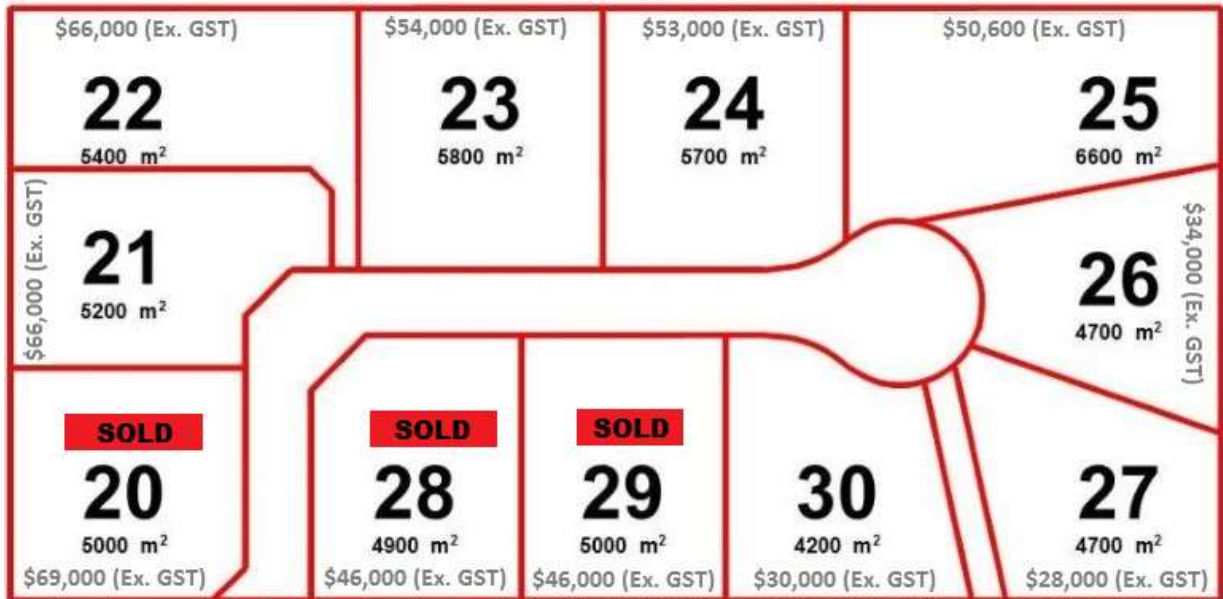




**Hooper Drive
Industrial Estate
COONAMBABLE**

INTRODUCTION

Hooper Drive Industrial Estate is a subdivision consisting of 11 fully serviced lots ranging in size from 4,200m² to 6,600m². The estate provides for a range of industrial and warehouse land uses which encourage employment opportunities.



Note: Site areas provided are approximate only

LOCATION

The precinct is located approximately 2.4km north-west of Coonamble town centre on the Castlereagh Highway. Coonamble is a well-established centre situated on the banks of the Castlereagh River, 165kms north of Dubbo, 115kms south-east of Walgett and 185kms south-west of Narrabri.



ACCESS

The subdivision has been configured to cater for heavy vehicle use. Direct and easy access to the estate is via Castlereagh Highway which is emerging as an alternate route to north Queensland. There is also easy access to other national highways from Coonamble which has no restrictions on road train and B-double access on roads throughout the shire.

SERVICES

The estate is fully serviced with 3 phase power, sewage, drainage and guaranteed supply of high quality potable water due to the town's location on the Great Artesian Basin. There is also a good transport network with services including:

- Road freight – general freight services are provided by up to 6 separate companies with daily links to regional and metropolitan centres.
- Refrigerated transport – there are currently 4-5 refrigerated transports servicing Coonamble up to 6 days per week.
- Rail freight – currently bulk grain only, but the potential for other services if warranted.
- Air Freight Services – daily services linking to Dubbo and Tamworth

DEVELOPMENT CONTROL

In order to encourage development building timeframes apply to each parcel as detailed below:

Parcel	Timeframe
Lot 20	2 years
Lot 1	2 years
Lot 2	2 years
Lot 3	2 years
Lot 4	5 years
Lot 25	5 years

Parcel	Timeframe
Lot 26	5 years
Lot 27	5 years
Lot 5	2 years
Lot 29	5 years
Lot 30	5 years

Should the registered proprietor wish to sell prior to development, Council retains the first option to purchase the parcel.

ESTIMATED RATES

Estimated general rates based on 2017/2018 levy are as follows: (Includes Business Rate, water access and Garbage collection)

Parcel	Charges
Lot 20	SOLD
Lot 1	\$1,723.00
Lot 2	\$1,723.00
Lot 3	\$1442.20
Lot 4	\$1442.20
Lot 25	\$1442.20

Parcel	Charges
Lot 26	\$1291
Lot 27	\$1291
Lot 5	SOLD
Lot 29	SOLD
Lot 30	\$1355.80

Minimum Water access is approximately \$363.00 for each lot. Garbage collection is estimated to be \$280. Sewage is calculated on usage with a minimum charge of approximately \$511.00, this will be charged on the Water notices.

BUSINESS OPPORTUNITIES

Coonamble is a regional centre servicing the surrounding agricultural and emerging resource industries. The township offers a variety of professional, retail, medical and educational facilities. Currently there are a diverse range of business opportunities available across the district. The Shire Council welcomes new enterprise and has set up a Business Incentives Program to provide a range of assistance measures to those establishing a business in the Shire. You are invited to contact the Economic Development Manager, on (02) 6827 1917 or via email edo@coonambleshire.nsw.gov.au, for further assistance.