



28 March 2013

Paul Toole MP  
PO Box 2237  
Bathurst NSW 2795

Dear Paul

Re: Lithgow Minerals and Industry Park

Further to our recent discussions in relation to the Lithgow Minerals and Industry Park.

The Park is a greenfield site of approximately 100 hectares that is located on the western side of the Castlereagh Highway roughly between the intersection with the Great Western Highway and Lidsdale. The New South Wales Government originally established the Park to encourage domestic and international investment in a range of minerals, metal processing and industry projects.

The Park is located next to Delta Electricity's Wallerawang Power Station and has been identified as a potential industrial site due to:

- easy access to existing services (including electricity, gas, water and telecommunications)
- proximity to rail and road transport
- access to mineral resources and
- availability of a large, skilled workforce.

As you are aware there are further advantages with the Park with its relative proximity to Sydney, Wollongong and Newcastle, all of which having world-class port facilities. Further NSW's, and Australia's, main east-west rail line passes through the site, providing a direct link to Sydney, including Port Botany, as well as to a number of the State's major mineral deposit sites at Orange, Parkes, Cobar and Broken Hill.

Council previously partnered with Delta Electricity and the NSW Department of State and Regional Development to investigate the feasibility of developing 10Ha of the property for industrial land for local businesses. Council has been seeking both private and public development partners to develop the site for industrial purposes.

With the proposed sell off of the power generators in NSW I would urge the NSW Government to embargo this land from any power sell off and retain for future industrial development and honour the previous arrangements to have the remainder of this land set aside for major industrial purposes.

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ADDRESS CORRESPONDENCE  
TO GENERAL MANAGER  
PO BOX 19, LITHGOW NSW 2790

I understand that negotiations may be under way as far as the sale of the power generators is concerned and it is vitally important for us to ensure that these lands are retained for future use and not denied for these purposes.

As you will see by the attached prospectus this is a prize opportunity for future development and your support for the retention of this land and transfer of a 10Ha parcel to Council would be greatly appreciated.

Please note that this was also part of the Council's submission to the Decade of Decentralisation Taskforce.

Yours sincerely

A handwritten signature in black ink, appearing to read 'M Statham', with a long, sweeping horizontal line extending to the right.

**Clr Maree Statham**  
MAYOR



Department of State and  
Regional Development



# Lithgow Minerals and Industry Park

New South Wales, Australia



Image courtesy of OneSteel



Image courtesy of Newcrest Mining



New South Wales Government

# A new minerals industry park

**The New South Wales Government has established the Lithgow Minerals and Industry Park to encourage domestic and international investment in a range of minerals, metal processing and industry projects. The park, a greenfield site of 100 hectares, has excellent access to infrastructure. It is suitable for projects such as electrosmelting, electrolytic refining, electrofusion of various minerals and production of specialised steel and/or alloys.**

New South Wales (NSW) is Australia's leading value-added minerals processing State, with well established steel and aluminium industries. With annual output exceeding A\$10 billion, the strength of the minerals processing industry is largely based on the availability of abundant, competitively priced and reliable electricity, well developed infrastructure and transport links and a reliable, well educated and highly skilled workforce.

NSW produces a diverse range of minerals including coal, gold, base metals, heavy minerals, industrial minerals and gemstones. Several major new mining projects are being developed with many more under consideration. Mining project investment totals A\$7 billion and has the potential to create about 5,000 direct jobs.

## Park location

The Lithgow Minerals and Industry Park is located near the township of Wallerawang, 7 km west of the city of Lithgow and about 140 km by road from Sydney.

The 100-ha park is next to the Delta Electricity Wallerawang Power Station.

The park's advantages include:

- easy access to existing services (including electricity, gas, water and telecommunications)
- proximity to rail and road transport
- access to mineral resources and
- availability of a large, skilled workforce.

The park is about two hours by road from Sydney, two and a half hours from Wollongong and three hours from Newcastle. All three cities have world-class port facilities. Domestic and international airlines operate out of Sydney and Newcastle.

NSW's main east-west rail line passes through the site, providing a direct link to Sydney, including Port Botany. This rail line provides ready access to a number of the State's major mineral deposit sites near Orange, Parkes, Cobar and Broken Hill.



## Workforce and training

With a workforce of about 66,500 people, the NSW Central West (incorporating Lithgow, Bathurst, Orange, Forbes, Cowra and Parkes) has a strong industrial skills base to support development at the park.

Lithgow's College of Technical and Further Education provides accredited full-time and part-time training in a range of disciplines, including engineering.

The Penrith campus of the University of Western Sydney, 70 km east of Lithgow, offers a range of part-time and full-time courses in electrical and civil engineering and mechanical automation (Faculty of Engineering).

## Social infrastructure

Lithgow and the surrounding region are well served by existing health, educational and recreational facilities. Lithgow has three preschool kindergartens, 10 primary schools and two high schools. The region offers a range of housing, plus rural and urban lifestyles.

## Research and development

There are a number of existing industries and service organisations in the Lithgow area that offer research and development facilities and technical expertise in environmental testing and mineral assaying. These facilities can be used for the more specialised needs of mineral processing projects.

## NSW minerals

NSW produces a diverse range of minerals including coal, metals and industrial minerals. Many of these minerals are suitable for further value-added processing and can be sourced within 250 km of the park. These include:

- quartzite from Lithgow, quartz gravel (coarse silica) from Cowra
- magnesite from Thuddungra, near Young
- zircon and rare earth metals, near Dubbo
- zinc from Goulburn
- copper, near Parkes and Orange
- kaolin and other industrial minerals from the Mudgee area
- coal from Lithgow and near Mudgee.

## Assistance and incentives

Projects suitable for the Lithgow Minerals and Industry Park may be eligible for a range of financial and non-financial assistance and incentives provided by government (federal, state and local). These include:

- funding assistance towards pre-feasibility studies
- financial incentives, assessed on a case-by-case basis
- project facilitation and coordination, including assistance with the planning approvals process.

## Further information

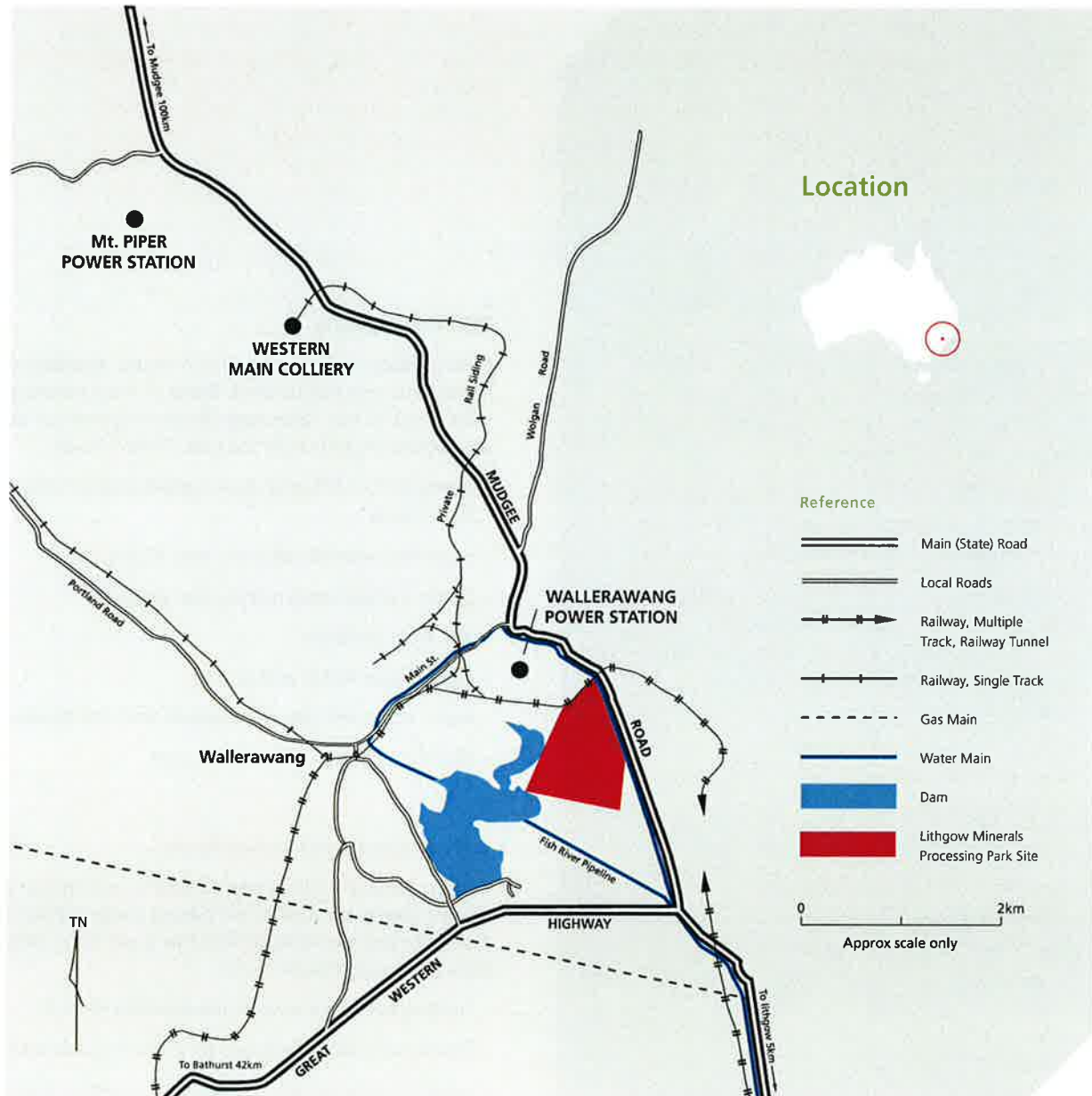
For additional information about the Lithgow Minerals and Industry Park, please contact:

NSW Department of State and Regional Development  
GPO Box 5477, Sydney, NSW 2001 Australia  
Tel: +61 2 9338 6640 Fax: +61 2 9338 6769

NSW Department of Primary Industries  
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Lithgow City Council  
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## Existing infrastructure

The Lithgow Minerals and Industry Park has good access to a range of existing services and transport infrastructure.

### Roads

Mudgee Road, which forms the eastern boundary of the site, provides sealed road access to the park. About 1 km south, Mudgee Road intersects with the Great Western Highway, connecting with Sydney to the east and central NSW to the west.

### Rail

The main rail line for freight and passenger services operates through Wallerawang to Sydney. The line provides access to ports at Sydney, Port Kembla and Newcastle. The rail line also runs to major sources of minerals near Orange, Parkes, Cobar and Broken Hill.

## Electricity

Electricity in NSW is extremely reliable and internationally competitive in price. Projects in the park can be directly connected to the main electricity network via major power lines which run within 1 km of the site and connect to the adjacent Wallerawang Power Station.

### Gas

High pressure natural gas is available from a nearby pipeline located within 2 km of the park.

### Water

Potable water can be provided by the Lithgow City Council. Industrial water is available from nearby sources.

### Telecommunications

Broadband internet and telecommunications infrastructure is located near the site.