

KYOGLE

Economic Brief

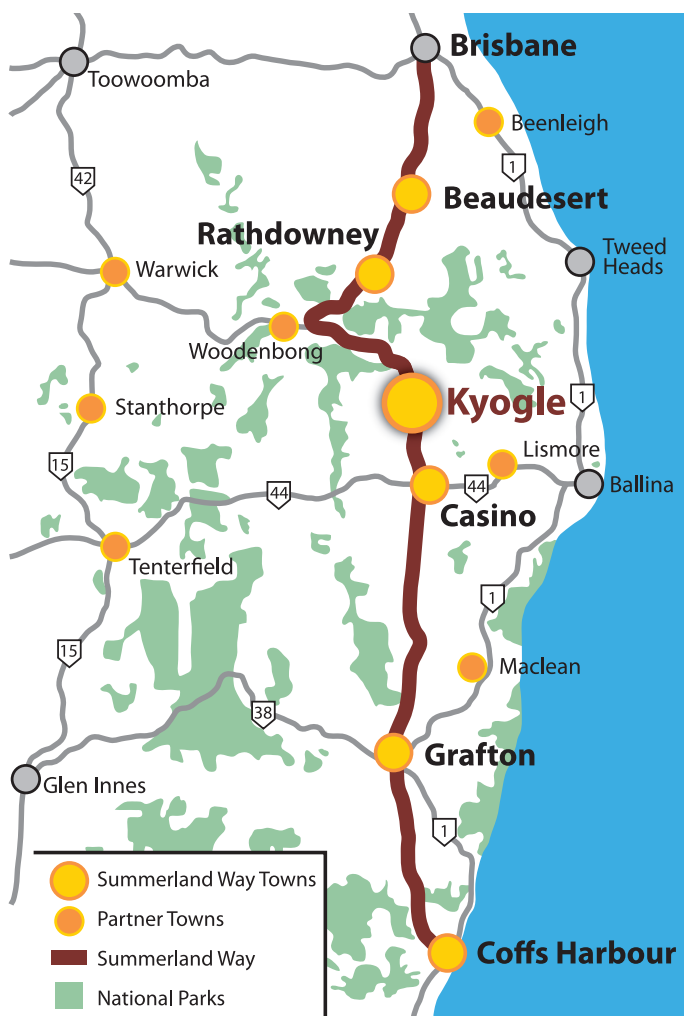
May 2013



Introduction

Kyogle local government area (LGA) is located within the Northern Rivers region of northern New South Wales. The town of Kyogle is approximately 760 kilometres north of Sydney and is part of the Summerland Way close to the Queensland border. Founded in the 1830s as a lumber camp, Kyogle also lies on the banks of the Richmond River.

Cattle grazing, dairy farming and Forestry are the primary industries in the region. In times past, timber getting was the main reason for settlement in the area, with red cedar and hoop pine the main timber trees. Kyogle is known as a "gateway" to many National Parks including Border Ranges National Park and Toonumbar National Park.



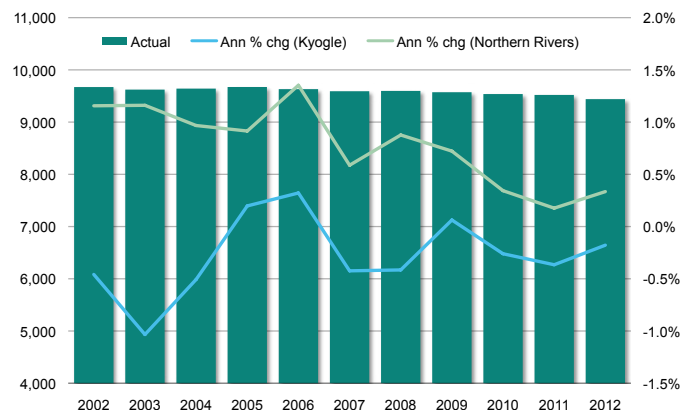
Kyogle Council aims to encourage the development of a range of industries, giving preference to high employment generators and to provide a wide economic base for the area by promoting and providing appropriate zonings.

Council has undertaken community and industry consultations over the past few years as part of the "Sense of Place" Economic Development Planning process and is committed to working with industry to optimise economic and environmental benefits for the Kyogle LGA.

Population

The resident population of Kyogle was 9,520 in 2012, representing a marginal annual decrease of 0.2% from the level recorded in 2011. Over the past five years, the population of Kyogle has fallen slightly at an average annual rate of 0.2%.

Population
Kyogle



Source: ABS 3218.0

Population			
	Level 2012	Annual % change	Avg ann % chg (2007-12)
Kyogle	9,520	-0.2	-0.2
Northern Rivers	288,772	0.3	0.5
New South Wales	7,290,345	1.1	1.2
Queensland	4,560,059	1.9	1.8

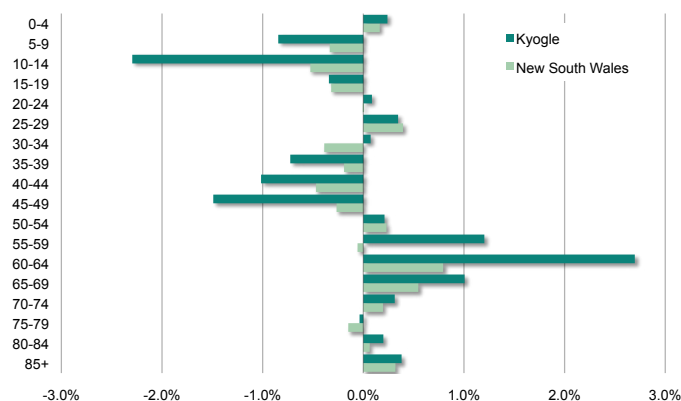
Source: ABS 3218.0

Age Distribution

The average age of Kyogle residents was 41.5 years in 2011, an increase of 2.2 years from the level in 2006 (39.3 years). By comparison, the average age for New South Wales was 38.1 years in 2011, having risen by 0.8 years since 2006.

Age Distribution

Change in % share, 2006-11



Source: ABS 3235.0



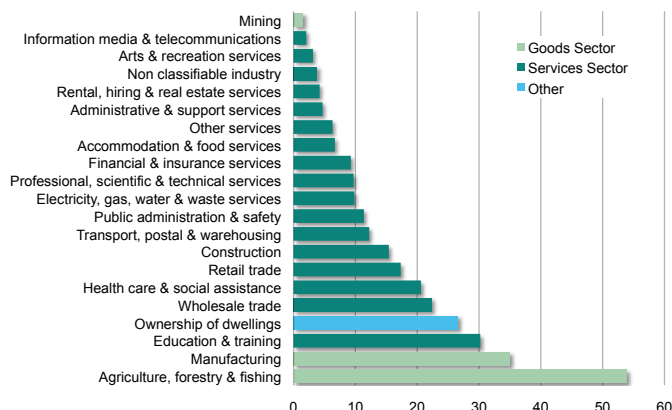
Business Activity

Gross Regional Product

The Gross Regional Product (GRP) of the Kyogle LGA was estimated at \$330.8 million in 2011/12. Kyogle experienced real annual growth in GRP of 10.8%, significantly higher than the average for New South Wales (2.4%). Kyogle contributed 2.7% and 0.1%, respectively, to the gross regional / state products of the Northern Rivers (\$12.0 billion) and New South Wales (\$455.3 billion) in 2011/12.

Industry Contribution to GRP

Kyogle, 2011/12 (\$ million)



Source: Lawrence Consulting, DEEWR, ABS Census 2011, ABS 5220.0

With regard to industry, the largest contribution was made by the Agriculture, Forestry & Fishing sector, with approximately 16.3% of the total GRP for the Kyogle, followed by Manufacturing (10.6%), Education & Training (9.1%) and Wholesale Trade (6.8%).

The Electricity, Gas, Water & Waste Services industry experienced the highest annual increase in industry value added in 2011/12, rising significantly by 28.8% from the level recorded in 2010/11. Over the past five years, the Manufacturing sector has recorded the highest average annual growth (9.6%), followed by Agriculture, Forestry & Fishing (9.2%).

GRP - Annual Industry Growth

Kyogle, 2006/07-2011/12



Source: Lawrence Consulting, DEEWR, ABS Census 2011, ABS 5220.0

Kyogle received a relatively higher industry contribution to total GRP from the Agriculture, Forestry & Fishing; Manufacturing; Electricity, Gas, Water & Waste Services; Wholesale Trade; Retail Trade; Education & Training; Health Care & Social Assistance; Arts & Recreation Services; and Other Services sectors than New South Wales in 2011/12.

Gross Regional Product

Industry	Kyogle			Northern Rivers		New South Wales	
	Level (\$m)	% of total	Annual % change	Level (\$m)	% of total	Level (\$m)	% of total
Agriculture, forestry & fishing	53.8	16.3	20.5	413.7	3.4	6,764	1.5
Mining	1.6	0.5	16.7	67.7	0.6	14,436	3.2
Manufacturing	35.0	10.6	14.5	973.6	8.1	35,154	7.7
Electricity, gas, water & waste services	9.8	3.0	28.8	702.7	5.8	11,834	2.6
Construction	15.4	4.7	4.8	505.6	4.2	22,403	4.9
Wholesale trade	22.3	6.8	17.8	460.6	3.8	20,321	4.5
Retail trade	17.3	5.2	3.5	785.0	6.5	18,729	4.1
Accommodation & food services	6.7	2.0	2.2	539.1	4.5	13,052	2.9
Transport, postal & warehousing	12.2	3.7	13.9	450.0	3.7	21,420	4.7
Information media & telecommunications	2.1	0.6	-24.5	229.9	1.9	18,314	4.0
Financial & insurance services	9.3	2.8	-7.6	794.8	6.6	64,316	14.1
Rental, hiring & real estate services	4.2	1.3	7.4	357.7	3.0	11,236	2.5
Professional, scientific & technical services	9.7	2.9	5.7	478.7	4.0	33,649	7.4
Administrative & support services	4.7	1.4	-5.4	287.3	2.4	13,182	2.9
Public administration & safety	11.4	3.4	1.7	699.8	5.8	20,118	4.4
Education & training	30.2	9.1	10.0	803.4	6.7	20,170	4.4
Health care & social assistance	20.6	6.2	8.1	1,177.9	9.8	27,232	6.0
Arts & recreation services	3.1	0.9	-2.9	100.9	0.8	4,266	0.9
Other services	6.3	1.9	7.4	257.3	2.1	8,292	1.8
Non classifiable industry	3.8	1.2	6.0	85.7	0.7		
Total Industry Value Added	279.7	84.5	10.7	10,171.4	84.5	384,888	84.5
Ownership of Dwellings	26.7	8.1	10.3	969.2	8.1	36,675	8.1
Taxes less subsidies on production and imports	24.7	7.5	8.0	899.7	7.5	34,046	7.5
Statistical discrepancy	-0.2	-0.1		-8.9	-0.1	-336	-0.1
Gross Regional Product	330.8	100.0	10.8	12,031.4	100.0	455,275	100.0

Note: All values are in current prices, whilst annual changes represent growth in chain volume measures.

Source: Lawrence Consulting, DEEWR, ABS Census 2011, ABS 5220.0





Business Activity

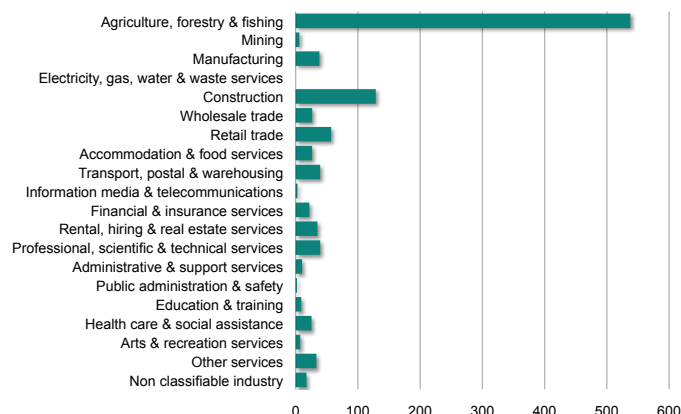
Business Numbers

The most recent ABS Australian Business Register indicated there were an estimated 1,063 local businesses (i.e. registered for GST and actively trading) in Kyogle in June 2011, which represented a slight annual decrease of 2.2%.

Agriculture, Forestry & Fishing is the largest industry in terms of business numbers in Kyogle, accounting for 50.6% of the total number of businesses, followed by the Construction (12.1%), Retail Trade (5.4%) and Professional, Scientific & Technical Services (3.7%) sectors.

Number of Businesses by Industry

Kyogle, June 2011

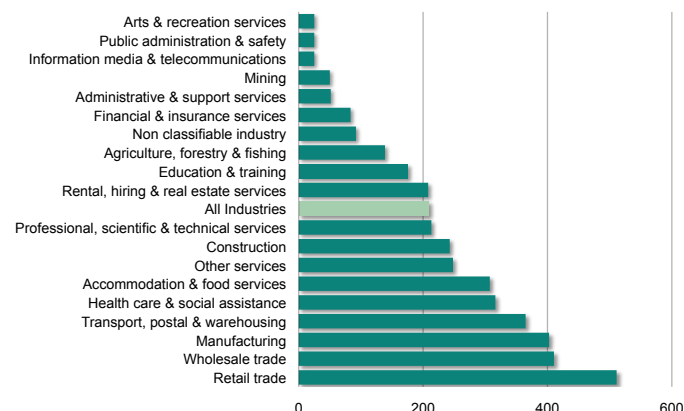


Source: ABS 8165.0

The estimated total turnover of all local industry in Kyogle was \$221.9 million in 2010/11, representing an annual decrease of 14.2%, whilst the average turnover of all businesses was approximately \$208,700 (down 12.2%).

Average Industry Turnover

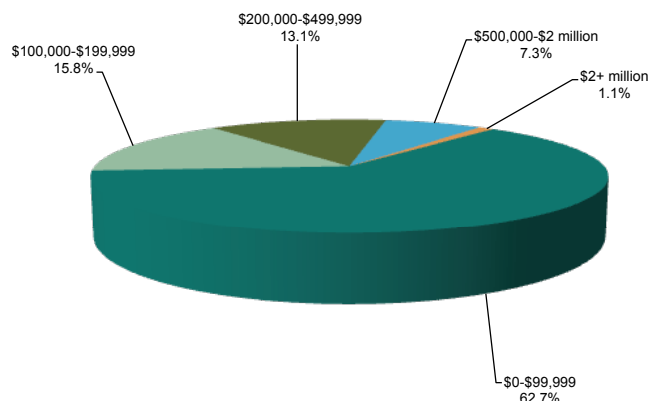
Kyogle, 2010/11 (\$'000)



Source: ABS 8165.0

Businesses by Turnover

Kyogle, 2010/11



Source: ABS 8165.0

Businesses by Industry

Industry	Count June 2011	% of total	Total industry turnover (\$m)	% of total	Avg business turnover (\$'000)
Agriculture, forestry & fishing	538	50.6	74.6	33.6	138.7
Mining	6	0.6	0.3	0.1	50.0
Manufacturing	38	3.6	15.4	6.9	402.5
Electricity, gas, water & waste services	0	0.0	0.0	0.0	n.a.
Construction	129	12.1	31.3	14.1	242.8
Wholesale trade	27	2.5	10.9	4.9	410.4
Retail trade	57	5.4	29.1	13.1	511.2
Accommodation & food services	26	2.5	8.1	3.7	307.3
Transport, postal & warehousing	39	3.7	14.4	6.5	364.9
Information media & telecommunications	3	0.3	0.1	0.0	25.0
Financial & insurance services	22	2.1	1.8	0.8	83.3
Rental, hiring & real estate services	35	3.3	7.3	3.3	208.1
Professional, scientific & technical services	39	3.7	8.4	3.8	213.3
Administrative & support services	10	1.0	0.5	0.2	51.5
Public administration & safety	1	0.1	0.0	0.0	25.0
Education & training	9	0.8	1.6	0.7	175.0
Health care & social assistance	25	2.4	8.0	3.6	316.3
Arts & recreation services	7	0.7	0.2	0.1	25.0
Other services	33	3.1	8.3	3.7	248.1
Non classifiable industry	17	1.6	1.6	0.7	92.0
Total, 2010/11	1,063	100.0	221.9	100.0	208.7
Total, 2009/10	1,087		258.4		237.7
Annual % change	-2.2		-14.2		-12.2

Source: ABS 8165.0

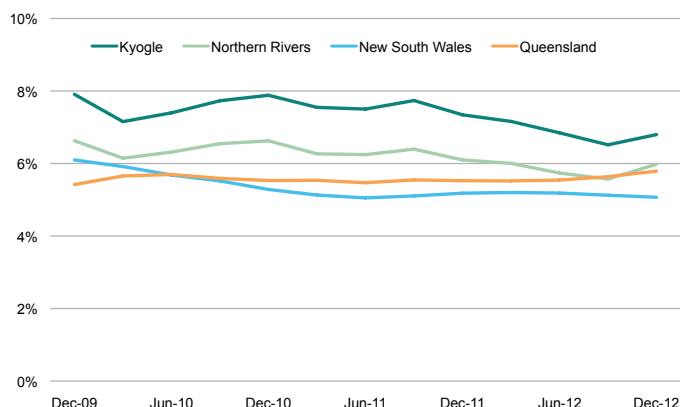


Employment

Labour Market

The estimated number of employed persons in Kyogle was 4,223 in the December Quarter 2012, which represented a slight decrease of 0.7% from the level recorded in the December Quarter 2011.

Unemployment Rate



Source: DEEWR

The unemployment rate in Kyogle was 6.8% in the December Quarter 2012, which was 0.5 percentage points lower than the rate recorded in the December Quarter 2011 (7.3%).

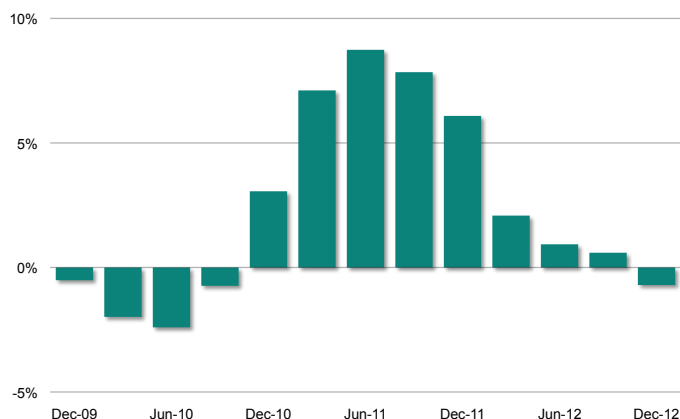
Labour Market			
	Level Dec Qtr 2012	Qtrly % chg	Ann % chg
Employed persons (no.)	4,223	-0.6	-0.7
Unemployed persons (no.)	308	4.1	-8.6
Unemployment rate (%) ^(a)	6.8	0.3	-0.5
Labour force (no.)	4,531	-0.3	-1.3

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

The labour force in Kyogle decreased by 1.3% over the year to the December Quarter 2012, to a level of 4,531 persons. This was due to a large annual fall of 8.6% in the number of unemployed persons.

Annual Employment Growth

Kyogle

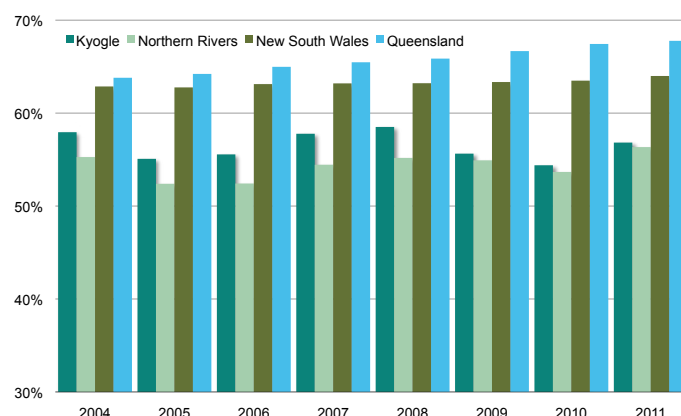


Source: DEEWR

Participation Rate

The participation rate (i.e. the proportion of the resident population aged 15 and over in the labour force) in Kyogle was 56.8% in 2011, which was 2.4 percentage points higher than the rate in 2010. The workforce participation rate in Kyogle in 2011 was higher than the average for the Northern Rivers region (56.3%), but below New South Wales (64.0%) and Queensland (67.8%).

Participation Rate



Source: ABS 3218.0, DEEWR & Lawrence Consulting

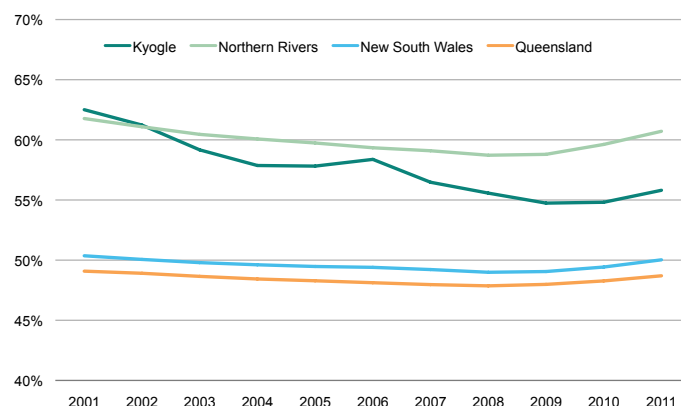
Participation Rate			
	Level 2011	Level 2010	Ann % chg ^(a)
Kyogle	56.8	54.4	2.4
Northern Rivers	56.3	53.7	2.7
New South Wales	64.0	63.5	0.5
Queensland	67.8	67.4	0.3

Note: (a) Changes are percentage point changes.
Source: ABS 3218.0, DEEWR & Lawrence Consulting

Dependency Ratio

The dependency ratio in Kyogle was 55.8% in 2011, which was well below the average for the Northern Rivers (60.7%), but higher than New South Wales (50.0%) and Queensland (48.7%). Between 2006 and 2011, the dependency ratio for Kyogle decreased by 2.6 percentage points, which was in contrast to the average rise for New South Wales (up 0.6 percentage points).

Dependency Ratio



Source: ABS 3235.0





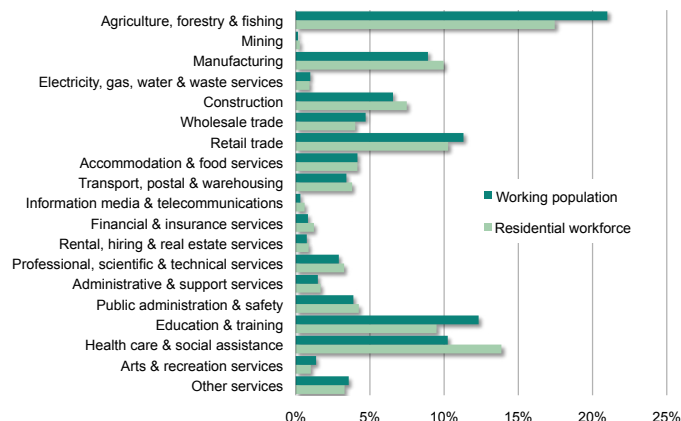
Employment

Employment by Industry

The total working population of Kyogle (i.e. the number of persons whose place of work is within the Kyogle LGA), as at the 2011 Census, was approximately 2,548 persons. This represented a slight decrease of 71 persons from the level recorded at the 2006 Census.

Employment by Industry

Kyogle, 2011 Census



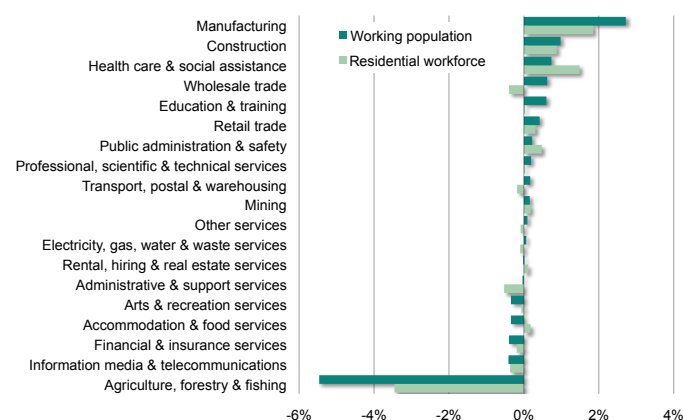
Source: ABS 2011 Census

In 2011, the largest industry employer in Kyogle was the Agricultural, Forestry & Fishing sector with 535 persons, or 21.0% of the total workforce. The Education & Training (12.3%), Retail Trade (11.3%), Health Care & Social Assistance (10.2%) and Manufacturing (8.9%) sectors were also significant employers.

Between 2006 and 2011, the Manufacturing industry recorded the largest increase in industry employment share (up 2.7 percentage points), followed by Construction (up 1.0 percentage points) and Health Care & Social Assistance (up 0.7 percentage points). Conversely, Agricultural, Forestry & Fishing recorded the largest decrease in industry employment share (down 5.5 percentage points).

Change in Industry Employment Share

Kyogle, 2006-11



Source: ABS 2011 Census

Kyogle had a higher proportion of employment share in the Agricultural, Forestry & Fishing; Manufacturing; Wholesale Trade; Retail Trade; and Education & Training sectors than New South Wales in 2011.

Employment by Industry

Industry	Working Population			Residential Employed Persons		
	Total 2011	% of total	Change in % share 2006-11	Total 2011	% of total	Change in % share 2006-11
Agriculture, forestry & fishing	535	21.0	-5.5	583	17.4	-3.5
Mining	4	0.2	0.2	9	0.3	0.2
Manufacturing	227	8.9	2.7	333	10.0	1.9
Electricity, gas, water & waste services	25	1.0	0.1	31	0.9	-0.1
Construction	167	6.6	1.0	250	7.5	0.9
Wholesale trade	120	4.7	0.6	134	4.0	-0.4
Retail trade	288	11.3	0.4	343	10.3	0.3
Accommodation & food services	106	4.2	-0.3	139	4.2	0.2
Transport, postal & warehousing	87	3.4	0.2	127	3.8	-0.2
Information media & telecommunications	8	0.3	-0.4	20	0.6	-0.4
Financial & insurance services	21	0.8	-0.4	41	1.2	-0.2
Rental, hiring & real estate services	19	0.7	0.0	29	0.9	0.1
Professional, scientific & technical services	74	2.9	0.2	109	3.3	0.0
Administrative & support services	38	1.5	0.0	56	1.7	-0.5
Public administration & safety	99	3.9	0.2	142	4.3	0.5
Education & training	314	12.3	0.6	317	9.5	0.0
Health care & social assistance	261	10.2	0.7	463	13.9	1.5
Arts & recreation services	35	1.4	-0.3	34	1.0	-0.1
Other services	91	3.6	0.1	110	3.3	-0.1
Not stated	29	1.1	0.0	71	2.1	-0.1
Total	2,548	100.0	0.0	3,341	100.0	0.0

Source: ABS 2011 Census



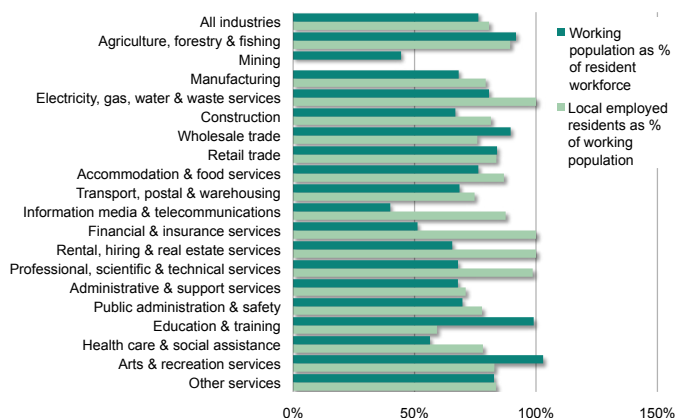
Employment

Local Employment

The total residential workforce of Kyogle (i.e. the number of employed persons living within Kyogle LGA), as at the 2011 Census, was 3,341 persons. Compared to the working population of 2,548 persons, this represented a deficit of 793 jobs and indicates that Kyogle has an estimated employment self-sufficiency ratio of 76.3%.

Employment Self-Sufficiency

Kyogle, 2011 Census



Source: ABS 2011 Census

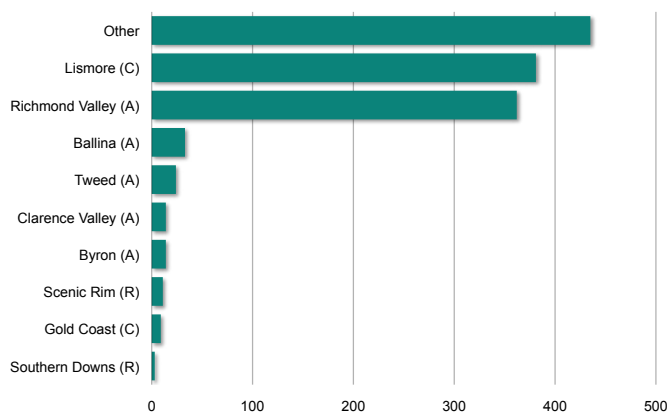
The number of residents of Kyogle actually employed within the LGA was 2,055 persons, or 80.7% of the total working population.

Workforce Destination

The most common place of origin for persons who work within Kyogle LGA – other than Kyogle itself – in 2011 was the Richmond Valley LGA, with 166 persons or 6.5% of the working population, followed by Lismore (5.6%).

Workforce Destination (excl. Kyogle)

Resident Population, Kyogle, 2011 Census



Source: ABS 2011 Census

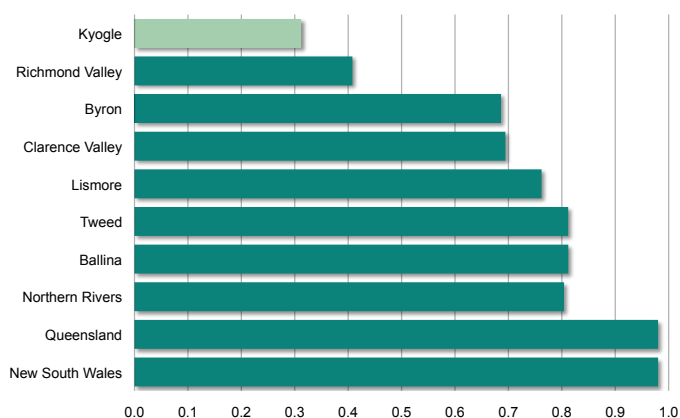
With regard to the residential workforce, the most common destination other than Kyogle (61.5%) was the Lismore LGA (381 persons, or 11.4%), followed by Richmond Valley (10.8%).

Economic Diversity

The Index of Economic Diversity measures economic or industrial diversity within a region by determining the degree to which the region's industry mix differs from that of the national economy. When the index value is close to one, the industrial profile of a region mirrors that of the national economy and is considered more diverse.

The index value for the Kyogle LGA is 0.312, whilst the index values for the Northern Rivers and New South Wales are 0.804 and 0.980, respectively. When the index is calculated using the State economy as the comparative benchmark, the Kyogle LGA has a value of 0.332 whilst the value for the Northern Rivers is 0.820.

Index of Economic Diversity

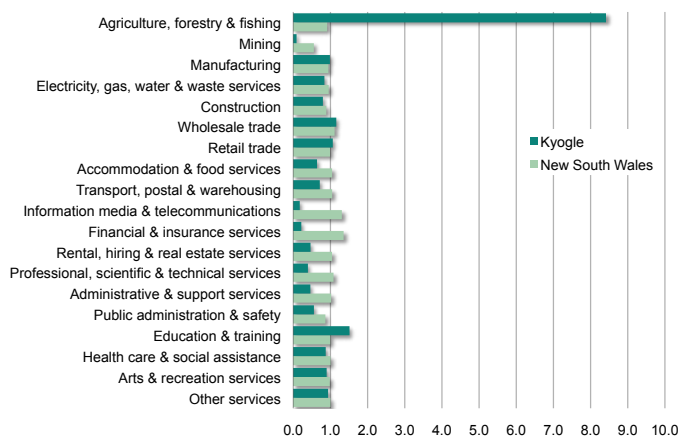


Source: ABS 2011 Census, Lawrence Consulting

Location Quotients

Kyogle has a greater industry concentration (i.e. location quotient greater than 1) than the national economy – and therefore has net exports from the region – in the Agriculture, Forestry & Fishing (8.41); Education & Training (1.51); Wholesale Trade (1.16); and Retail Trade (1.06) sectors.

Location Quotients



Source: ABS 2011 Census, Lawrence Consulting





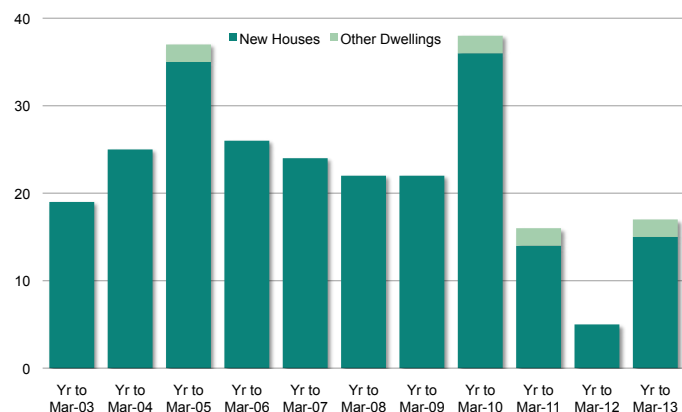
Building Approvals

Dwelling Approvals

The number of dwellings approved in Kyogle was 17 in the year to the March Quarter 2013, which represented a substantial annual increase of 240.0% from the level recorded in the year to the March Quarter 2012 (5).

Number of Dwelling Approvals

Kyogle

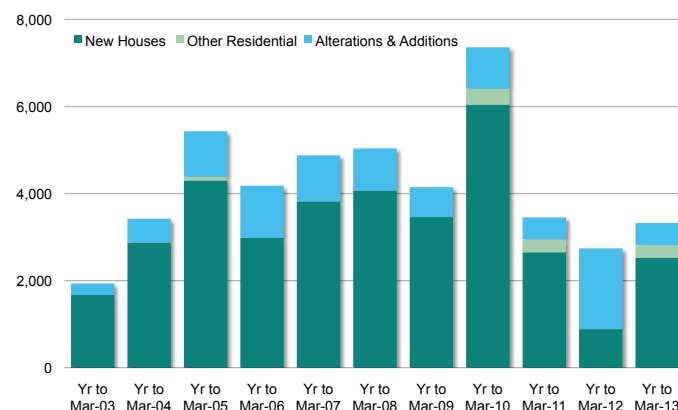


Source: ABS 8731.1

The total value of residential buildings approved in Kyogle was \$3.3 million in the year to the March Quarter 2013, representing an annual increase of 21.2%. The annual growth in the value of dwelling approvals in Kyogle was in contrast to an average decline of 12.7% across the Northern Rivers region.

Value of Dwelling Approvals

Kyogle (\$'000)



Source: ABS 8731.1

Building Approvals				
	Kyogle		Northern Rivers	
	Level Yr to Mar Qtr 2013	Annual % change	Level Yr to Mar Qtr 2013	Annual % change
Number				
Dwellings:	17	240.0	710	-12.0
New houses	15	200.0	617	4.0
Other dwellings	2	n.a.	93	-56.5
Value (\$'000)				
Dwellings:	3,322	21.2	233,699	-12.7
New houses	2,523	185.4	164,846	-0.2
Other dwellings	300	n.a.	17,933	-61.1
Alts & adds	499	-73.1	50,920	-9.9
Non-dwelling	350	-96.3	133,499	-23.4
Total building	3,672	-70.2	367,198	-16.9

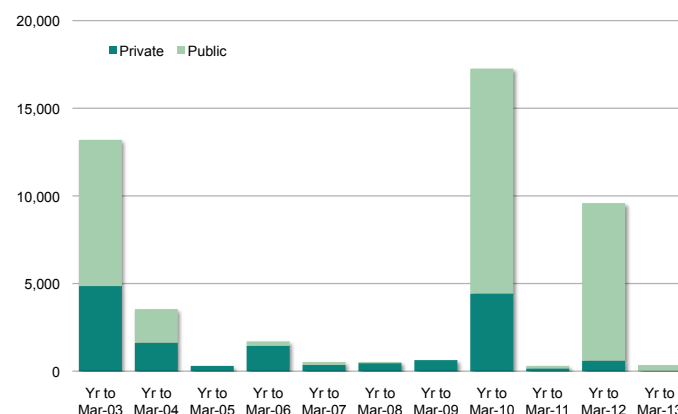
Source: ABS 8731.1

Construction

The value of non-residential building approvals in Kyogle decreased annually by 96.3% to \$0.4 million in the year to the March Quarter 2013. The fall in the value of non-residential building approvals was greater than the average decrease for the Northern Rivers region (down 23.4%) over the same period.

Value of Non-Residential Building Approvals

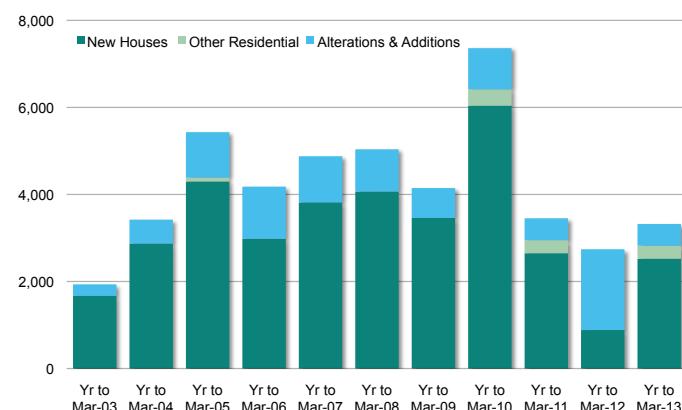
Kyogle (\$'000)



Source: ABS 8731.1

Value of Dwelling Approvals

Kyogle (\$'000)



Source: ABS 8731.1

Non-Residential Building Approvals				
	Kyogle		Northern Rivers	
	Level Yr to Mar Qtr 2013	Annual % change	Level Yr to Mar Qtr 2013	Annual % change
Private sector	0	-100.0	100,141	-23.0
Public sector	350	-96.1	33,358	-24.7
Total	350	-96.3	133,499	-23.4

Source: ABS 8731.1



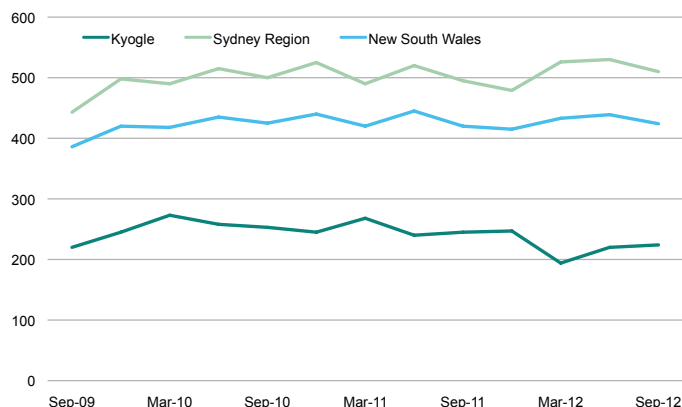
Property Market

Median Sales Prices

The median sales prices for all dwelling types in Kyogle rose by 1.8% to \$224,000 in the September Quarter 2012, although this represented an annual decrease of 8.6% when compared to the figure for the September Quarter 2011.

Median Sales Prices

All Dwellings (\$'000)



Source: NSW Department of Housing

The median sales price for all dwellings in Kyogle in the September Quarter 2012 was below the averages for the Sydney Region (\$510,000) and New South Wales (\$424,000).

Median Sale Prices, All Dwellings

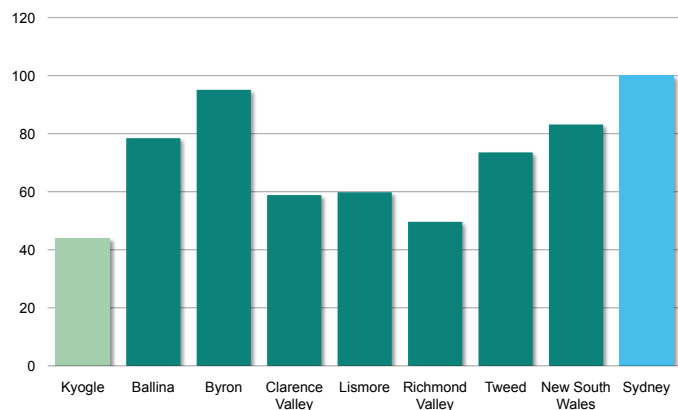
	Level (\$) Sep Qtr 2012	Qtrly % chg	Ann % chg
Kyogle	224,000	1.8	-8.6
Sydney Region	510,000	-4.7	2.0
New South Wales	424,000	-3.8	-0.4

Source: NSW Department of Housing

The median dwelling price index for Kyogle in the September Quarter 2012 was 43.9 when compared to Sydney (index of 100), which was lower than the index values for all other LGAs in the Northern Rivers as well as New South Wales (83.1).

Median Dwelling Price Index

September Quarter 2012



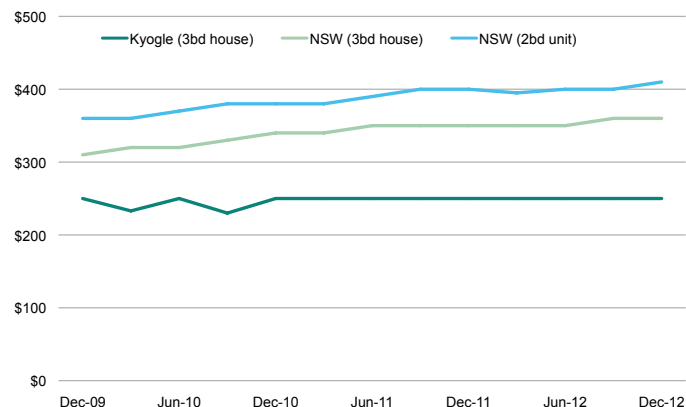
Note: Sydney = 100

Source: NSW Department of Housing, Lawrence Consulting

Median Weekly Rents

Median weekly rents for three bedroom houses in Kyogle remained unchanged over the year to the December Quarter 2012, whilst also being significantly lower than the average for New South Wales (\$360).

Median Weekly Rents



Source: NSW Department of Housing

Median Weekly Rents

	Kyogle		New South Wales	
	Level (\$) Dec Qtr 2012	Annual % change	Level (\$) Dec Qtr 2012	Annual % change
All dwellings				
Two bedroom	215	n.a.	395	3.9
Three bedroom	250	0.0	390	2.6
Four+ bedroom	258	n.a.	480	3.2
Separate Houses				
Three bedroom	250	0.0	360	2.9

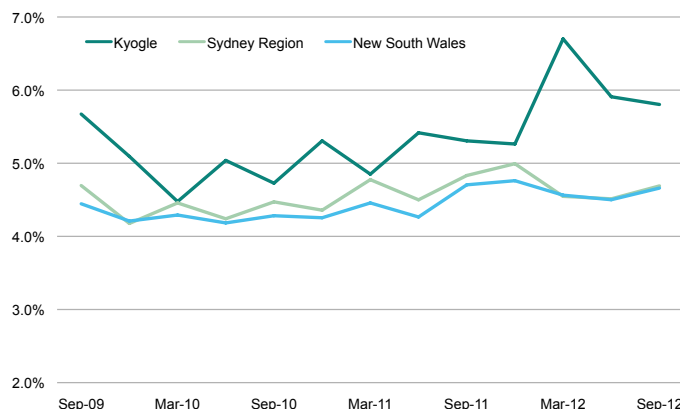
Source: NSW Department of Housing

Rental Yields

The rental yield in Kyogle was 5.8% in the September Quarter 2012, which was 0.5 percentage points higher than the average yield recorded in the September Quarter 2011. Residential property yields in Kyogle were significantly higher than those in the Sydney Region and New South Wales (both 4.7%) in the September Quarter 2012.

Residential Yields

All Dwellings



Source: NSW Department of Housing, Lawrence Consulting





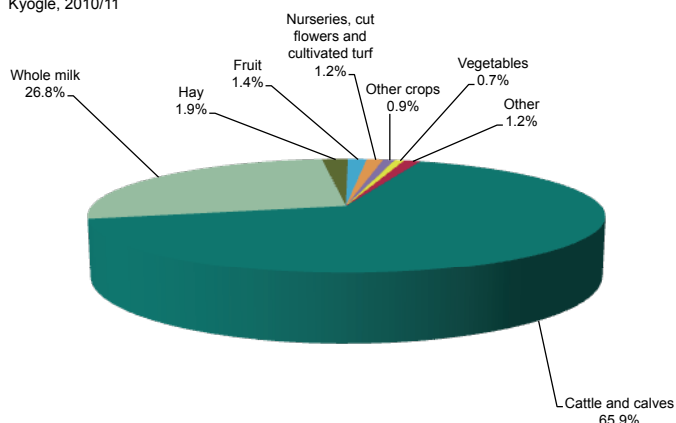
Regional Industry & Income

Agriculture

The total gross value of production for agricultural commodities in the Kyogle was estimated at \$57.4 million in 2010/11, which comprised approximately 13.0% of the total for the Northern Rivers (\$442.0 million). Livestock slaughtering comprised \$38.1 million, or 66.4% of the total value of production in the Kyogle, followed by livestock products (\$15.9 million, or 27.7%) and crops (\$3.5 million, or 6.1%).

Gross Value of Agricultural Production

Kyogle, 2010/11



Source: ABS 7125.0

Cattle and calf slaughtering was the single largest agricultural commodity in the Kyogle in 2010/11 in terms of value of production with \$37.8 million, followed by whole milk products (\$15.4 million), hay (\$1.1 million), fruit (\$0.8 million) and nurseries, cut flowers and cultivated turf (\$0.7 million).

Gross Value of Agricultural Production

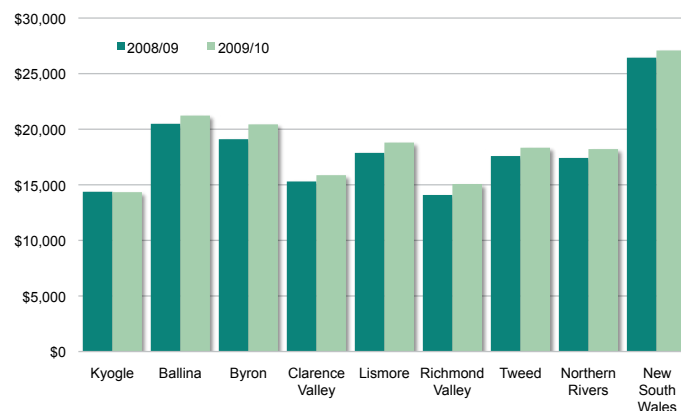
	Kyogle		Northern Rivers	
	Level 2010/11 (\$m)	% of total	Level 2010/11 (\$m)	% of total
Crops				
Hay	1.1	1.9	4.9	1.1
Nurseries, cut flowers and cultivated turf	0.7	1.2	47.0	10.6
Vegetables	0.4	0.7	15.0	3.4
Fruit	0.8	1.4	66.6	15.1
Other crops	0.5	0.9	70.9	16.0
Total	3.5	6.1	204.4	46.2
Livestock slaughtering				
Cattle and calves	37.8	65.9	127.1	28.8
Other	0.3	0.5	62.7	14.2
Total	38.1	66.4	189.8	42.9
Livestock products				
Whole milk	15.4	26.8	46.4	10.5
Other	0.5	0.9	1.5	0.3
Total	15.9	27.7	47.9	10.8
Total agriculture	57.4	100.0	442.0	100.0

Source: ABS 7125.0

Personal Income

Per capita income for Kyogle was estimated at \$14,338 in 2009/10, representing a marginal annual decrease of 0.2% from the level recorded in 2008/09 (\$14,373). The average wage and salary income for Kyogle increased annually by 7.6% to \$36,430 in 2009/10.

Per Capita Income



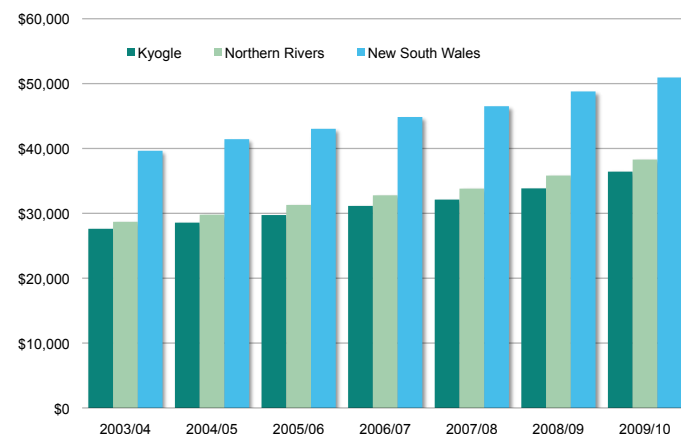
Source: ABS 6524.0

Personal Income

	Level 2009/10	Annual % change	Avg ann % chg last 5 yrs
Total income (\$ million)			
Kyogle	137.2	-0.5	3.7
Northern Rivers	5,232.4	4.9	6.2
New South Wales	193,496.2	3.5	5.4
Per capita income (\$)			
Kyogle	14,338	-0.2	n.a.
Northern Rivers	18,212	4.6	n.a.
New South Wales	27,082	2.5	n.a.
Average wage & salary income (\$)			
Kyogle	36,430	7.6	5.0
Northern Rivers	38,291	6.9	5.1
New South Wales	50,943	4.4	4.2

Source: ABS 6524.0

Average Wage & Salary Income



Source: ABS 6524.0





Demographic Profile

The following table contains key demographic statistics for Kyogle LGA as at the 2011 Census, along with comparison data for the Northern Rivers region and New South Wales.

Key Demographic Indicators, 2011 Census

	Kyogle		Northern Rivers		New South Wales	
	No.	% of total	No.	% of total	No.	% of total
Person Characteristics						
Total persons	9,228	-	277,284	-	6,917,658	-
Males	4,642	50.3	135,107	48.7	3,408,878	49.3
Females	4,586	49.7	142,177	51.3	3,508,780	50.7
Age group (years):						
0-14	1,756	19.0	51,582	18.6	1,332,512	19.3
15-24	958	10.4	30,172	10.9	893,101	12.9
25-39	1,177	12.8	40,946	14.8	1,429,620	20.7
40-54	2,117	22.9	59,528	21.5	1,433,954	20.7
55-64	1,620	17.6	40,490	14.6	810,290	11.7
64+	1,600	17.3	54,568	19.7	1,018,180	14.7
Median age	45	-	44	-	38	-
Country of birth – Australia	7,840	85.0	230,407	83.1	4,747,372	68.6
Indigenous persons	489	5.3	11,378	4.1	172,313	2.5
Language spoken at home – English only	8,575	92.9	255,585	92.2	5,013,343	72.5
Weekly income ^(a) :						
Median individual income (\$)	376	-	455	-	561	-
Median family income (\$)	714	-	1,061	-	1,477	-
Median household income (\$)	883	-	865	-	1,237	-
Occupation (persons aged 15 years and over):						
Managers	727	21.5	14,026	13.0	416,513	13.3
Professionals	498	14.7	19,470	18.0	711,425	22.7
Technicians and trades workers	413	12.2	15,718	14.6	413,464	13.2
Community and personal service workers	376	11.1	13,137	12.2	297,408	9.5
Clerical and administrative workers	337	10.0	13,324	12.3	472,221	15.1
Sales workers	272	8.0	12,145	11.2	290,202	9.3
Machinery operators and drivers	262	7.7	6,459	6.0	199,040	6.4
Labourers	496	14.7	13,678	12.7	272,296	8.7
Total occupied persons	3,381	100.0	107,957	100.0	3,130,220	100.0
Family Characteristics						
Total households	3,603	-	108,117	-	2,471,292	-
Family households:	2,510	69.7	88,764	82.1	1,777,398	71.9
Couple families with children	900	25.0	27,147	25.1	823,012	33.3
Couple families without children	1,118	31.0	32,564	30.1	637,528	25.8
One parent families	454	12.6	14,393	13.3	286,077	11.6
Other families	38	1.1	982	0.9	30,781	1.2
Group households	88	2.4	4,290	4.0	94,743	3.8
Lone person households	1,059	29.4	30,175	27.9	599,151	24.2
Dwelling Characteristics						
Total private dwellings	4,237	-	141,821	-	2,864,531	-
Occupied private dwellings:	3,603	-	108,119	-	2,599,193	-
Fully owned	1,672	46.4	42,804	39.6	830,228	31.9
Being purchased	1,003	27.8	30,945	28.6	828,139	31.9
Rented	792	22.0	30,388	28.1	756,832	29.1
Other tenure type	32	0.9	1,001	0.9	21,445	0.8
Dwelling structure:						
Separate house	3,450	95.8	83,454	77.2	1,717,699	66.1
Semi-detached, townhouse etc	34	0.9	11,636	10.8	263,926	10.2
Flat, unit or apartment	64	1.8	9,786	9.1	465,189	17.9
Other dwelling	56	1.6	3,119	2.9	21,140	0.8
Median rent (\$/weekly)	170	-	270	-	300	-
Median housing loan repayments (\$/monthly)	1,083	-	1,600	-	1,993	-

Source: ABS 2011 Census





Regional Benchmarking

The following table compares a number of key economic indicators between Kyogle and other local government areas (LGAs) in the Northern Rivers region – Ballina, Byron, Clarence Valley, Lismore, Richmond Valley and Tweed.

Comparative Indicators							
	Kyogle	Ballina	Byron	Clarence Valley	Lismore	Richmond Valley	Tweed
Population							
Estimated resident population, 2012	9,520	40,993	31,059	51,285	44,396	22,671	88,848
Annual growth, 2011-12 (%)	-0.2	0.6	0.8	0.1	0.3	-0.1	0.4
Average annual growth, 2007-12 (%)	-0.2	0.3	0.3	0.4	0.0	0.3	1.1
Projected population, 2036	8,837	52,905	41,283	56,516	48,348	24,949	125,527
Average annual growth, 2012-36 (%)	-0.3	1.1	1.2	0.4	0.4	0.4	1.5
Average age, 2011 (years)	41.5	42.8	40.0	42.4	38.7	40.4	42.9
Dependency ratio, 2011 (%)	55.8	64.0	45.7	65.4	51.1	66.4	66.8
Employment							
Employed persons (estimated), Dec Qtr 2012	4,223	20,078	14,310	21,124	22,266	9,625	35,653
Annual growth, yr to Dec Qtr 2012 (%)	-0.7	-1.5	-1.5	-1.0	-1.3	-1.2	-1.2
Unemployment rate, Dec Qtr 2012 (%)	6.8	4.4	8.2	6.4	5.6	6.2	5.7
Labour force, annual growth, yr to Dec Qtr 2012 (%)	-1.3	-1.4	-1.4	-1.4	-1.4	-1.3	-1.4
Participation rate, 2011 (%)	57.1	61.3	60.5	52.8	64.7	55.7	50.7
Business Investment							
Gross Regional Product, 2011/12 (\$ million)	330.8	1,787.4	1,345.0	1,988.7	2,428.4	823.6	2,635.6
Annual growth, 2010/11-2011/12 (%)	10.8	6.7	6.4	7.9	6.7	7.3	6.8
Gross Regional Product per capita, 2011/12 (\$)	34,905	43,242	42,790	38,356	54,186	35,944	29,325
Index of Economic Diversity (Australia = 1)	0.312	0.812	0.686	0.694	0.762	0.408	0.812
No. of businesses, June 2011	1,063	4,154	4,090	4,090	4,257	1,707	6,982
Annual growth, 2009/10-2010/11	-2.2	-0.6	0.3	-0.6	-1.1	-0.9	-1.1
Total industry turnover, 2010/11 (\$ million)	221.9	1,349.0	1,331.3	1,302.2	1,438.4	547.8	2,255.5
Annual growth, 2009/10-2010/11	-14.2	1.7	0.6	-0.4	0.4	-1.6	-0.6
Average industry turnover, 2010/11 (\$'000)	208.7	324.7	325.5	318.4	337.9	320.9	323.0
Annual growth, 2009/10-2010/11	-12.2	2.3	0.3	0.2	1.6	-0.8	0.5
Building & Construction							
No. of dwelling approvals, yr to Mar Qtr 2013	17	105	112	107	39	81	249
Annual growth, yr to Mar Qtr 2013 (%)	240.0	-14.6	-29.1	-24.1	30.0	-27.0	4.2
Value of dwelling approvals, yr to Mar Qtr 2013 (\$'000)	3,322	41,226	42,171	31,034	11,302	23,123	81,519
Annual growth, yr to Mar Qtr 2013 (%)	21.2	-3.9	-31.7	-22.2	19.8	-19.9	-1.0
Value of non-dwelling approvals, yr to Mar Qtr 2013 (\$'000)	350	43,000	5,527	21,849	7,507	14,919	40,349
Annual growth, yr to Mar Qtr 2013 (%)	-96.3	135.0	-86.8	25.7	141.2	-53.3	-22.5
Property & Land							
Median sales price – all dwellings, Sep Qtr 2012 (\$'000)	224	400	485	300	305	253	375
Median sales price – all dwellings, annual growth, Sep Qtr 2012 (%)	n.a.	1.2	-19.4	-4.2	4.6	-4.4	-5.1
Median weekly rent – 2bd unit, Dec Qtr 2012 (\$)	n.a.	270	355	220	220	190	285
Median weekly rent – 3bd house, Dec Qtr 2012 (\$)	250	400	460	280	300	270	375
Gross rental yield – all dwellings, Sep Qtr 2012 (%)	5.8	4.9	4.8	4.9	5.1	5.5	5.0
Land value – single residential site, 2012 (\$)	n.a.	182,000	n.a.	89,600	113,000	n.a.	175,000
Land value – retail shop site, 2012 (\$)	n.a.	315,000	n.a.	113,000	178,000	n.a.	255,000
Personal Income							
Per capita income, 2009/10 (\$)	14,338	21,226	20,435	15,865	18,799	15,070	18,336
Annual growth, 2008/09-2009/10 (%)	-0.2	3.6	7.0	3.7	5.2	7.0	4.3
Average wage & salary income, 2009/10 (\$)	36,430	39,492	35,036	37,334	38,369	36,776	39,962
Annual growth, 2008/09-2009/10 (%)	7.6	7.9	6.7	6.5	7.9	5.9	6.2
Average annual growth, 2004/05-2009/10 (%)	5.0	5.1	4.7	4.7	5.2	4.8	5.6





Summary of Economic Indicators

Summary of Recent Economic & Statistical Indicators

	Reference Period	Level	Level – 12 mths ago	Change (+ / -)	Annual % change
POPULATION & INCOME					
Estimated resident population	2012	9,520	9,537	-17	-0.2%
Projected population	2036	8,837	n.a.	-683	-0.3%
Dependency ratio (%)	2011	55.8	54.8	+1.0	1.0%
Per capita income (\$)	2009/10	14,338	14,373	-35	-0.2%
Average wage & salary income (\$)	2009/10	36,430	33,846	+2,584	7.6%
EMPLOYMENT					
Employed persons	Dec Qtr 2012	4,223	4253	-30	-0.7
Unemployment rate (%) ^(a)	Dec Qtr 2012	6.8	7.3	-0.5	-0.5
Labour force	Dec Qtr 2012	4,531	4590	-59	-1.3
Participation rate (%) ^(a)	2011	56.8	54.4	+2.4	2.4%
BUSINESS INVESTMENT					
Gross regional product (\$ million)	2011/12	330.8	300.5	+30.4	10.8%
GRP per capita (\$)	2011/12	34,905	31,391	+3,514	11.2%
No. of businesses	June 2011	1,063	1,087	-24	-2.2%
Total industry turnover (\$ million)	2010/11	221.9	258.4	-36.6	-14.2%
Average business turnover (\$'000)	2010/11	208.7	237.7	-29.0	-12.2%
BUILDING & CONSTRUCTION					
No. of dwelling approvals	Yr to Mar Qtr 2013	17	5	+12	240.0%
Value of dwelling approvals (\$'000)	Yr to Mar Qtr 2013	3,322	2,740	+582	21.2%
Value of non-dwelling approvals (\$'000)	Yr to Mar Qtr 2013	350	9,589	-9,239	-96.3%
PROPERTY & LAND					
Median sales price – all dwellings (\$)	Sep Qtr 2012	224,000	245,000	-21,000	-8.6%
Median weekly rent – 3bd house (\$)	Dec Qtr 2012	250	250	0	0.0%
Residential property yield (%)	Sep Qtr 2012	5.8	5.3	+0.5	0.5%

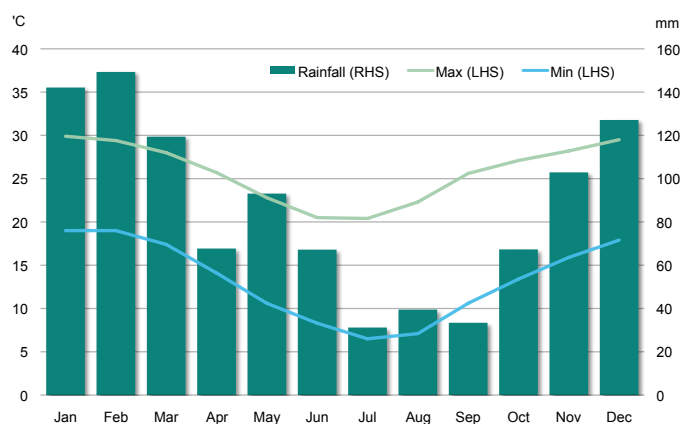
Note: (a) Changes are percentage point changes.

Climate

The average mean maximum temperature for Kyogle ranges from 20.4°C in July to 29.9°C in January, whilst the mean minimum temperature ranges from 6.5°C in July to 19.0°C in both January and February. Average annual rainfall in Kyogle is 1,041.0mm.

Climate Averages

Kyogle



Source: Bureau of Meteorology

For More Information

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