

INVEST SINGLETON

HUNTER VALLEY



SITUATED AT THE CENTRE OF THE HUNTER REGION, SINGLETON IS STRATEGICALLY PLACED FOR INDUSTRY, INNOVATION, LIVEABILITY AND LIFESTYLE.



SIGNIFICANT MULTI-MODAL TRANSPORT CORRIDORS MEET IN THE SINGLETON LGA, AS WELL AS ESTABLISHED FREIGHT AND PASSENGER RAIL NETWORKS WITH LINKS TO SYDNEY AND NEWCASTLE AIRPORTS.



45 minutes to Newcastle

60 minutes to Newcastle International Airport



2 hours to Sydney

2.5 hours to Sydney International Airport

DISCOVER A wealth of opportunity



IF YOU ARE LOOKING FOR REGIONAL INVESTMENT WITH LONG-TERM RETURN, THERE HAS NEVER BEEN A BETTER TIME TO CONSIDER SINGLETON.

Founded on agriculture, built on global industrial and service economies with an abundance of natural resources, land, well-established infrastructure and a highly accessible location, Singleton is the natural choice for regional investment.

The Singleton Local Government Area (LGA) is a powerhouse in the Hunter NSW, the largest regional economy in Australia. Accordingly, Singleton offers a highly skilled workforce which, combined with the net zero economy and regional expansion, enables Singleton to play a central role in our region's economic evolution.

A major regional hub connected to Greater Newcastle, the Lower Hunter, Sydney and global gateways, Singleton is well placed for sustainable growth offering land, location, labour and lifestyle. As we move to meet the future head on, the diversity of opportunities across industry, residential and community development are significant.

City convenience with a rural heartbeat

Our regional lifestyle is close to major centres, with easy access to expanding global gateways; world-class innovation; research and tertiary education; leading health facilities; and national sports and cultural events.

Enjoy a modern lifestyle surrounded by rural landscapes, World Heritage national parks and the world-renowned Hunter Valley Wine Country. Access global industry, job diversity, supportive community services and connection to major cities and transport networks.

From new industry to visitor economy opportunities, residential development and more, the investment potential across the Singleton area is plentiful. Private and public investment continues to build the capacity of our region as we plan for future prosperity now.

Our vision is for Singleton to be the best place in regional rural Australia to live, work, play and invest.

Join us and take advantage of the opportunities economic evolution brings.

Now is the time.



STRONG ECONOMY

\$6.9 billion GRP

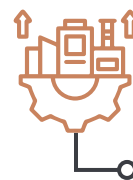
33.9% growth over 10 year average



GROWING POPULATION

25,093

+9.1% since 2016
0.8% annual growth



INFRASTRUCTURE INVESTMENT

\$918 million

Region defining and social infrastructure

WHY INVEST IN Singleton?

1 WELL-ESTABLISHED INFRASTRUCTURE INVESTMENT

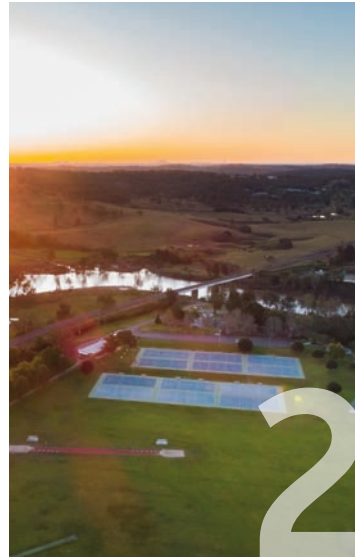
Global industry has ensured ongoing public and private investment in supply chain infrastructure. Excellent roads and freight rail networks connect in the Singleton LGA supporting \$12.3billion of exports annually. Over \$797million is being invested in the Golden Highway and Singleton New England Bypass projects. This compounds local investment of \$121million for local roads, water, sewer and social infrastructure over the last five years.

2 DEVELOPABLE LAND SUPPLY + INVESTMENT

Living in Singleton is easy, with over 4,800 square kilometres of land, and an abundance of natural resources. Flexible land uses and strategic growth areas unlock potential for industrial, commercial and residential development now and in the future. Singleton's rural land creates residential, employment and tourism investment opportunities now. Collaborative investigations into post-mining land use brings long-term future opportunity. With over \$342million development investment in the last five years, and more to come, the Singleton LGA is a destination of investment choice.

3 LONG-TERM GLOBAL + LOCAL INDUSTRY

Driven by coal mining and energy, the \$15.9billion economy is home to a diverse range of commerce and industry including agriculture, defence, viticulture, tourism, retail and light and heavy industries. A long heritage as an industrial, agricultural, and service economy that includes part of the Hunter Valley Wine Country, makes Singleton a progressive powerhouse of industry and innovation across the globe.



4 A HIGHLY SKILLED, ADAPTABLE WORKFORCE

Over 48% of Singleton's workforce is industrial with highly experienced trades, technicians, and operators whose skills are relevant now and transferable to the future. Our central location provides great access to over 272,600 workers as 50% of workers travel to Singleton. A 23% growth in the local workforce continues to support much needed service industry skills in retail, hospitality, tourism, health and social services.

Solid foundations

SUPPORTING A prosperous future



5 INVESTMENT IN SOCIAL INFRASTRUCTURE

Over \$121million in social infrastructure investment in the last five years makes Singleton one of the best places to live, work and play in regional Australia. With significant investments for sports grounds, award-winning parks and recreation facilities, as well as a town centre revitalisation, a new Arts and Cultural Centre and rural villages investment, Singleton offers exceptional liveability.

6 ACCESS TO CITY CONVENIENCE

Imagine living in a regional, country community with easy access to major city centres of Newcastle, Maitland and Sydney. You can connect with world-leading universities, national sporting and musical events, world-class health facilities and more. In Singleton, you can enjoy both worlds – city benefits and a regional rural lifestyle – as you return to the space and comfort of your regional home.

7 THE SPACE TO BREATHE + GROW

Where else can you enjoy a regional, country lifestyle with global industry and job opportunities as well as Hunter Valley Wine Country, Lake St Clair Park, beautiful beaches, and World Heritage national parks all within easy reach? Singleton's beautiful natural landscapes, lifestyle, urban and rural living, and access to the outdoor life gives your business, your employees, and your family the space to grow and thrive.

8 CONNECTIVITY + EASY ACCESS

Singleton's connection to the Hunter Expressway has significantly reduced travel times and increased access to new commercial and residential land, an increased workforce, and a breadth of investment opportunity. Singleton's passenger train services are also on the rise to Maitland, Newcastle and Sydney – making commuting for work and education possible as well as welcoming more visitors to explore our beautiful region.

A STRONG economic platform FOR future growth

The third largest economy in the Hunter Region, Singleton represents 10% of the region's economic output.

The current and mid-term contribution of the coal mining industry and related services provide a foundation for economic evolution to a sustainable future and the net zero economy.

Singleton's retail, health, professional and technical services industries continue to grow and are pivotal for long-term local employment and liveability. With the internationally renowned Hunter Valley Wine Country in the region, tourism and visitation is strong.

A thriving small business community, a nbn Business Fibre Zone in Singleton's CBD and access to global gateways enable local digital transformation – allowing business to base local and sell global.

Creating a sustainable and prosperous future economy now

Singleton and the Hunter Region are well-placed to play their part in making Australia a renewable energy superpower, investing in new energy, revitalising manufacturing, and developing clean industries.

The Hunter Region is identified as an early focus region in the new Net Zero Authority. Infrastructure investment is key, with Singleton central to many new energy projects.

The opportunities are endless with potential for growth in a number of new industries.



MINING
\$10.83b



MANUFACTURING
\$992m



CONSTRUCTION
\$768m



DEFENCE
\$529m



AGRICULTURE
\$220m



HEALTH
\$170m



TOURISM
\$141m

Hunter – Central Coast Renewable Energy Zone (REZ)

1 GW clean energy

Hunter Transmission Project

Traversing the Singleton LGA, targeted to deliver 8 GW transfer capacity.

Hunter Gas Pipeline

A 833 kilometre pipeline to deliver gas and possible future hydrogen along the east coast with takeoff points in regional towns including Singleton.

Hunter Energy Hub

Supporting green energy, battery and hydrogen production and circular economy opportunities.

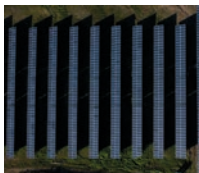
FUTURE growth industries



**NEW ENERGY,
RENEWABLES +
TRANSMISSION**



**ADVANCED
MANUFACTURING
+ PROCESSING**



**CIRCULAR ECONOMY
+ CLEAN INDUSTRY**



**ONLINE, DIGITAL
BUSINESS + DATA
STORAGE**



**THE AGRICULTURAL
SECTOR, INCLUDING
VITICULTURE**



**PROFESSIONAL,
SCIENTIFIC +
TECHNICAL SERVICES**



**AGED CARE, HEALTH
CARE + SOCIAL
ASSISTANCE**



**TRAINING +
EDUCATION**



**VISITOR ECONOMY
+ TOURISM**



**TRANSPORT +
WHOLESALE
TRADE**





LIVING THE good life

Singleton is home to 25,093 people with a balance of recent and intergenerational residents and families. Many come for work but choose to stay for the long-term, creating a deep sense of community.

Speak to any Singleton local and you'll instantly understand why the Singleton lifestyle is living the good life.

Open space, breathtaking natural beauty, rolling hills and rugged countryside make for a wonderful backdrop, while a diverse range of food, cafés, boutiques and key chain stores provide a breadth of local choice.

Singleton is a great place to play

Locals enjoy many events including the Singleton Firelight Festival, Smoke in Broke, Broke Fordwich and Around Hermitage food and wine events and the Singleton Art Prize.

A growing arts, music and cultural scene, including the Singleton Arts and Cultural Centre and Library ensures there's a wide choice of workshops and local activities for all.

With international music artists and cultural events in Newcastle and across the region, being regional doesn't mean missing out.

A wealth of first class sports facilities means a thriving sports culture with a wide range of sports and outdoor clubs for all ages, where you can be sure of a warm welcome.

And with long clear days, short winters and hot summers, the climate enables an outdoor lifestyle for all ages.

Residential growth balanced with a regional lifestyle

With Branxton, Huntlee and Singleton strategic growth areas, the Singleton area is set for balancing growth with exceptional liveability and community connectedness.

Whether it's relaxed country town living in urban housing close to amenities, lifestyle living or your own rural land, the choice is yours.





A place where families put down roots and become part of the community.



A SAFE COMMUNITY

- Crime incidents have decreased by 27% in the last five years



A FAMILY-FOCUSED COMMUNITY

- 6,568 families live in Singleton, a growth of 10% since 2016



A SUSTAINABLE COMMUNITY

- Awarded the Tidy Towns Award for NSW's Most Sustainable Community in 2021



AN AFFORDABLE COMMUNITY

- At \$655,000, Singleton's average house price is more affordable than Newcastle, Sydney and other major towns, with a choice of urban, lifestyle or rural housing



A SERVICED COMMUNITY

- Diverse range of health services, a local public hospital, day emergency unit, and obstetrics
- Access to world-leading hospitals in Maitland and Newcastle



AN EDUCATED COMMUNITY

- Wide choice of pre-school, day care, primary and high schools
- TAFE connected learning centre and regional training providers
- Access to the world-leading University of Newcastle



FUTURE-FOCUSED leadership + investment SUPPORT

INVESTOR + BUSINESS SUPPORT SERVICES

- ✓ Business concierge service across economic development and planning
- ✓ Access to socio-economic data to support business cases
- ✓ Employment and skills pathways networks across the region
- ✓ Duty planner advice for less complex projects
- ✓ Industry, innovation, skills and training networks and introductions
- ✓ Introductions to local land and real estate networks
- ✓ Introductions to government agencies as appropriate
- ✓ Pre-development planning meetings for complex developments



FUTURE-PROOFING initiatives



TAKING A PROACTIVE APPROACH TO ECONOMIC EVOLUTION AND COMMUNITY WELLBEING WITH A NUMBER OF FUTURE-FOCUSED PROJECTS AND INVESTMENTS TO SUPPORT OUR COMMUNITY AND FUTURE GENERATIONS.

SINGLETON'S COMMUNITY STRATEGIC PLAN

Outlines the vision and priorities for the future development of the LGA.

VOLUNTARY PLANNING AGREEMENTS

Seven agreements with mining organisations to support community development.

COMMUNITY ECONOMIC DEVELOPMENT FUND

A partnership between Glencore, The Bloomfield Group and Singleton Council of \$500,000 annual support for community and economic projects.

COMMITMENT TO SUSTAINABILITY

Including the Singleton Sustainability Strategy, Singleton Emissions Reduction Action Plan.

SINGLETON LEGACY FUND

Over \$34million in capital to support intergenerational equity for our community's future.

SINGLETON ADVOCACY + INFRASTRUCTURE AGENDAS

Providing a platform for future government investment in our community.

STRONG LOCAL + REGIONAL PARTNERSHIPS

Working with federal, state and regional governments, industry, and community stakeholders to support a stronger future for Singleton.

INNOVATIVE LEADERSHIP



AR Bluett Award
Best Rural/Regional
Council NSW 2023



Destination
of investment
choice approach



INVEST SINGLETON

HUNTER VALLEY

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SINGLETON
COUNCIL

