

GOULBURN MULWAREE STATISTICAL SNAPSHOT

Regional Population & Growth

Goulburn Mulwaree is a NSW Local Government Area of 3,293 square kilometres. As the regional centre, the City of Goulburn services approximately 38,000 people who live within a 40 kilometre radius of the City.

According to the ABS Estimated Resident Population data issued June 2019, Goulburn Mulwaree's population is 31,132 – an increase of 1% (309 residents) in the previous 12 months.

Residential Property



According to realestate.com.au the January 2021 median price for a 3 bedroom house in Goulburn is \$395,000 (\$375,000 in 2018), the median unit price is \$300,000 (\$245,000 in 2018) and an average block of vacant residential land is from \$230,000.

Rental accommodation in Goulburn is scarce at times, however as a guide, expect to pay around \$370 per week for an average three bedroom home, and \$275 per week for a two bedroom unit. Rural rentals are also available, prices vary.

Commercial & Industrial Property

Goulburn Mulwaree's strategic location has attracted a range of manufacturing industries, factories, workshops and warehouses. There are many industrial properties in Goulburn, mainly within Bradfordville Industrial Area and South Goulburn Industrial Area, which are zoned for Light and General Industrial use. Expect to pay in the vicinity of \$80 to \$100 per square metre.

Goulburn's CBD is centred on Auburn Street and is approximately 1.5 kilometres long. Demand for commercial/retail property has been fairly stable over the past 12 months, particularly for retail outlets fronting the main street and good quality office accommodation. The retail centre has survived the challenges of COVID-19 and is again looking strong as we enter 2021.

Mining giants Boral and Holcim, and the family-owned Gunlake Quarry are making significant investment in the region with the development of three major hard rock quarries to the north of the City. These developments bring investment and new employment opportunities into our community both in the site establishment and ongoing operational phases.

The region's renewable energy sector is a significant contributor to the economy, with construction and ongoing operations bringing long-term economic growth. Wind energy is thriving around the wider region, with developments complete and ongoing in Crookwell and Collector, while solar continues to grow with proposed projects totalling over 740MW of capacity currently under

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assessment by the NSW Government.

Major Business Sectors

The largest industries by employment in 2018/19 were Health Care & Social Assistance, Retail Trade and Construction – employing 38.4% of the population. From 2013/14 – 2018/19, the major employment increases were in the industries of Construction, Manufacturing, Health Care & Social Assistance and Accommodation and Food Services.

Gross Regional Product

Goulburn Mulwaree's GRP for the year ended June 2019 was \$1.54B up from \$1.53B in 2017, \$1.43B in 2014 and \$1.42 in 2009.

Unemployment Rate

Quarter	June 2019	Sept 2019	Dec 2019	March 2020	June 2020
Goulburn Mulwaree	5.8%	5.3%	4.6%	4.7%	5.0%
Regional NSW	4.9%	4.7%	4.6%	4.8%	5.2%

Source: Small Area Labour Markets – September Quarter, 2017

Workforce

In June 2020 there were approximately 16,331 people in the Goulburn Mulwaree labour force, an increase of 1,026 workers from June 2019.

Goulburn Mulwaree's most significant labour deficits (i.e. more local jobs than local workers) are in the sector of Manufacturing, Mining and Transport, Postal and Warehousing. Goulburn Mulwaree's most significant labour surpluses (i.e. more local workers than local jobs) are in the fields of Construction, Retail Trade, Public Administration & Safety and Healthcare & Social Assistance.

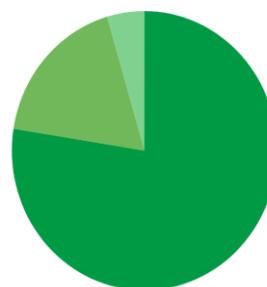
Education

The 2016 census reveals 59.4% of Goulburn Mulwaree's workforce hold post-school qualifications; lower than the regional NSW average of 62.2%. Like many regional centres, Goulburn has more than twice the number of residents with vocational qualifications, compared to degree level qualifications.

Residential location of local workers, 2016

Goulburn Mulwaree - All occupations

■ Live and work in the area ■ Live in the area, but work outside ■ No fixed place of work



Source: Australian Bureau of Statistics, Census of Population and Housing, 2016 (Usual residence data) Compiled and presented in profile by .id informed decisions.

.id informed decisions

Income

Income levels in the Goulburn

Mulwaree region are marginally higher than regional NSW. In 2016, 58.2% of the population earned over \$800 per week, compared to 56.5% in regional NSW.