

Tamworth

ECONOMIC SNAPSHOT  
2025



**Tamworth Regional Council would like to acknowledge the Gamilaroi/Kamilaroi people, who are the traditional custodians of this land. We would like to pay respect to Elders past and present and extend that respect to other Aboriginal and Torres Strait Islander peoples living in and visiting our Region.**



# TAMWORTH

## *Capital of Country*

Tamworth is the regional centre of the New England North West (NENW), an area with a total population exceeding 185,000 residents (2021 – ABS). From its agricultural roots, Tamworth has evolved into a vibrant and diversified regional centre in NSW, attracting both investments and residents/workers.

Following recent enhancements in connectivity and transport infrastructure, Tamworth is well-positioned to capitalise on its strategic location along one of Australia's most vital economic corridors. These improvements pave the way for Tamworth to tap into emerging regional opportunities, through improved supply chain linkages, major projects and investment in the region.

Tamworth's diverse economic base, with strong agriculture, manufacturing, and services industries, makes its economy naturally resilient. Complementing its economic strength, Tamworth excels in many liveability aspects, including housing affordability, healthcare, education, sports, arts, leisure facilities and the world renowned Tamworth Country Music Festival. By capitalising on these strengths, Tamworth aims to grow to 100,000 residents by 2041.



# Key Stats

## POPULATION



**65,246**

(ABS June 2023)

## ANNUAL GROSS REGIONAL PRODUCT (GRP)



**\$4,130M**

(NIEIR 2023)

## EMPLOYED RESIDENTS



**33,498**

(NIEIR 2023)

## TOTAL BUSINESSES



**6,138**

(ABS June 2024)

## TOP INDUSTRIES BY OUTPUT



**\$1,180M**

MANUFACTURING



**\$949M**

CONSTRUCTION



**\$753M**

HEALTH CARE &  
SOCIAL ASSISTANCE



**\$599M**

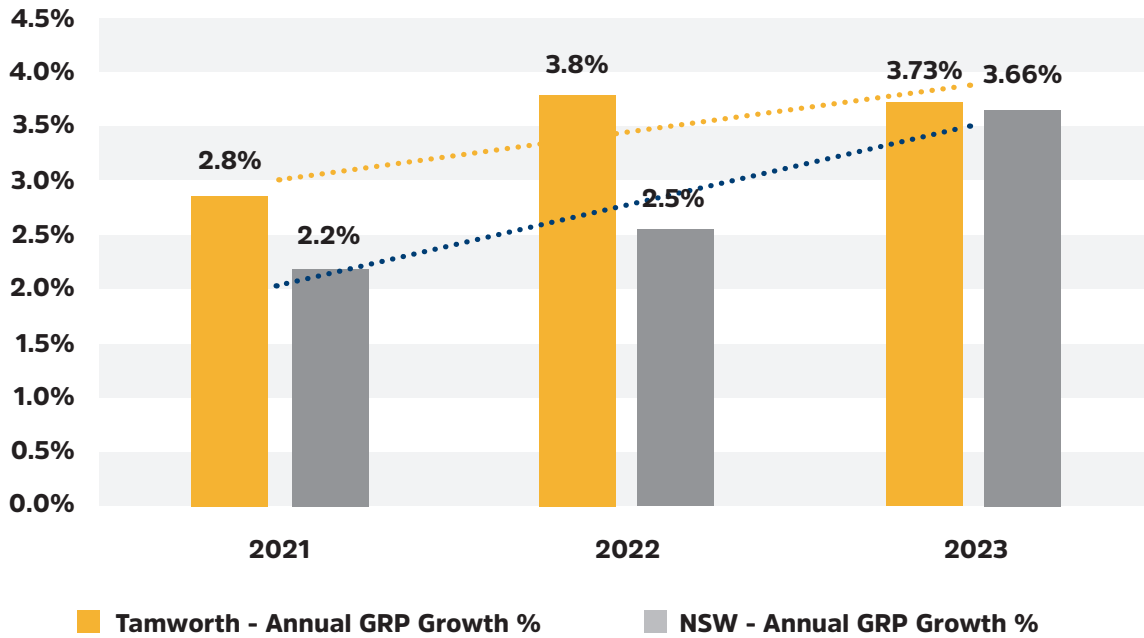
AGRICULTURE, FORESTRY  
AND FISHING

(NIEIR 2023)



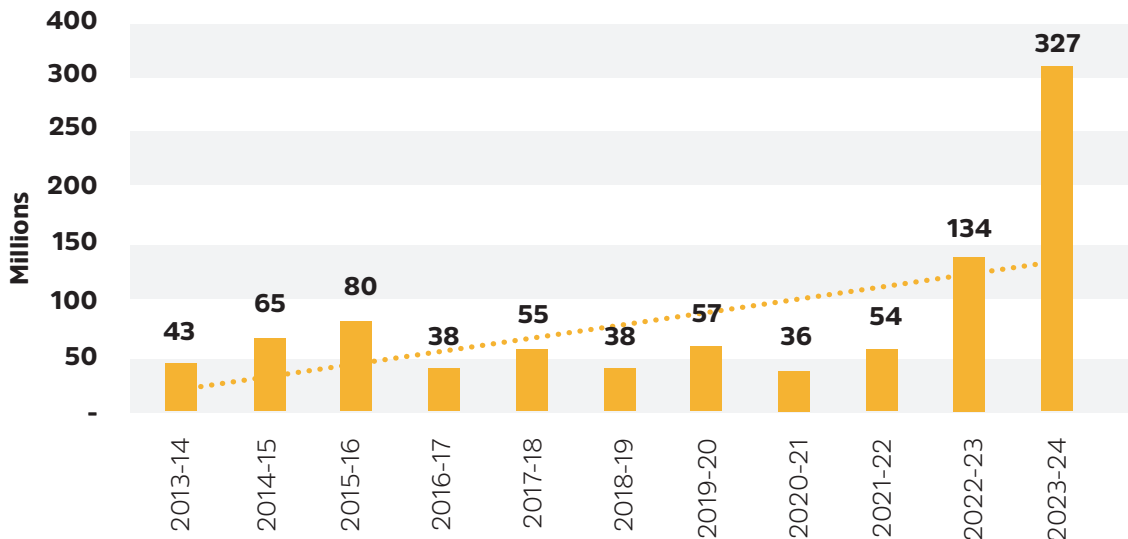
Reflecting its strong growth potential, post-pandemic, Tamworth has grown faster than overall NSW.

### Economic Growth - Tamworth Vs NSW (Post-COVID-19)



Tamworth has experienced unprecedented investment post-pandemic, outpacing the growth rate of NSW overall. The year 2023/24 (year-to-date) marks Tamworth's best year ever in terms of investment attraction, shown by the record value of non-residential building approvals.

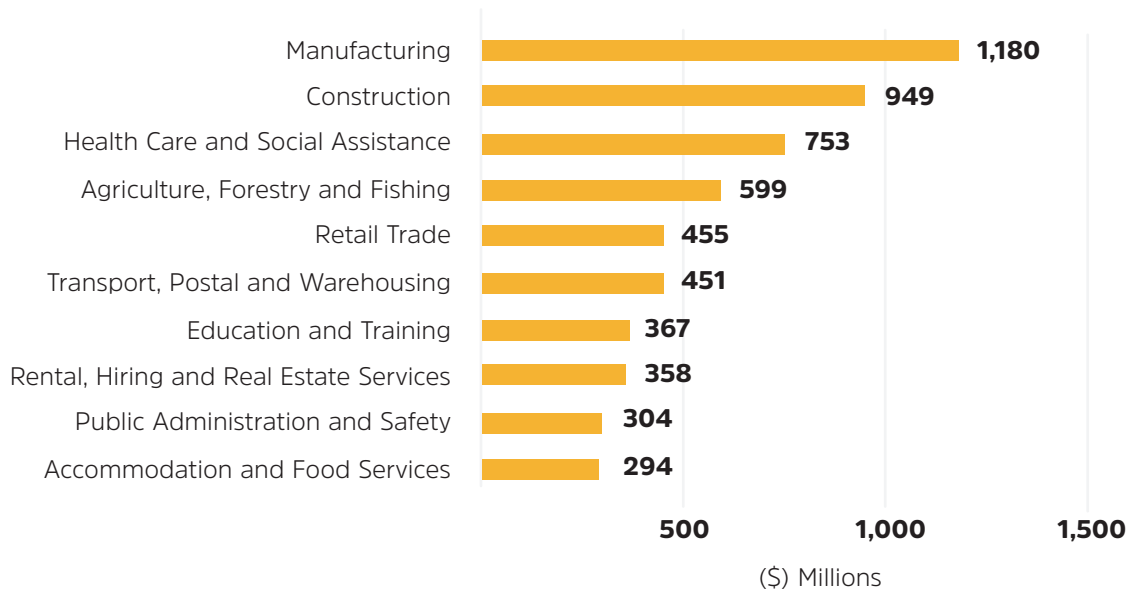
### Non-residential building approvals - Tamworth (\$)



## A Well-Diversified Economy

Tamworth Region's economy boasts a healthy balance between manufacturing, agriculture, and services, enhancing its natural resilience.

### Key (10 Largest by Output) Industries - 2023

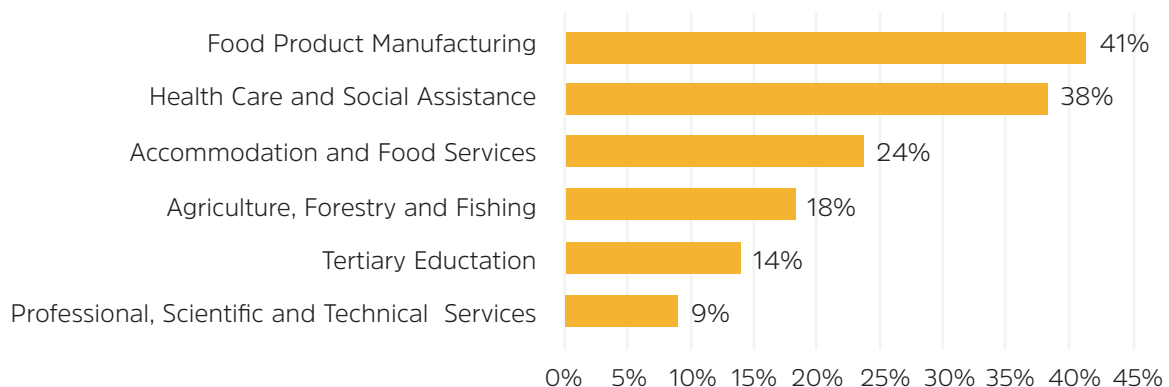


### Key Sub-Sectors

- Manufacturing: Food (meat), metal product, and transport equipment manufacturing
- Agriculture: Livestock - cattle, calves, and poultry
- Healthcare: Hospitals

### Growth in Key Industries

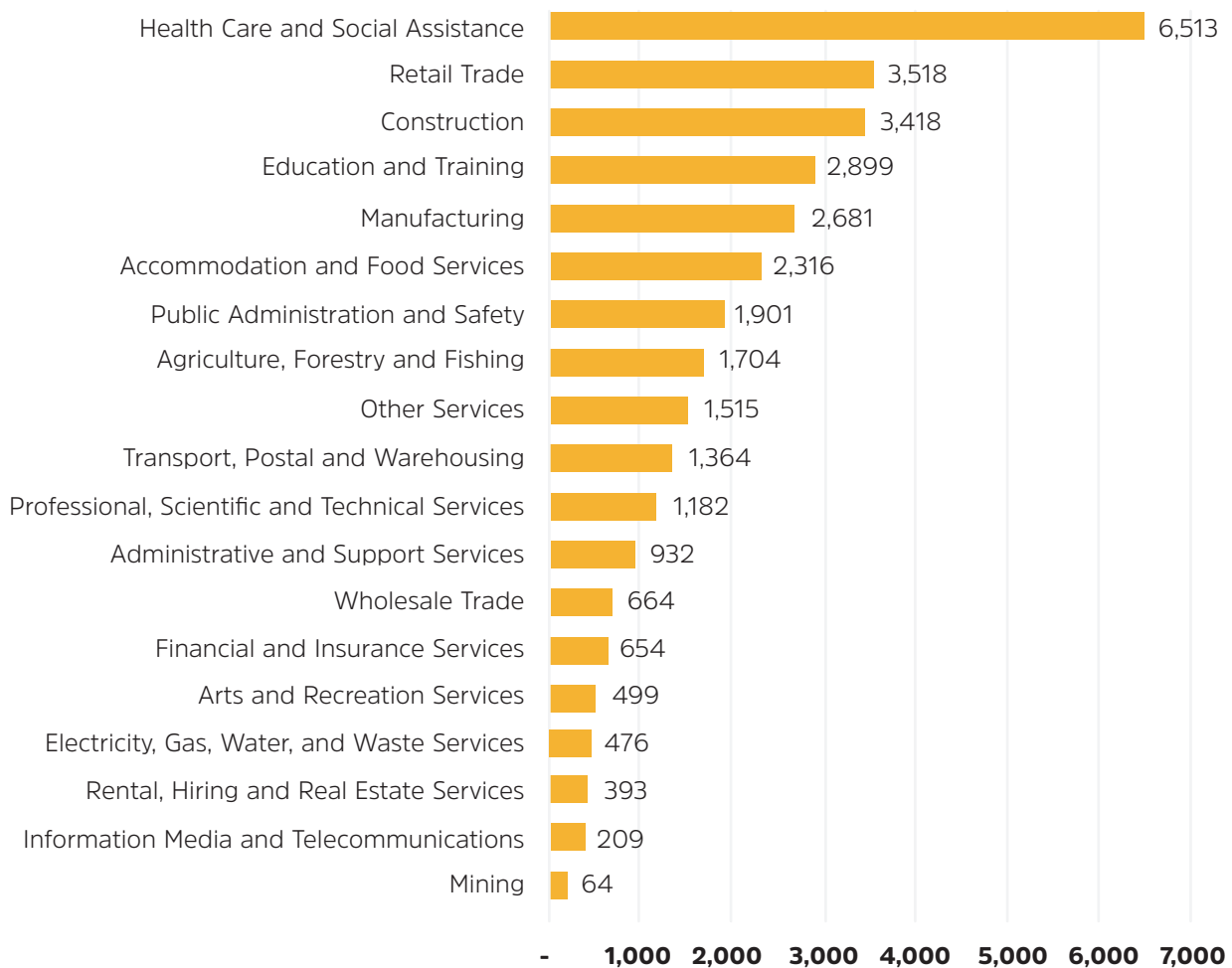
#### Growth in Select Industries / Sub-Sectors (Comparing Value Addition 2017/18 Vs 2022/23)



# A Youthful Workforce With a Wide Range of Skills

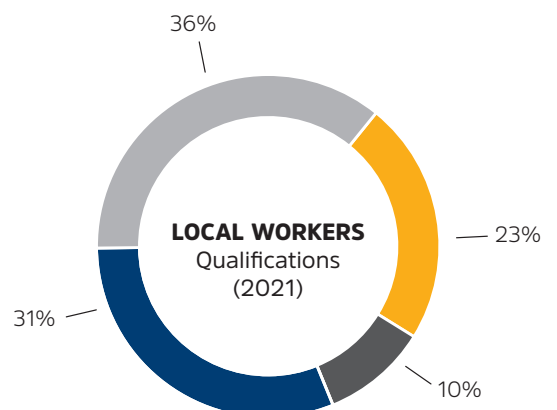
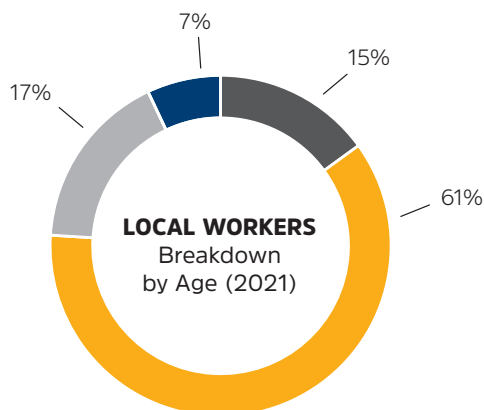
Tamworth's workforce is youthful and skilled, with increasing educational success and a growing proportion of professionals.

## Employment by Industry - 2023



## Workforce Highlights

- Tamworth has a skilled workforce in both manufacturing and services sectors.
- More than three-quarters (77%) or nearly 21,000 local workers are in the prime working age of 15 to 54 years, higher than the Regional NSW average.
- Nearly two-thirds of local workers have a certificate-level or higher education, a proportion that continues to rise.



15-24 years
  25-54 years
  55-64 years
  65 years and over

Advanced diploma or diploma
  Bachelor or higher degree
  No qualifications
  Certificate level

# Rail, Air, and Road Connectivity with Key Hubs

Tamworth benefits from comprehensive connectivity.



## Rail Access

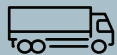
The rail intermodal facility operated by Qube links Tamworth directly with Port Botany. This facility offers new opportunities for producers targeting both domestic and export markets, with several companies already leveraging it as a more cost-effective and sustainable alternative to road transport.



## Air Access

The growing Tamworth Regional Airport offers direct flights to Sydney and Brisbane. Nearly 170,000 passengers used the airport during the year ended September 2024.

Additionally, Tamworth has a purpose built pilot training campus within the Tamworth Regional Airport that directly benefits Australian and International aviation, while economically benefiting the State and region through the linked development of a maintenance base, an airside service station, and other investment opportunities.



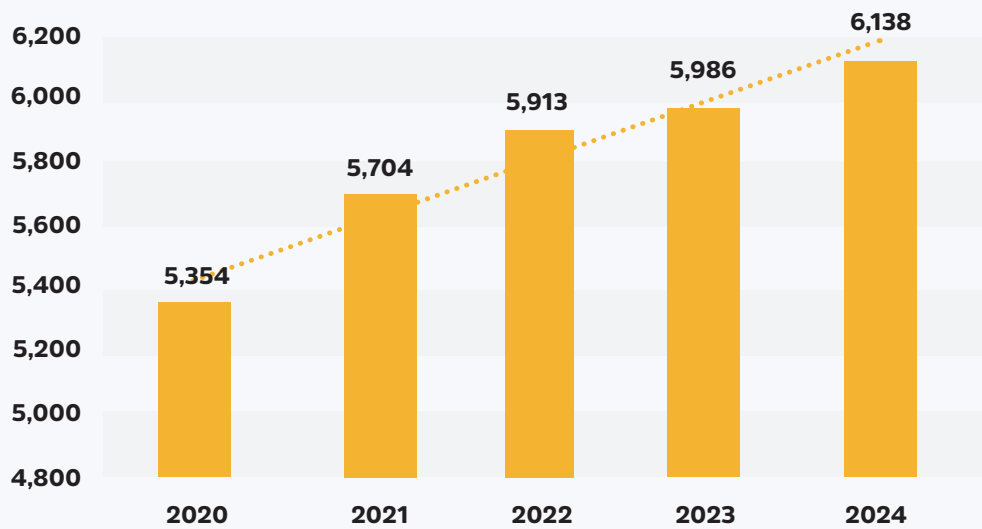
## Road Access

Situated along a major economic corridor, Tamworth is approximately midway between Sydney (about 5 hours) and Brisbane (about 7 hours). Many major road freight and haulage companies operate from Tamworth.



# Unprecedented Investment Inflows

Total no. of registered businesses in Tamworth



Despite the challenges posed by COVID-19, Tamworth has seen an increase in the total number of registered businesses.

## Geo Risk Index

Tamworth ranks favourably compared to similar areas in both NSW and other states in the Geo Risk Index (April 2024) by Creditor Watch (a higher value indicates a lower business risk)



Tamworth - Gunnedah:

**86.1%**

- |                       |                          |                        |
|-----------------------|--------------------------|------------------------|
| 📍 Upper Hunter: 85.5% | 📍 South Coast NSW: 70.2% | 📍 Newcastle: 46.4%     |
| 📍 Armidale: 85.2%     | 📍 Bathurst: 58.4%        | 📍 Lower Hunter: 38.6%  |
| 📍 Wagga Wagga: 84.9%  | 📍 Port Macquarie: 57.5%  | 📍 Port Stephens: 29.8% |
| 📍 Albury: 82.5%       | 📍 Coffs Harbour: 56.0%   |                        |
| 📍 Orange: 81.3%       | 📍 Wollongong: 50.6%      |                        |



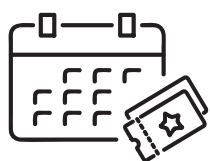
## Diverse Investment Opportunities

Tamworth offers a wide range of investment opportunities in real estate, infrastructure, manufacturing, and services.



### Housing, Infrastructure, and Real Estate

- Shovel Ready Industrial Land for sale: The 246-hectare Tamworth Global Gateway Park (TGGP) is an attractive proposition, with the flexibility to cater for exporters, manufacturers, industrial and business development in Regional NSW.
- The TGGP includes a rail intermodal facility with direct links to Port Botany, operated by one of Australia's largest logistics providers, Qube.
- Reflecting the commercial potential of its residential real estate segment, Tamworth was listed among PRD's 'Roaring Regions - Top 10 Affordable Regional Areas 2024'.



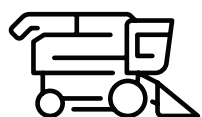
### Tourism and Events

- Tamworth's tourism industry exceeded \$485 million in sales in 2023 and provided direct and indirect employment to over 2,500 people. The New England North West annually attracts 3.8 million visitors (year ended June 2024).
- As the 'capital of country' Tamworth is renowned for its annual Tamworth Country Music Festival (TCMF), which attracts more than 55,000 visitors annually over 10 days. Tamworth also has a year-round calendar of music, sports and lifestyle events.
- With its vibrant and diverse visitor economy, there are numerous investment opportunities in accommodation (hotels and serviced apartments), event venues, and new events.
- The Australian Equine and Livestock Events Centre (AELEC) is the largest facility of its kind in the Southern Hemisphere and attracts over 7,000 competitors, 9,000 horses and 16,000 head of cattle annually.



### Healthcare and Associated Services

- Tamworth Rural Referral Hospital is the largest health facility in NSW outside the Sydney-Wollongong-Newcastle metropolitan areas, serving the wider region.
- In 2023, over 4,000 workers were employed in hospitals and medical/other healthcare services in Tamworth.
- As Tamworth targets 100,000 residents by 2041 and the wider region grows, demand for healthcare services is rapidly increasing, alongside associated areas such as aged and child care.



### Agriculture and Food Processing

- In 2023, Tamworth's agriculture and food product manufacturing output was nearly \$1,400 million.
- Besides livestock (cattle and calves, poultry, and sheep and lamb), Tamworth produces substantial cereal crops, including wheat, barley, and oats.
- Tamworth has a strong industry ecosystem, including R&D/research institutes like the state-of-the-art NSW Department of Primary Industries' Tamworth Agricultural Institute along with growers, skilled workers, millers, national-scale meat processors, and exporters.
- The broader region hosts several regional and national scale industry events, including AgSmart Connect and AgQuip.

# Liveability



## Housing

- Tamworth scores high in affordability for both house and rental prices compared to many peers in Regional NSW, including Orange, Dubbo, and Wagga Wagga.
- Several major housing projects are underway, such as the Arcadia and Stratheden Housing Precincts. In December 2023, Tamworth's Councillors approved its first eight-storey apartment complex.

### Housing Affordability Comparison

Area	Median House Price (\$)	Median Weekly Rent (\$) (August - October 2024)
Tamworth	510,000	440
Dubbo	562,000	473
Wagga Wagga	595,000	470
Orange	700,000	520



## Health and Education

- Tamworth hospital is the largest healthcare facility in NSW outside the Sydney-Wollongong-Newcastle metropolitan area.
- The University of Newcastle's Department of Rural Health provides hands-on experience for upcoming health professionals in a rural setting. Sitting adjacent to the Tamworth Health Precinct, this facility has state of the art education and research facilities and a large on site academic team available to support students.
- Tamworth has 30 public and private schools and 15 childcare/early childhood centres.
- New education projects include the planned University of New England (UNE) campus in Tamworth, expected to open in 2026.



## Arts, Culture, and Lifestyle

- Tamworth has a vibrant visitor economy with a year-round calendar of diverse events and a comprehensive arts offering, including the Tamworth Regional Gallery, Visitor Information Centre, Country Music Hall of Fame, Wax Museum, Australian Country Music Hall of Fame and the Capitol Theatre.
- Tamworth won the bronze award at the 'Aussie Town of the Year Awards' (tourism awards) in 2022.



## Sports

- Tamworth boasts an international-level athletics track and field facility, a seven-court indoor sporting venue, nearly 60 parks, and premier turf fields and pitches.
- Additionally, Tamworth has multiple golf courses, swimming pools, a regional cycling centre, and a mountain biking park.
- The Australian Equine and Livestock Events Centre (AELEC) in Tamworth is an international-level facility.

*Invest*

# TAMWORTH REGION

CAPITAL OF COUNTRY

For more information or to discuss the opportunities in Tamworth, please contact our Economic Activation and Analysis Team.

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Ta  worth  
REGIONAL COUNCIL