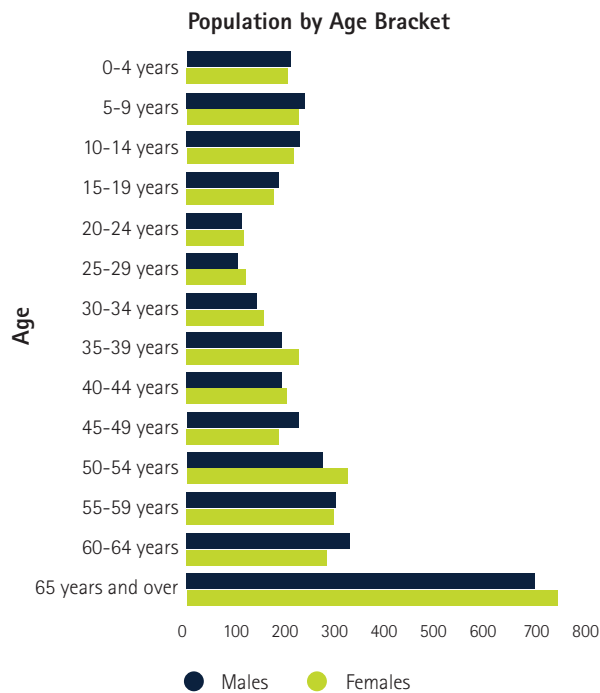


Tourism – the abundance of natural assets in the region provides opportunities for adventure and nature based tourism such as 4WD tours, nature tours, mountain biking and touring biking (cycling), farm stays and fishing.

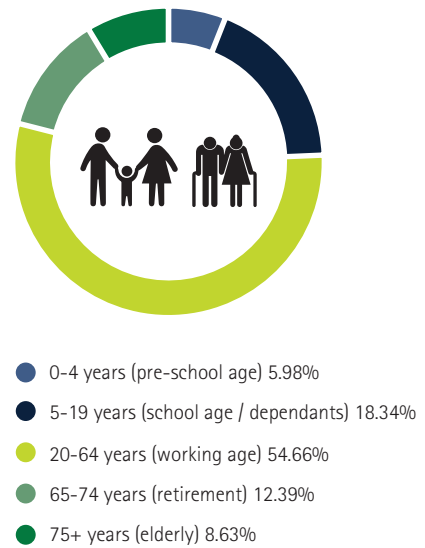
Community Profile

Population

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



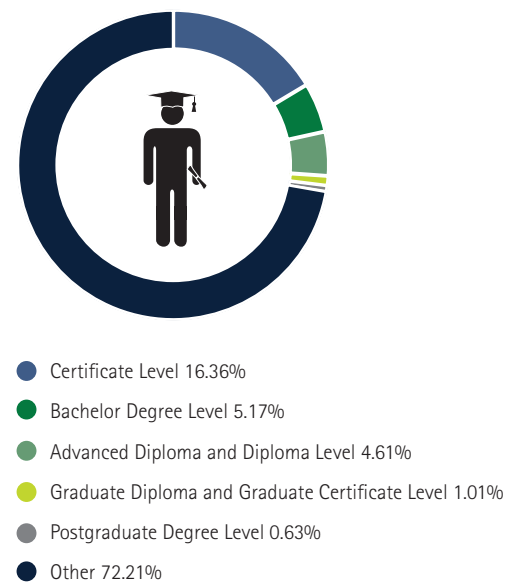
Lifestage (%) – Tenterfield



Education

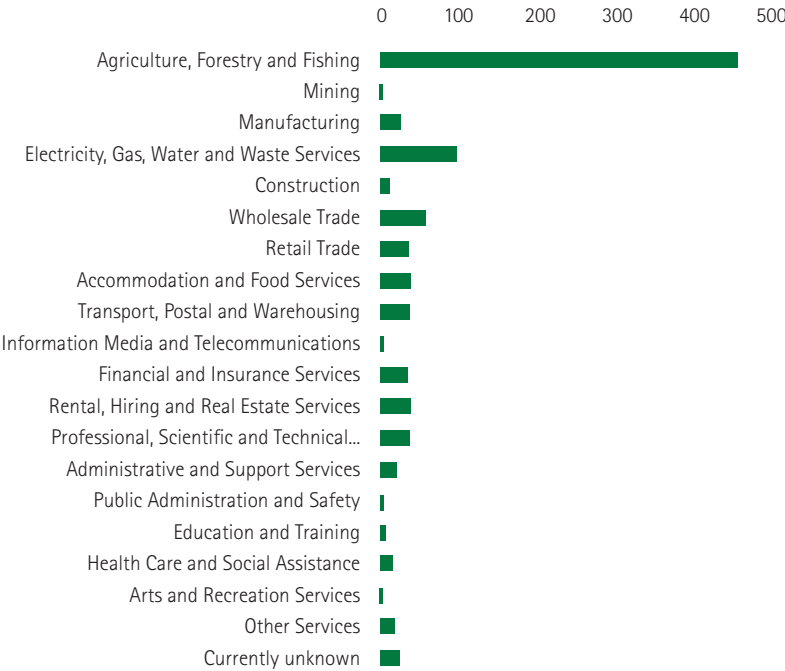
- 16.4 % had 'Certificate Level' qualification
- 5.2 % had 'Bachelor Degree Level'
- 4.6 % were 'Advanced Diploma and Diploma Level' qualified

Highest Qualification (%) – Tenterfield

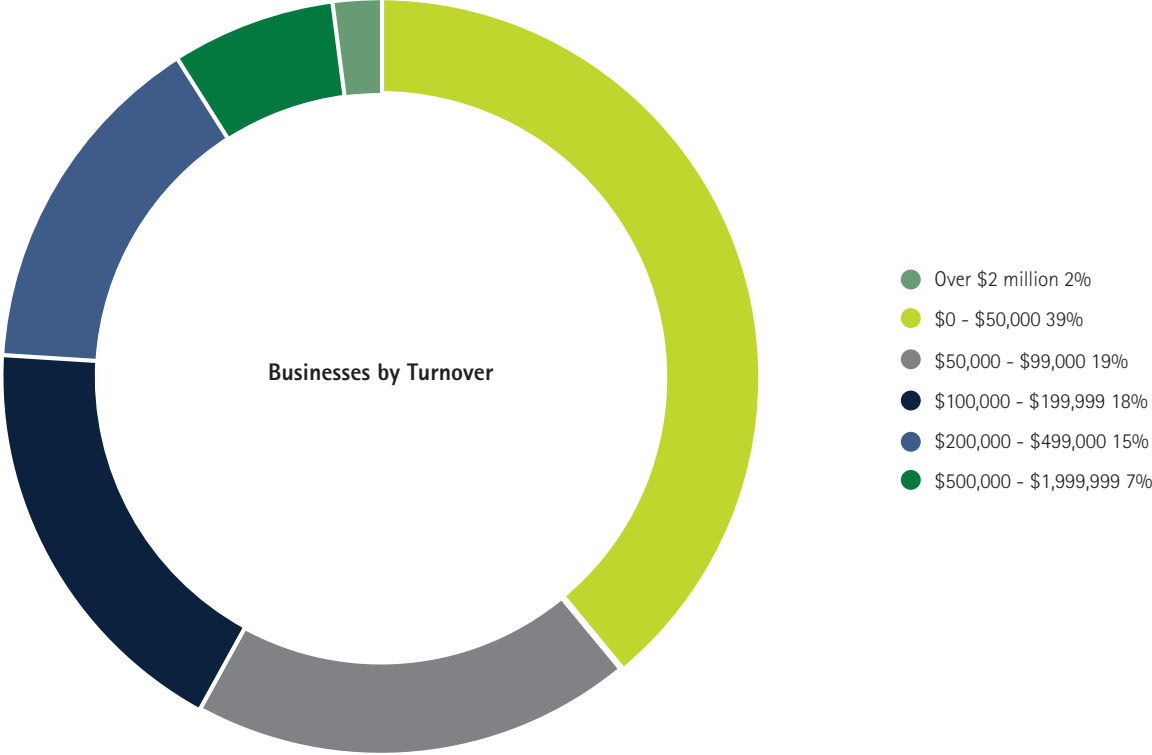


Business Activity

Businesses by Industry

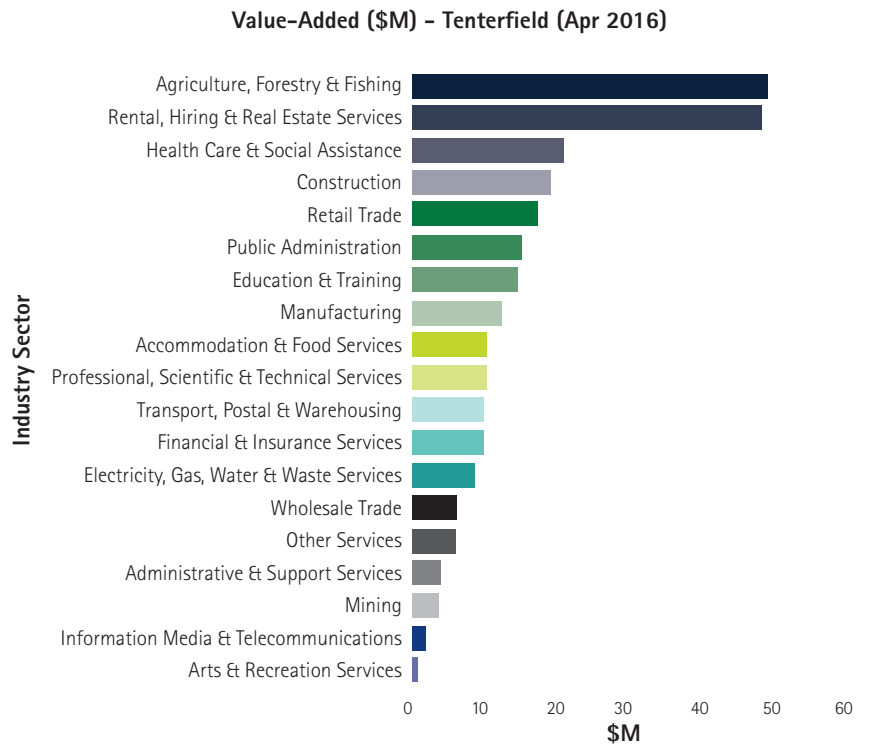


Businesses by Turnover



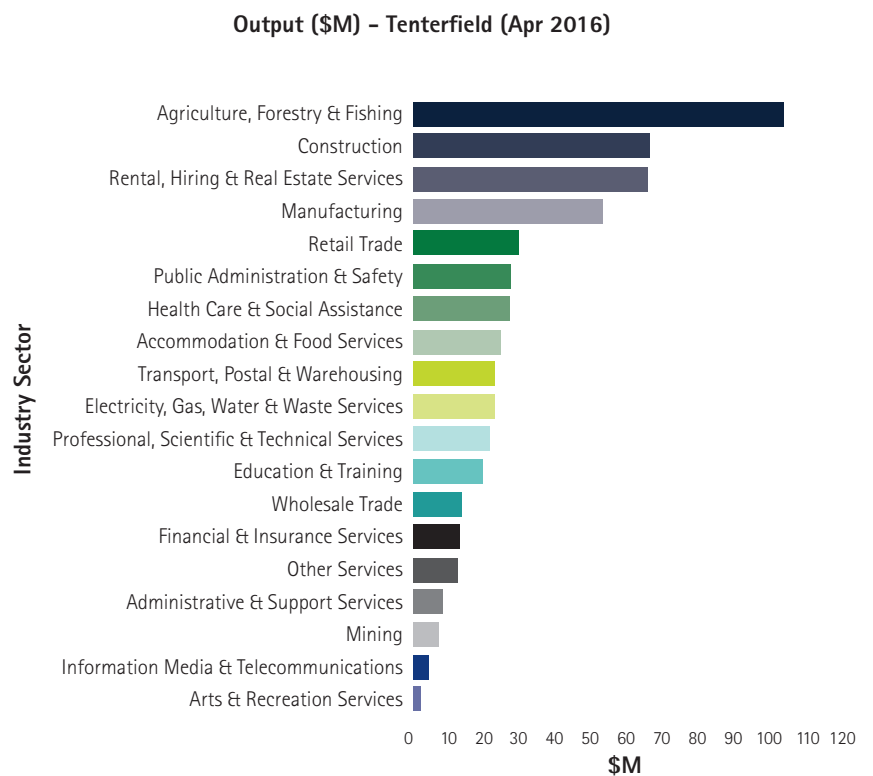
Value-Added by sector

This graph shows the value that is added by industry sectors in Tenterfield to intermediate inputs. The total value-added estimate for Tenterfield is \$270.502 million. Value-added is a reflection of the returns to capital and labour generated by each sector and hence the potential profits which can be re-invested.



Gross Regional Product

- Per Capita Gross Regional Product \$44,000
- Per Worker Gross Regional Product \$156,000
- The graph to the right shows the gross revenue generated by businesses and organisations in Tenterfield. The total output estimate for Tenterfield is \$537.194 million.



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
24	0	25	4,070	0	1,006	5,076	846	5,922

Property and Land (April 2016)

House Prices (realestate.com.au)

The median sales price for houses in Tenterfield in the last year was \$220,000. Compared to the same period five years ago, the median house sales price for houses increased 18.3% which equates to a compound annual growth rate of 3.4%.

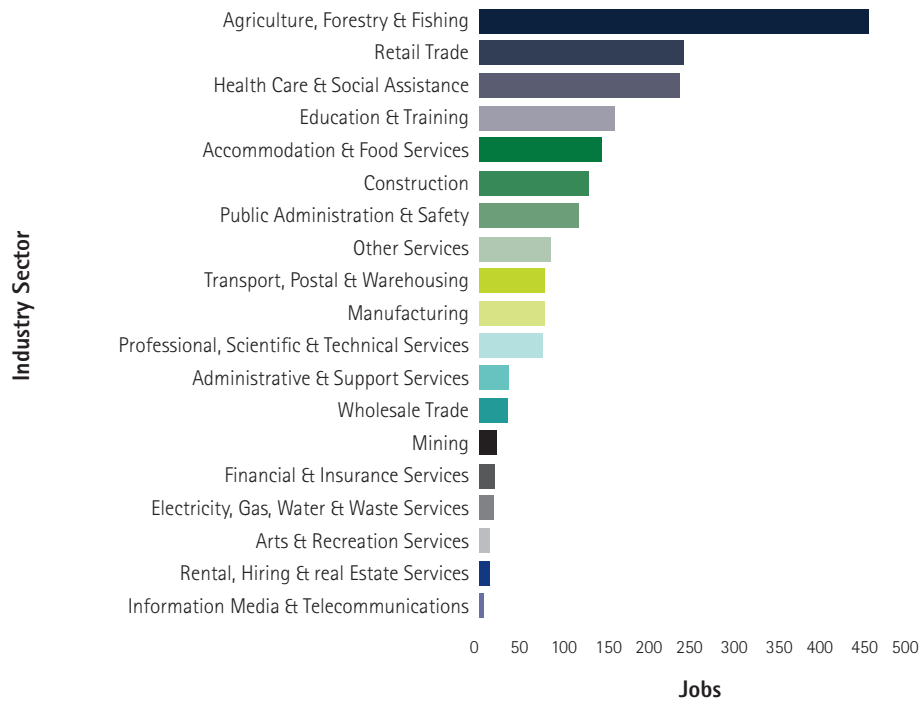
Rental Yields (realestate.com.au)

The rental yield for houses in Tenterfield was 5.7% over the preceding 12 months.

Employment

This graph shows the number of employees whose place of work is located within Tenterfield. The total employment estimate for Tenterfield is 1,936 jobs.

Employment (jobs) – Tenterfield (Apr 2016)



Labour Force Status

Not in the labour force	2,375	34.88%
Employed, worked full-time	1,508	22.14%
Employed, worked part-time	909	13.35%
Employed, away from work	169	2.48%
Unemployed, looking for full-time work	116	1.70%
Unemployed, looking for part-time work	72	1.06%
Not stated	362	5.32%
Not applicable	1,299	19.07%
Total	6,810	100.00%

Tenterfield (2011)

Persons	%
2,375	34.88%
1,508	22.14%
909	13.35%
169	2.48%
116	1.70%
72	1.06%
362	5.32%
1,299	19.07%
6,810	100.00%



Tourism

Key Measures

Visitors (000's)	151
Nights (000's)	189
Average Length of Stay (nights)	2.3
Expenditure (\$ Million)	34
Spend per visitor (\$)	372
Spend per night (\$)	129

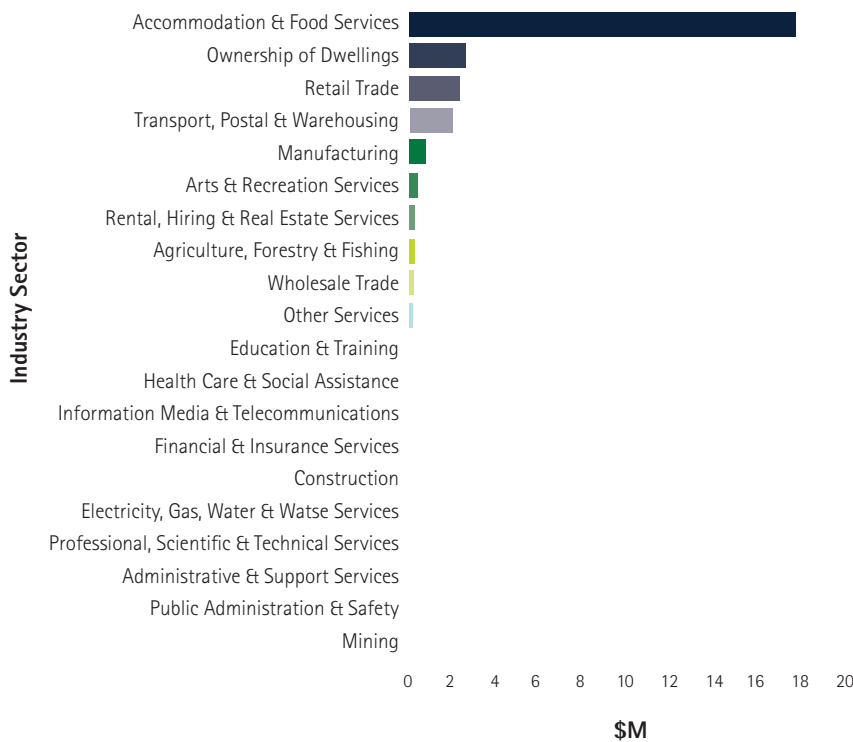


Key Attractions:

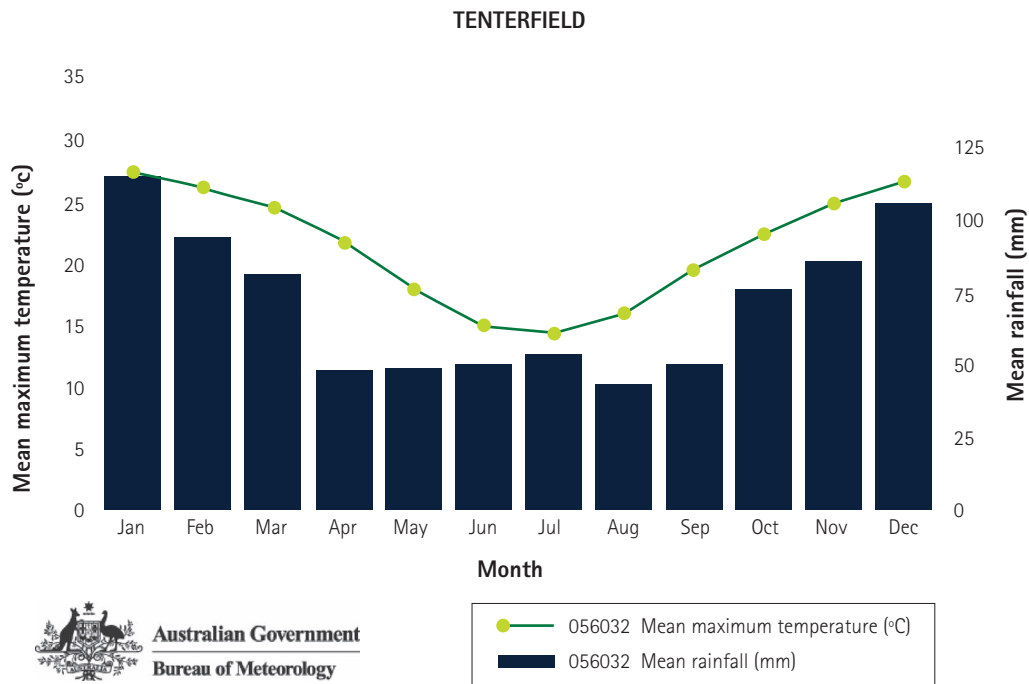
- Arts & culture
- History & heritage
- Local food & wine
- National Parks
- Tours & outdoor activities

This graph shows the gross revenue generated by businesses and organisations in Tenterfield to service demand generated by tourists to the area. The total value of tourism related output for Tenterfield is estimated at \$27.299 million.

Output attributable to Tourism (\$M) – Tenterfield (Apr 2016)



Climate



Created on Tue 3 May 2016 15:25 PM AEST

For More Information

Please contact Harry Bolton Ph: 0411 221 024

Data sourced from

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





BANK
OF
NEW SOUTH WALES