

INTRODUCTION

The Macarthur Region is situated to the south west of the Sydney Region and comprises the local government areas (LGAs) of Campbelltown, Camden and Wollondilly, covering an area of 3,067 km². It has a population approaching 242,000 and has some 17,055 businesses operating in the region. Ideally located on major transport corridors, the region is within half an hour's travel to Wollongong and Sydney as well as international sea and airports.

The region has a high diversity of business enterprises, including manufacturing, farming, service industries and mining. The Macarthur region is strategically positioned for future population and employment growth, through its diverse economic base and available resources.

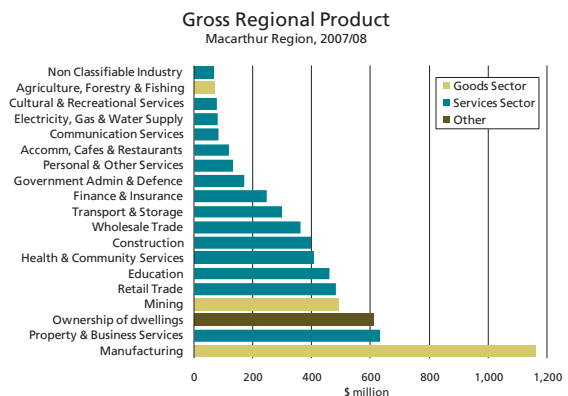
The *Macarthur Economic Profile* is a quarterly publication produced by the Macarthur Regional Organisation of Councils (MACROC), and aims to provide key economic, business and social indicators.



GROSS REGIONAL PRODUCT

The Gross Regional Product (GRP) for the Macarthur Region was estimated at \$7.1 billion in 2007/08, an increase of 11.1% from the level in 2006/07 (\$6.4 billion). The Macarthur Region contributed 3.1% and 2.0%, respectively, to the gross regional / state products of the Sydney Region (\$225.2 billion) and New South Wales (\$359.9 billion) in 2007/08.

The City of Campbelltown (\$4.3 billion) had the highest contribution to the GRP for the Macarthur Region, followed by Wollondilly Shire (\$1.4 billion) and Camden Shire (\$1.3 billion).



Note: All values are in current prices.
Source: Lawrence Consulting

With regard to industry, the largest contribution was made by the Manufacturing industry, with approximately \$1.2 billion, or 16.4% of the total GRP for the Macarthur Region. The Property & Business Services (8.9%), Mining (7.0%) and Retail Trade (6.8%) sectors were the next highest contributors to the GRP of the Macarthur Region.

Key Economic Indicators, Macarthur Region

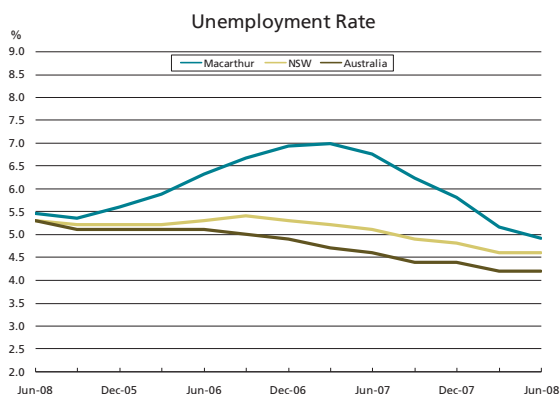
	Period	Level	Quarterly % change	Annual % change
Population				
Estimated Resident Population	2007	241,608	n.a.	0.9%
Consumer Price Index				
Sydney CPI – All Groups	Sep Qtr 2008	165.9	1.1%	4.9%
Employment				
Unemployment rate (%) ^(a)	Jun Qtr 2008	4.9	-0.2%	-1.9%
Labour force (persons)	Jun Qtr 2008	134,999	-1.7%	-0.3%
Private Consumption				
No. of dwelling approvals	Sep Qtr 2008	164	-5.7%	-39.7%
Value of dwelling approvals (\$'000)	Sep Qtr 2008	46,023	-3.8%	-18.9%
Value of non-dwelling approvals (\$'000)	Sep Qtr 2008	47,003	-31.6%	-35.2%
Property Market				
Median house price (\$) – Campbelltown	Jun Qtr 2008	287,000	-1.2%	-4.5%
Median house price (\$) – Camden	Jun Qtr 2008	385,000	-4.9%	-0.5%
Median house price (\$) – Wollondilly	Jun Qtr 2008	359,000	-7.9%	-5.5%
Transport				
Average Daily Traffic – Westlink M7	Sep Qtr 2008	117,569	1.6%	2.3%
Average Daily Traffic – M5	Sep Qtr 2008	119,592	2.4%	6.6%

Note: (a) Unemployment rate changes are percentage point changes.

BUSINESS ACTIVITY

LABOUR MARKET

The estimated number of employed persons in the Macarthur Region decreased slightly by 1.4% to 128,375 in the June Quarter 2008. In annual terms, however, this represented employment growth of 2,134 persons, or 1.7% from the level recorded in the June Quarter 2007.



Source: DEWR, Lawrence Consulting

The unemployment rate for Macarthur decreased by 0.2 percentage points to 4.9% in the June Quarter 2008, which was also 1.9 percentage points below the figure recorded in the June Quarter 2007 (6.8%). Within the region, Camden recorded the lowest unemployment rate of 2.2%, followed by Wollondilly (3.1%) and Campbelltown (6.3%), with all three LGAs experiencing quarterly annual declines.

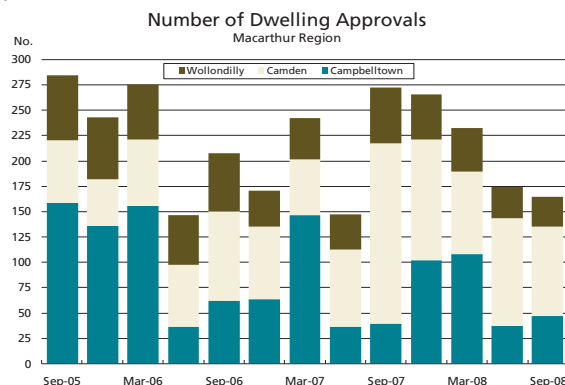
Labour Market, Macarthur Region				
	Level Jun Qtr 2008	Qtrly % chg	Ann % chg	
Employed persons (no.)	128,375	-1.4	1.7	
Campbelltown	78,892	-1.3	2.4	
Camden	27,644	-1.6	0.4	
Wollondilly	21,839	-1.5	0.8	
Unemployed (no.)	6,624	-6.4	-27.6	
Campbelltown	5,301	-6.7	-28.2	
Camden	626	-3.4	-23.7	
Wollondilly	697	-6.4	-26.4	
Unemployment rate^(a) (%)	4.9	-0.2	-1.9	
Campbelltown	6.3	-0.3	-2.4	
Camden	2.2	-0.1	-0.7	
Wollondilly	3.1	-0.2	-1.1	
Labour force (no.)	134,999	-1.7	-0.3	
Campbelltown	84,193	-1.7	-0.3	
Camden	28,270	-1.7	-0.3	
Wollondilly	22,536	-1.7	-0.3	

Note: (a) Unemployment rate changes are percentage point changes.
Source: DEWR, Lawrence Consulting

The number of unemployed persons in the Macarthur Region decreased by 27.6% over the year to the June Quarter 2008, whilst the size of the labour force fell marginally by 0.3% to 134,999 persons.

BUILDING APPROVALS

The number of building approvals in the Macarthur Region was 164 in the September Quarter 2008, representing a slight quarterly decrease of 5.7%. The number of approvals in the Macarthur Region in the year to the September Quarter 2008 was 835, an increase of 0.5% from the previous twelve months. There was a significant increase in new house approvals in the region, up 23.5% in the year to the September Quarter 2008.



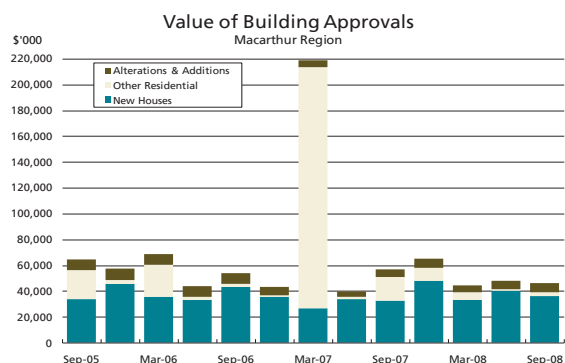
Source: ABS 8731.1

Building Approvals, Macarthur Region

	Level Sep Qtr 2008	Qtrly % chg	Ann % chg	Level Yr to Sep 2008	Ann % chg
Number					
Dwellings:	164	-5.7	-39.7	835	0.5
New houses	147	-11.4	3.5	678	23.5
Other dwellings	17	112.5	-86.9	157	-44.3
Value (\$'000)					
Dwellings:	46,023	-3.8	-18.9	203,543	-43.3
New houses	36,130	-10.2	11.5	157,316	23.1
Other dwellings	2,968	109.6	-83.7	20,719	-90.1
Alts & adds	6,925	11.4	12.8	25,509	12.8
Non-dwelling	47,003	-31.6	-35.2	223,206	12.7
Total building	93,027	-20.2	-28.0	426,750	-23.4

Source: ABS 8731.1

The total value of residential building approvals in the Macarthur Region was \$46.0 million in the September Quarter 2008, representing a small quarterly decrease of 3.8%.

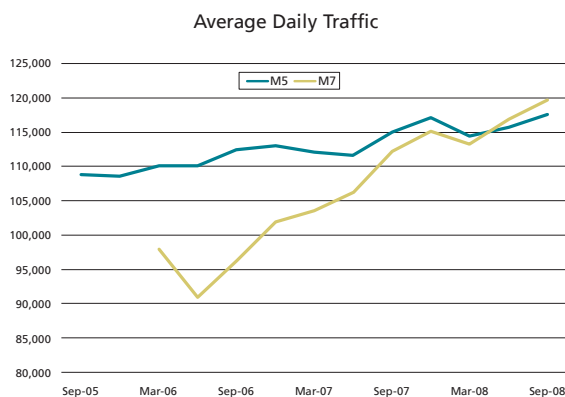


Source: ABS 8731.1

MAJOR INDUSTRY

TRANSPORT

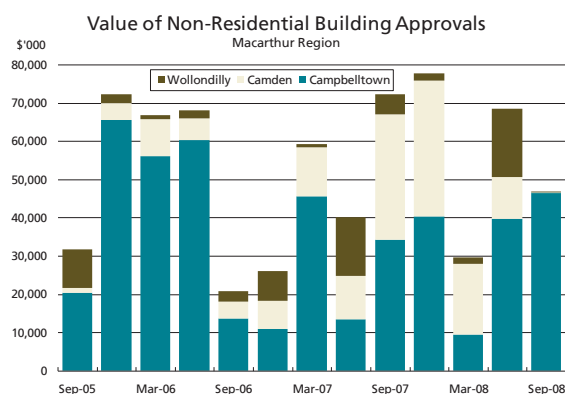
Average daily traffic through the M5 tollway amounted to 117,569 vehicles per day in the September Quarter 2008, an increase of 2.3% from the figure for the June Quarter 2007. The Westlink M7 Motorway averaged 119,592 vehicles per day in the September Quarter 2008, an annual increase of 6.6%.



Source: Transurban

CONSTRUCTION

The value of non-residential building approvals in the Macarthur Region was \$47.0 million in the September Quarter 2008, of which Campbelltown contributed \$46.7 million. The value of non-residential approvals in the Macarthur Region in the year to the September Quarter was \$223.2 million, an increase of 12.7% from the previous twelve months.



Source: ABS 8731.1

MAJOR PROJECTS

- Teaching facility at University of Western Sydney (UWS), Campbelltown campus – construction completed (\$20 million).
- Minto housing redevelopment (approximately \$300 million) – 1,000 dwellings constructed over 10 years.
- Camden Gas Project – ‘State Significant Development’.
- Allied Flour Mills development, Maldon (\$85 million).
- Proposed 223-lot residential development incorporating 8-hole golf course at Wilton (\$10.3 million).
- Retail Complex, Grange Road, Campbelltown (\$10 million).
- Apartments, Leumeah (\$22 million).
- Retail Complex, Queen Street, Campbelltown (\$22 million).
- Residential development, Leumeah (\$10.8 million).

UPCOMING EVENTS

MACROC Events

MACROC CEO Breakfast Forum # 3 - 2008

Date: 9 December 2008

Time: 7.30am – 9.30am

Venue: Campbelltown Catholic Club

Description: A networking meeting of business owners and managers from the Macarthur region

Speaker: The Hon. John Fahey AC

Contact: Pam Corscadden, 4645 4937

MACROC CEO Breakfast Forum # 1 - 2009

Date: 17 March 2009

Time: 7.30am – 9.30am

Venue: Camden (TBA)

Description: A networking meeting of business owners and managers from the Macarthur region

Speaker: TBA

Contact: Pam Corscadden, 4645 4937

MACROC CEO Breakfast Forum # 2 - 2009

Date: 16 June 2009

Time: 7.30am – 9.30am

Venue: Picton (TBA)

Description: A networking meeting of business owners and managers from the Macarthur region

Speaker: TBA

Contact: Pam Corscadden, 4645 4937

Macarthur Business Hall of Fame

Date: August 2009 (TBC)

Time: 6.30pm – 10 pm

Venue: (TBA)

Description: A gala dinner where 3 exceptional entrepreneurs will be honoured for their contribution to business

Contact: Pam Corscadden, 4645 4937

MACROC CEO Breakfast Forum # 3 - 2009

Date: 2 December 2009

Time: 7.30am – 9.30am

Venue: Campbelltown (TBA)

Description: A networking meeting of businesses from the Macarthur region

Speaker: TBA

Contact: Pam Corscadden, 4645 4937

Other Events

Macarthur Lifestyle & Business Expo 2009

Date: 6-8 March 2009

Time: 9.00 am – 5.00 pm

Organiser: SWNG Group

Venue: Wests Leagues Club

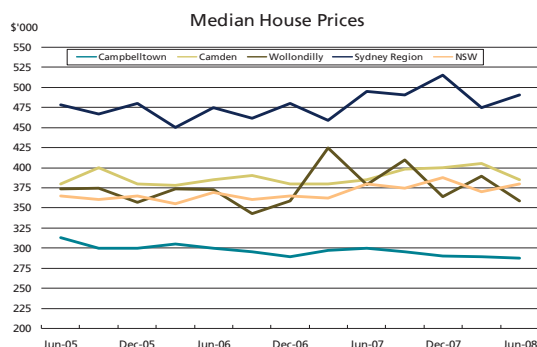
Description: Lifestyle and business Expo

Contact: Geoff Ellis, 4625 9534

PROPERTY MARKET

HOUSE PRICES

Camden recorded the highest median house price (\$385,000) across the Macarthur Region in the June Quarter 2008, followed by Wollondilly (\$359,000) and Campbelltown (\$287,000). The median house price in all three LGAs within the Macarthur Region experienced annual declines, although the marginal decrease in Camden (0.5%) was less than the falls recorded in the Sydney Region (down 2.0%) and New South Wales (down 1.3%).



Source: NSW Department of Housing

The median house prices for all three LGAs in the Macarthur Region in the June Quarter 2008 were well below the average for the Sydney Region (\$490,000).

Median House Prices (\$)			
Locality	Jun Qtr 2008	Qtrly % chg	Ann % chg
Macarthur Region:			
Campbelltown	287,000	-1.2	-4.5
Camden	385,000	-4.9	-0.5
Wollondilly	359,000	-7.9	-5.5
Sydney Region	490,000	1.0	-2.0
NSW	380,000	1.3	-1.3

Source: NSW Department of Housing

FLAT / UNIT PRICES

Median prices for flats and units in the Macarthur Region ranged from \$198,000 in Campbelltown to \$290,000 in Camden in the June Quarter 2008. Median flat and unit prices in Macarthur were lower than those recorded in the Sydney Region (\$388,000) and New South Wales (\$365,000), although Camden recorded quarterly and annual growth in prices of 5.5% and 10.5%, respectively, in contrast to declines experienced in other areas.

Median Flat & Unit Prices (\$)			
Locality	Jun Qtr 2008	Qtrly % chg	Ann % chg
Macarthur Region:			
Campbelltown	198,000	-7.9	-0.5
Camden	290,000	5.5	10.5
Wollondilly	n.a.	n.a.	n.a.
Sydney Region	388,000	-0.5	-2.8
NSW	365,000	0.3	-2.7

Source: NSW Department of Housing

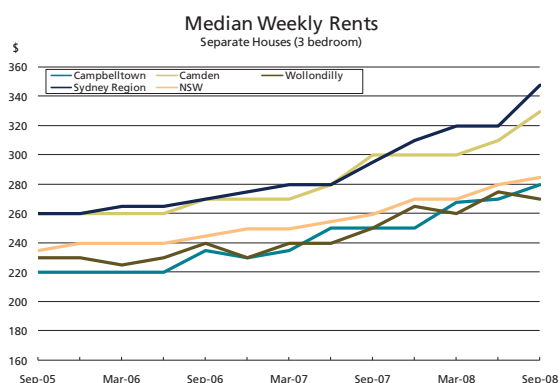
MEDIAN WEEKLY RENTS

Rental prices for three bedroom houses in Campbelltown, Camden and Wollondilly increased by 12.0%, 10.0% and 8.0%, respectively, over the year to the September Quarter 2008. Median rents for two bedroom separate houses and two bedroom flats / units in Campbelltown increased annually by 9.5% and 11.6%, respectively.

Generally, rental prices for most dwelling types among the three LGAs in the Macarthur Region are lower than those for the Sydney Region and New South Wales.

	Median Weekly Rents, Sep Qtr 2008					
	Separate Houses		Flats & Units			
	2bd	Ann % chg	3bd	Ann % chg	2bd	Ann % chg
Macarthur Region:						
Campbelltown	230	9.5	280	12.0	193	11.6
Camden	n.a.	n.a.	330	10.0	n.a.	n.a.
Wollondilly	n.a.	n.a.	270	8.0	200	n.a.
Sydney Region	310	12.7	348	17.8	390	14.7
NSW	245	11.4	285	9.6	340	17.2

Source: NSW Department of Housing



Source: NSW Department of Housing

FOR MORE INFORMATION

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