



FACT SHEET »

INDUSTRIAL DEVELOPMENT AND MANUFACTURING

Dubbo is one of Australia's most accessible regional centres with a good supply of serviced land.

Dubbo is an ideal City to base your manufacturing business. Located in Central NSW, the City has easy road access to Australia's major population centres of Sydney, Melbourne, Brisbane and Adelaide as well as the large regional centres of Newcastle and Canberra.

The City is supported by road and rail interchange, offers a good supply of serviced industrial land and is a strong industrial base for mining and agriculture. The City supports a regional catchment population of 120,000 people and Dubbo City Council has continued to invest in infrastructure that supports industrial expansion.

If you're a manufacturer, who distributes nationally, you will establish a competitive advantage by being located in Dubbo. Not only will you gain an advantage through distance, but you will find that your business will be well supported through a local supply chain that has been serving other national manufacturers for years. You can also take advantage of lower operational costs, with rent in Dubbo substantially lower than capital cities.

Manufacturing currently contributes 9% to the City's Gross Regional Product. Total turnover for Dubbo's manufacturing industry is around \$138M annually, with an average turnover of around \$661,000.

(Dubbo LGA Economic and Demographic Profile 2009)

**ESTABLISH A
COMPETITIVE
ADVANTAGE BY
BEING LOCATED
IN DUBBO**



Dubbo gives you time to do more of the things you want – the things that make you happy.

Existing manufacturers within Dubbo centre around food and metal industry manufacturing.

Dubbo is home to a number of national food manufacturers, including Fletchers International, Australia's largest supplier of sheep meat, skin, wool products and associated by-products. Fletchers successfully exports to more than 90 countries. The City also houses one of the five largest flour mills in NSW and pet food manufacturers who distribute throughout Australia.

Major metal suppliers and firms in Dubbo produce products for both local and national distribution. Products being distributed nationally include ute trays, steel and aluminium truck trailers, steel housing frames, shed frames and trusses, gates and fencing, sheds and cattle yards.

Economic Development Branch

Dubbo City Council

Dubbo City Council's Economic Development Branch provides one-on-one support to new businesses and businesses looking to move to Dubbo. The Branch also provides business development support to existing businesses including the sourcing of land and property options.

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The City welcomed \$121.6 million in non-residential investment during 2009/10 and 2010/11.

The average of this growth represents a 36.9 % increase on for non residential investment 2008/9.

Dubbo Industrial Park:

Located off the Mitchell Highway in Dubbo's west and close to the east-to-west freight route, this is one of Dubbo's light industrial development sites with serviced, vacant industrial land currently available for development.

Blue Ridge Business Park:

Also located on the Mitchell Highway in Dubbo's east, Blue Ridge provides a number of serviced industrial lots from 955 square metres to 1.2 hectares. Home to the Bunning's Super Store, the park caters for commercial, bulky goods and trade/service buildings, with lots available for sale or lease.



Moffat Estate:

Suitable for mixed-use industrial activity, Moffat Estate is situated near the junction of the Newell and Golden Highways. This is a fully serviced industrial area, strategically located on the Melbourne-to-Brisbane freight route, with easy access to the newly developed freight rail/road interchange in Yarrandale Road.

Pilon Industrial Park:

These large industrial lots are suitable for major industrial enterprises, transport and logistics facilities. Positioned off the major Mitchell Highway western entrance to the City of Dubbo located opposite the entrance to Dubbo City Regional Airport.

Accessibility and affordability are just a few reasons to relocate or establish your business in Dubbo.
For more reasons to smile visit www.investindubbo.com.au

fully serviced industrial land

- Lots ranging from 4000m² to 22,000m²
- Central location north of the CBD, between the Newell and the Golden highways
- Council owned and developed

