



Expression of Interest

Intermodal Logistics Terminal (IMT)

Lachlan Shire Council is calling for Expression of Interest (EOI) for a significant Intermodal Logistics Terminal (~126 Hectares) at Condobolin, NSW



Why Select Condobolin?

1. Situated in the geographic Centre of NSW, Condobolin is located on the transcontinental line with access to all mainland capital cities.
2. There is an opportunity to acquire sufficient freehold land in Condobolin (over 100ha) from Council to develop a significant multi-purpose industrial site including a (26 hectare rail reservation) suitable for rail loop and freight terminal.
3. Access to water, waste facilities, electricity and telecommunications at the site. Existing 22kV conductors supplying the site, the capacity available would be around 2 MVA or 50 amps at 22000 volts. NBN Satellite service for Lachlan Shire Council is expected mid 2016 and fixed line service early 2017.
4. Two Council owned houses (currently rented) on site for senior staff to reside in.
5. Located 3 kms from Condobolin, the land is zoned RU1 which permits freight transport facilities, heavy industrial, storage and some types of intensive Agricultural Development.
6. Condobolin airport is located 5 kms away with a sealed runway.
7. All main roads that are sealed within the Lachlan Shire have blanket approval for AB triple up to and including High Mass Limit allowing for easy and quick access to the site.
8. Lachlan Shire Council and the community require appropriate development, to utilise a community asset to provide employment opportunities in the Lachlan Shire.
9. Council assurance that its Development staff will give priority to this project through to its completion and beyond.
10. Lachlan Shire Council is committed to attracting business and industry to the Shire. We will support you during the relocation, offering advice about accessing public and private funding opportunities and assistance with all your development and relocation requirements.



CONDOBOLIN ABATTOIR SITE

Parcel Detail (126.4054 ha)



Disclaimer:

This plan was created for the purposes of the Lachlan Shire Council.
The Council holds no responsibility for any errors.
© 2015 LPS & Lachlan Shire Council

OPPY LANE (SR 339)

HASSANS LANE (SR 338)

Lot 14 DP816194
Area: 51.33 ha
Parcel no: 14047

Lot 2342 DP566794
Area: 48.52 ha
Parcel no: 14195

ANIMAL SHELTER
Lot 13 DP816194
Area: 1448 sq. m
Parcel no: 14044

Lot 3 DP583430
Area: 1475 sq. m
Parcel no: 14046

RAILWAY RESERVATION
Lot 1 DP16576
Area: 26.00 ha
Parcel no: 14045

HOUSE 2
Lot 12 DP816194
Area: 1356 sq. m
Parcel no: 14043

HOUSE 1
Lot 11 DP816194
Area: 1275 sq. m
Parcel no: 14042

KIACATOO ROAD (MR 7521)

Lachlan Shire Characteristics



Lachlan Shire is located at the geographic centre of New South Wales. The Shire is the home to many traditional farming cultures and is one of the largest grain producing areas of NSW. It is a rich agricultural area and in addition to grain is a significant producer of sheep, wool, beef and cotton. The agricultural sector accounts for nearly a third of economic activity while mining is likely to become a major employer in the Shire. Gross Regional Product is \$276m.



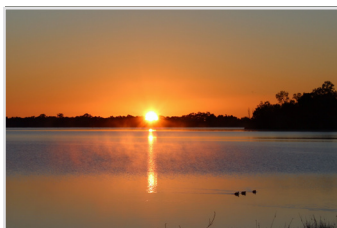
An estimated 6,750 people live in the Shire area of approximately 15,000 sq. kms. Sixteen percent of the Shire population is indigenous. LSC makes a very deliberate effort to connect with, and represent, this element of the residential population. Council would hope that any new industry employs at least 16% of its workforce from the Indigenous community.



There are four main towns in the Shire area: Condobolin, Lake Cargelligo, Tottenham and Tullibigeal. The nearest city located to the Shire Headquarters at Condobolin is Orange, 200 km away. The Council Administrative Centre is remote to other centres with Lake Cargelligo 100 km to the West and Tottenham 130 km to the North.



Council maintains swimming pools, supplies water, maintains air strips, cemeteries, halls, showgrounds, sporting ovals and sewage systems in those towns and services rural residents with the largest local road network of any NSW Council.



Condobolin itself has many attractions such as Gumbend Lake with swimming, skiing and fishing, the racecourse/showground, excellent sporting facilities for soccer, rugby, (League and Union), tennis, shooting, cricket and Australian Rules Football, relatively cheap fully developed land and housing, two high schools and two primary schools, pre-school and child care facilities, medical centre, hospital, 18 hole golf course, indoor sports complex with gymnasium, swimming complex, industrial areas and two supermarkets.





Essential Services

The township of Condobolin is fully serviced in terms of sewerage reticulation, potable water supply, and electricity and telecommunication services. Lachlan Shire has augmented both the sewerage scheme and the water supply to enable town expansion to take place. Council has provided \$10m in its 4 year Delivery Program to upgrade the Condobolin Water Treatment Plant and a further \$4m for a new water supply bore for Condobolin to ensure water availability for new industries.

Transport Networks

- Rail Link – on the Sydney to Broken Hill to Perth line.
- Condobolin Airport - 5 kms to the east of Condobolin, Toll Logistics provide a daily freight service.
- Parkes Airport – daily commuter service to Sydney- 105 kms to the north east
- Forbes daily commuter service 100 kms East
- Condobolin is within 100 kms of the Parkes National Logistics Hub which has freight rail access to 80% of the Australian population within 12 hours (www.parkeshub.com.au).
- Daily commuter Train/Bus Service to Sydney.
- 460kms by road to Sydney
- 670 kms by road to Melbourne
- 1070 kms by road to Brisbane
- 980 kms by road to Adelaide

Contacts for Infrastructure Services

Electricity

Essential Energy
Mr. Steve Ilitch
Regional General Manager – Southern
59-87 Hammond Avenue
Wagga Wagga NSW 2650
Tel: 02 6933 5810
Mobile: 0418 246 950
www.energymadeeasy.gov.au

Telecommunications

Telstra
Scott Curtin
Area General Manager Western NSW
1/113 Byng Street
Orange NSW 2800
Email: westernnsw@team.telstra.com.

Water & Sewer

Lachlan Shire Council
Mr Phil King
Director Infrastructure Services
Tel: 02 6895 1961
Mobile: 0421286557

Gas

Origin Energy
Tel: 1300 734 533
<http://resourcesandenergy.nsw.gov.au>

Soil Stability Testing

Geotechnical Services Parkes
Tel: 02 6862 5554





Current Accommodation Outlets

Allambie Motel

02 6895 2722

Condobolin Motor Inn

02 6895 2233

Condobolin Hotel / Motel

02 6895 2040

Imperial Hotel

02 6895 2139

Railway Hotel / Motel

02 6895 4240

Royal Hotel

02 6895 2009

Riverview Caravan Park

02 6895 2611

Further details regarding this Package may be obtained from Council's General Manager, Mr. Robert Hunt on 02 6895 1901 or 0427 293 941