

Controlled Environment Horticulture Lithgow



Location snapshot



2 hours
from Sydney



1.5 hours
from the future
Western Sydney Airport



High voltage
500kV and 330kV
transmission lines



1,000mm +
of rainfall per year



Cool climate

Ideal conditions

Lithgow's proximity to major markets, high-voltage electrical infrastructure and year-round rainfall (over 1,000 millimetres per annum) provide ideal conditions for protected cropping.

The average temperature for the region ranges from 5 degree Celsius to 20 degree Celsius. This cool climate is ideal for the cultivation of crops that require cool to moderate temperatures, such as leafy greens, herbs, berries, and flowers.

Connected

Lithgow is only 2 hours (140 kilometres) from the heart of Sydney, 1.5 hours from the future Western Sydney Airport and 4 hours from Canberra. The Great Western Highway and Castlereagh Highway ensure strong road connectivity, with the Main Western Railway Line providing excellent passenger and freight rail connections.



Western Sydney Airport

1.5 hours

Sydney

2 hours 2.5 hours

Sydney Airport

2 hours 2.5 hours

Canberra

3 hours

Parkes

2.75 hours



About Lithgow



\$2.4bn

Central West value of
agricultural produce



47,000

workforce within a
1 hour drive of Lithgow



2hrs

by road
west of Sydney

Ecosystem

The Central West region produces \$2.4 billion in gross agricultural products per year. The region is home to global food manufacturers, including Ferrero, which is based in Lithgow, as well as Simplot, Nestle, Mars and Devro.

The NSW Department of Primary Industries provides support to farmers in the region, while industry associations, such as NSW Farmers, provide a forum for farmers to share knowledge and ideas.

Workforce

A workforce of over 47,000 reside within a 1 hour drive of Lithgow. Compared with the rest of NSW, Lithgow has a larger percentage of full-time equivalent local workers employed in agriculture, forestry and fishing (4.9 percent compared to 2.6 percent).

Industry outlook

Growers are increasingly shifting to controlled environment horticulture systems. The rate of growth for undercover vegetable cropping is projected to accelerate from an average annual growth rate of 4.7 percent in 2017-22 to 4.9 percent between 2022-2027.

Liveability

Over 65 percent of the Lithgow Region is listed as World Heritage National Park, providing unlimited outdoor recreation opportunities across the impressive scenic landscapes and water bodies. The region also has a vibrant events calendar.

Access to private schools and an attractive median house price (50 percent less than Sydney), makes Lithgow an attractive location for anyone looking to relocate.



For further information

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Manufacturing of componentry for renewable energy

Lithgow



Location snapshot



**Close to Central
West Orana REZ**



**Large industrial
zoned sites**



**500kV and 330kV
transmission lines**



**2 Pumped
Hydro Projects**



**500mw approved
grid-scale battery**

Close to renewable energy projects

Lithgow is located just south of the Central West Orana Renewable Energy Zone (REZ). An estimated \$5.2 billion of investment in renewable energy is projected for the REZ including investment in solar, wind and hydro energy, as well as battery storage.

The region is also home to two proposed pumped hydro projects - Central West Pumped Hydro and Lake Lyell Pumped Hydro - and an approved 500 megawatts grid-scale battery.

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\$263.1m

manufacturing
contribution to the local
economy



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Lithgow industrial lands

Brownfield and Greenfield industrial land opportunities are available throughout the region. The Greenspot-owned former Wallerawang Power Station is the largest short-term opportunity, with over 115 hectares of industrial-zoned land. Planning is underway to rezone further lands for employment uses. The site has access to high-voltage transmission infrastructure as well as major road and rail networks.

Workforce

A workforce of 47,000 lives within a 1 hour drive of Lithgow, including a large number of technicians and tradespersons. Over 16 percent of Lithgow’s workforce have an engineering or related qualification (higher than the NSW average of 10 percent), with over 30 percent qualified via a registered training institution (10 percent higher than the NSW average).

Industry outlook

Concern for the environment is driving investment in projects that shift away from fossil fuels. Manufacturers of inputs designed for wind, solar and hydroelectricity generation are increasingly in demand.

NSW is set to attract more than \$37 billion in renewable energy investment by 2030.

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Hydrogen production and associated activities

Lithgow



Location snapshot



Large industrial-zoned sites



Highway frontage



High voltage
500kV and 330kV
transmission lines



1,000mm +
of rainfall per year



**Close to Central
West Orana REZ**



**Adundant
water supply**
from future mine
closures



Ideal conditions

Lithgow's proximity to major markets, high-voltage electrical infrastructure, highway access, proximity to the Central West Orana REZ and year-round rainfall (over 1,000 millimetres per annum) provide an ideal environment for hydrogen production, conversion, and refuelling.

As the home to some of NSW's largest transmission lines and substations, Lithgow has significant existing gas and electrical infrastructure that could be repurposed for hydrogen production and transportation.



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The region also benefits from having a significant workforce with experience in energy production.

Industry outlook

Global demand for hydrogen is increasing exponentially as governments across the world seek to decarbonise. By 2030, the NSW Government are targeting hydrogen production of 110,000 tonnes per annum at a price under \$2.80 per kilogram, with plans to fuel some 10,000 vehicles at more than 100 refuelling stations.

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Green construction materials manufacturing

Lithgow



Location snapshot



Large industrial-zoned sites



Proximity

to booming Western Sydney



High voltage

500kV and 330kV transmission lines



Large workforce

trades and technicians



Proximity

to natural and recycled inputs

Ideal conditions

Lithgow is located only a short drive from the booming Western Sydney corridor, where significant residential, commercial, and industrial construction is underway. Lithgow's surrounding ecosystem enables easy access to inputs for green building materials, including natural inputs (such as timber), and reusable materials (such as mining tyres and fly ash).

This, in addition to the large industrial zoned sites, access to electrical infrastructure, and a highly skilled

trade workforce, makes Lithgow the ideal location for green building materials manufacturing.

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Industry outlook

Australia is a global leader in sustainable property development, with more than 12 million square metres of Green Star certified or registered green building space. Demand in Australia is expected to increase, as the major property developers work to achieve ambitious net-zero targets.

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Advanced manufacturing related to defence

Lithgow



Location snapshot



2 hours
from Sydney



**Industrial-site
zoned sites**
including a fully
secured site



High voltage
500kV and 330kV
transmission lines



Skilled workforce
engineering and
trade-based



Home to Thales

Defence Innovation Hub

Lithgow is an ideal location for manufacturing related to Defence due to the region's reliable energy infrastructure, proximity to major transport networks and highly skilled workforce.

Thales anchors the fully secured former Small Arms Factory site, where 130 staff manufacture weaponry that is exported globally. Thales recently selected Lithgow as the location for its \$6.5 million advanced manufacturing hub to produce next-generation weapon systems.

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Lithgow industrial lands

Brownfield and Greenfield industrial land opportunities are available at Lithgow and Wallerawang, including a fully secure site at the former Small Arms Factory (Thales owned) in Lithgow.

The Greenspot owned former Wallerawang Power Station is the largest short-term opportunity, with over 115 hectares of industrial-zoned land. Planning is underway to rezone further lands for employment uses.

Workforce

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Industry outlook

Driven by a national agenda to ensure sovereign capability, the Australian defence sector is expected to grow at an average annual rate of 3.2 percent between 2022-2027, to over \$47 billion in annual expenditure. Exports for the Australian defence sector are strong, at around \$1.5–\$2.5 billion a year.

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