

# 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 34,000 people who live within a 40 kilometre radius of the City.

According to the ABS Estimated Resident Population data issued April 2014, Goulburn Mulwaree's population is 29,230 – an increase of 1.7% (485 residents) in the past 12 months. The population of the City of Goulburn is 22,796 – an increase of 1.3% (288 residents).

## Residential Property

According to RP Data, the current median house price in Goulburn is \$296,000 (\$225,000 in 2004), the median unit price is \$225,000 (\$185,000 in 2004) and an average block of vacant residential land costs \$145,000.

Rental accommodation in Goulburn is scarce at times, however as a guide, expect to pay around \$300 per week for an average three bedroom home, and \$220 per week for a two bedroom unit. Rural rentals are also available, but prices vary.

## Commercial & Industrial Property

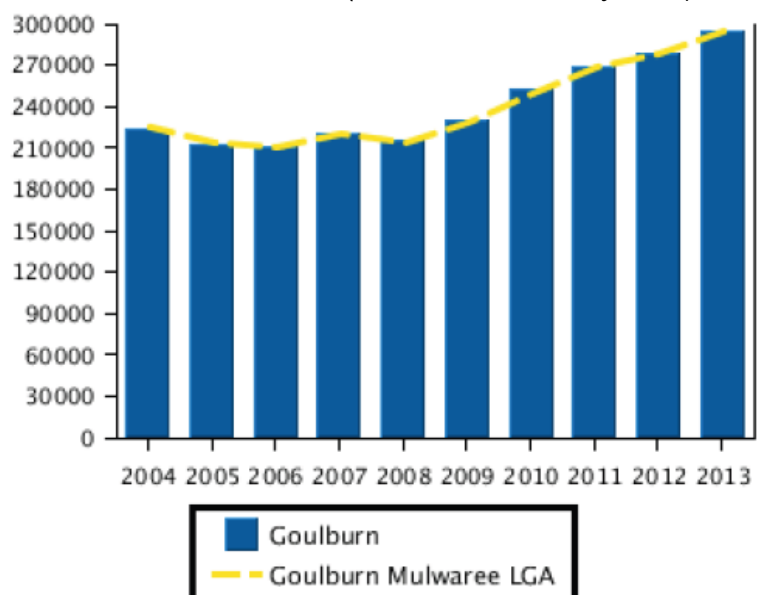
Goulburn Mulwaree's strategic location has attracted a range of manufacturing industries, factories, workshops and warehouses. There are many industrial properties in Goulburn, mainly within Bradfordville Industrial Area and South Goulburn Industrial Area and zoned for Light and General Industrial use. At present there is an over-supply of developed industrial land, so expect to pay in the vicinity of \$60 to \$80 per square metre.

Goulburn's CBD is centred on Auburn Street which 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.

Mining giants Boral and Holcim are making significant investment in the region with the development of two 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.

Median House Prices (Source RP Data July 2012)



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## Major Business Sectors

The largest industries by employment in 2011 were Health Care & Social Assistance, Retail Trade, Public Administration & Safety – employing 39% of the population. From 2006 - 2011, the major employment increases were in the industries of Health Care & Social Assistance, Construction and Public Administration & Safety.

## Gross Regional Product

Goulburn Mulwaree's GRP for the year ended June 2013 was \$1,192m, an increase of 1.9% from June 2012.

## Unemployment Rate

Quarter	Dec 2012	March 2013	June 2013	Sept 2013	Dec 2013
Goulburn City	4.3%	4.8%	4.9%	4.7%	5.2%
Mulwaree balance	3.9%	4.4%	4.6%	4.4%	4.8%
Regional NSW	5.5%	5.7%	5.9%	5.9%	6%

Source: Small Area Labour Markets – Dec Quarter 2013

## Workforce

In December 2013 there were approximately 14,626 people in the Goulburn Mulwaree labour force, a decrease of 848 workers from December 2012.

Goulburn Mulwaree's most significant labour deficits (ie more local jobs than local workers) are in the fields of Community & Service workers (male) and Professionals (female). Goulburn Mulwaree's most significant labour surpluses (ie more local workers than local jobs) are in the fields of Technicians & Trade Workers (male), Drivers & Operators (male) and labourers.

## Education

The 2011 Census reveals 39.2% of Goulburn Mulwaree's workforce hold post-school qualifications; slightly lower than the regional NSW average. Like many regional centres Goulburn has more than twice the number of residents with vocational qualifications, compared to degree level qualifications.

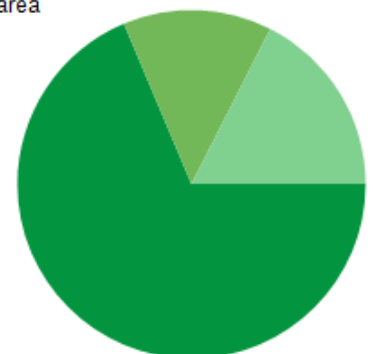
## Income

Income levels in the Goulburn Mulwaree region are generally comparable with regional NSW. 27.8% of the population earn over \$800 per week, compared to 26.7% in regional NSW.

## Employment location of residents, 2011

### Goulburn Mulwaree Council area

- Live and work in the same SLA
- Live in the area and work in different SLA
- Live in the area, but work outside



Source: Australian Bureau of Statistics, Census of Population and Housing, 2011 (Usual residence data)

**.id** the population experts