

MID-WESTERN REGION

BUSINESS AUDIT

DECEMBER 2023



The logo for the Mid-Western Regional Council, featuring a stylized white swoosh above the text 'Mid-Western Regional Council'.

Mid-Western
Regional Council

Gulgong CBD

An in-person survey was undertaken in December 2023 to record the businesses located in the Gulgong CBD (the town centre sections of Mayne and Herbert Streets). Business names and addresses were recorded prior to the determination of each business' ANZIC Division and Class. Vacant premises and residential properties were also captured.



Business ANZIC Divisions

ANZIC DIVISION	No.	%
Retail Trade	18	37.5%
Accommodation and Food Services	11	22.9%
Other Services	7	14.6%
Professional, Scientific and Technical Services	3	6.3%
Rental Hiring and Real Estate Services	3	6.3%
Health Care and Social Assistance	2	4.2%
Arts and Recreation Services	2	4.2%
Financial and Insurance Services	1	2.1%
Construction	1	2.1%
TOTAL	48	100%

In Summary



37.5%

of all businesses located in the Gulgong CBD fall into the Retail Trade ANZIC Division



22.9%

fall into the Accommodation and Food Services ANZIC Division



14.6%

fall into the Other Services ANZIC Division

10.4%

of total businesses fall into the 'Cafes and Restaurants' ANZIC Class and 8.3% fall into the 'Pubs, Taverns or Bars' Class

8.3%

of total businesses fall into the 'Hairdressing and Beauty Services' ANZIC Class

The business survey identified that the Gulgong CBD has:



9 residential properties (no change from 2022)



5 cafés and restaurants



4 hairdressing services



4 pubs, taverns and bars



4 antique and used goods retailers



2 Vacant premises



Key opportunities identified

More buildings for new business operations, services and office spaces.

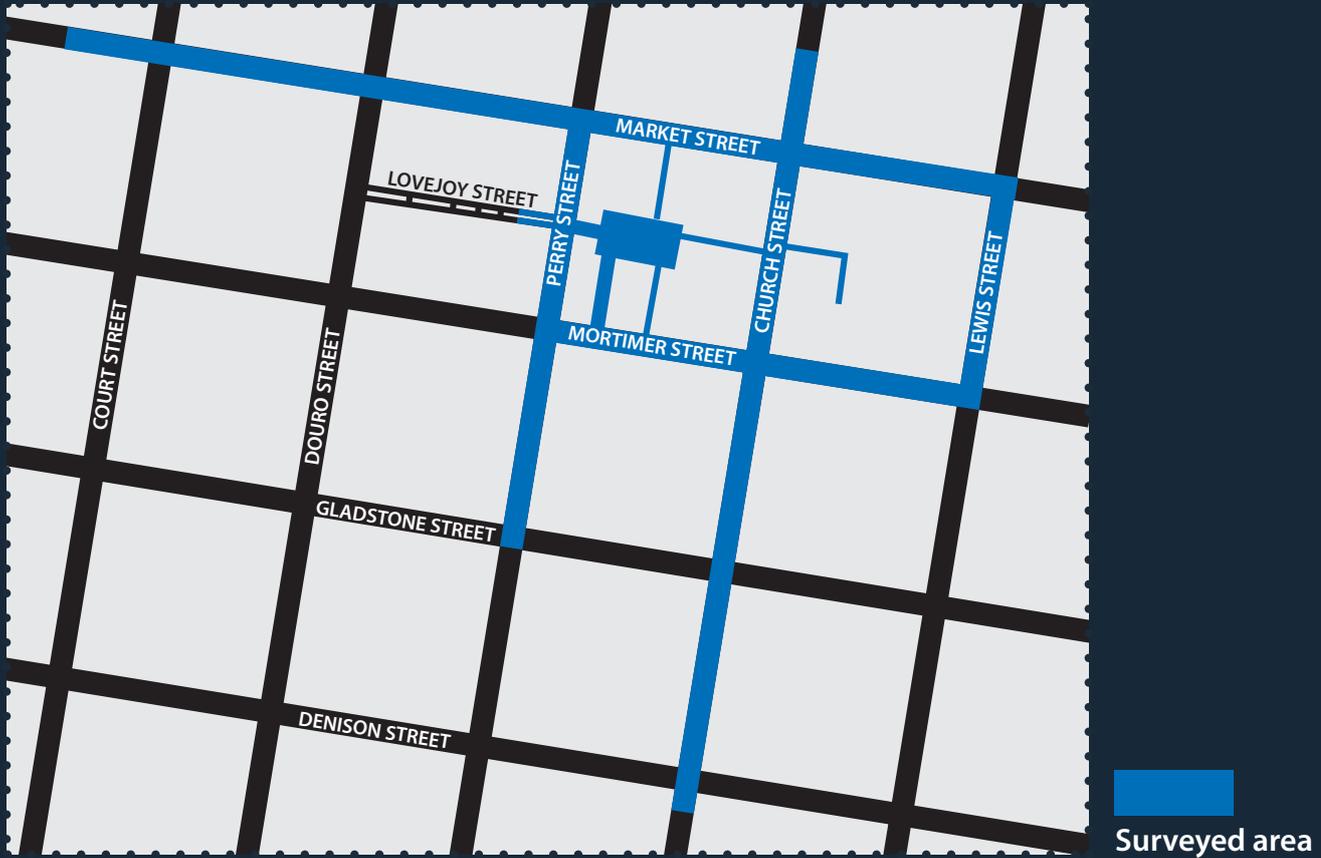


This business survey identified the probability that there is likely to be a sufficient amount of cafes, pubs, hairdressing services, clothing retailers, real estate agents, and antique/used goods retailers located in the Gulgong CBD to cater for Gulgong's 2023 population and visitors. Gulgong residents and visitors are also supported by businesses in nearby Mudgee.

Vacant premises and business locations were determined to the best of Council's ability at the point in time when the audits were completed. Council welcomes updates and knowledge regarding business locations and vacant premises. For any updates or feedback please email Council at council@midwestern.nsw.gov.au and attention the Economic Development team.

Mudgee CBD

An in-person survey was undertaken in December 2023 to record the businesses located in the Mudgee CBD. Business names and addresses were recorded prior to the determination of each business' ANZIC Division and Class. Vacant premises and residential properties were also captured.



Business ANZIC Divisions

ANZIC DIVISION	No.	%
Retail Trade	89	31.6%
Accommodation and Food Services	63	22.3%
Other Services	50	17.7%
Professional, Scientific and Technical Services	24	8.5%
Health Care and Social Assistance	20	7.1%
Financial and Insurance Services	12	4.3%
Administrative and Support Services	10	3.5%
Rental Hiring and Real Estate Services	4	1.4%
Arts and Recreation Services	4	1.4%
Education and Training	3	1.1%
Public Administration and Safety	2	0.7%
Construction	1	0.4%
TOTAL	282	100.0%

In Summary



31.6%

of all businesses located in the Mudgee CBD fall into the Retail Trade Division (an increase from 30.3% in October 2022)



22.3%

of businesses fall into the Accommodation and Food Services Division



17.7%

of businesses fall into the Other Services Division

13

vacant shops/buildings (excluding Regent Theatre) in Mudgee CBD (increase of one from October 2022)

9.6%

of total businesses fall into the 'Cafes and Restaurants' ANZIC Class. 5% fall into the 'Pubs, Taverns or Bars' Class. 4.3% fall the 'Takeaway Food Services' Class

9.6%

of total businesses fall into the 'Hairdressing and Beauty Services' ANZIC Class (an increase from 9.1% in October 2022). 3.2% fall into the 'Other Personal Services n.e.c.' Class.

The business survey identified that the Mudgee CBD has:



39 cafes, restaurants, and takeaway shops (16 cafés, 12 takeaway shops, 11 restaurants)



25 Hairdressing and Beauty Services (16 beauty, 11 hairdressing)



21 residential properties



20 clothing stores



14 accommodation options



10 Other Store-Based Retailing businesses (e.g. Mudgee Firearms, Mudgee Birds & Aquariums.etc)



Key opportunities identified

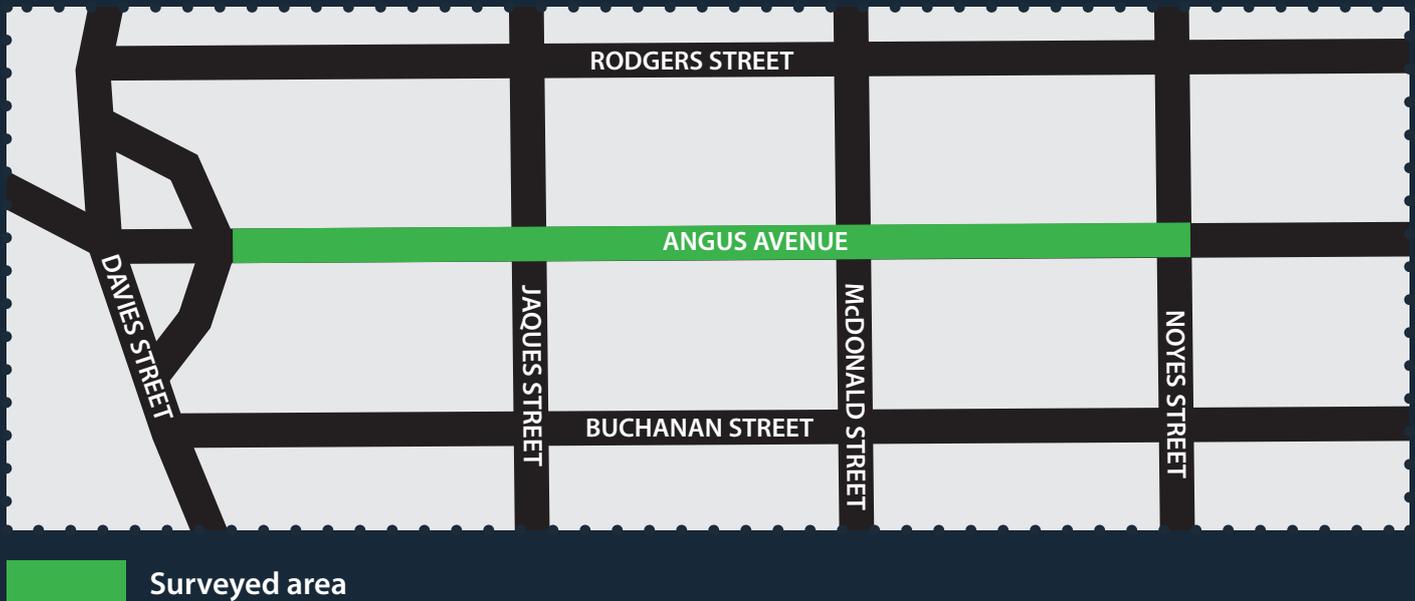
Vacant premises could be used for hospitality businesses that provide different cuisines (e.g. Mexican, Vietnamese) that are not already catered for and could be attractive to residents and visitors.

Some of the vacant premises that are out of direct public view could be used for professional service businesses (e.g. legal) that don't need to be on high visibility streets.

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Kandos CBD

An in-person survey was undertaken in November 2023 to record the businesses located in the Kandos CBD (the town centre section of Angus Avenue). Business names and addresses were recorded prior to the determination of each business' ANZIC Division and Class. Vacant premises and residential properties were also captured.



Business ANZIC Divisions

ANZIC DIVISION	No.	%
Retail Trade	9	50%
Arts and Recreation Services	2	11.1%
Accommodation and Food Services	2	11.1%
Other Services	1	5.6%
Professional, Scientific and Technical Services	1	5.6%
Rental Hiring and Real Estate Services	1	5.6%
Financial and Insurance Services	1	5.6%
Information and Telecommunications Media	1	5.6%
TOTAL	18	100%

In Summary



50%

of all businesses located in the Kandos CBD fall into the Retail Trade ANZIC Division



22.2%

of businesses fall into the Antique and Used Goods Retailing ANZIC Class



11.1%

fall into the Accommodation and Food Services ANZIC Division



11.1%

are under Creative Artists, Musicians, Writers, & Performers ANZIC Class

The business survey identified that the Kandos CBD:



25 residential properties (a 25% increase [5 premises] from December 2022)



15 vacant shops (increase of 1 from December 2022)



4 antique/used goods retailers



2 'Creative Artists, Musicians, Writers and Performer' businesses



no health and fitness centres or gyms



no hairdressers, beauty salons or clothing stores



no legal or veterinary services



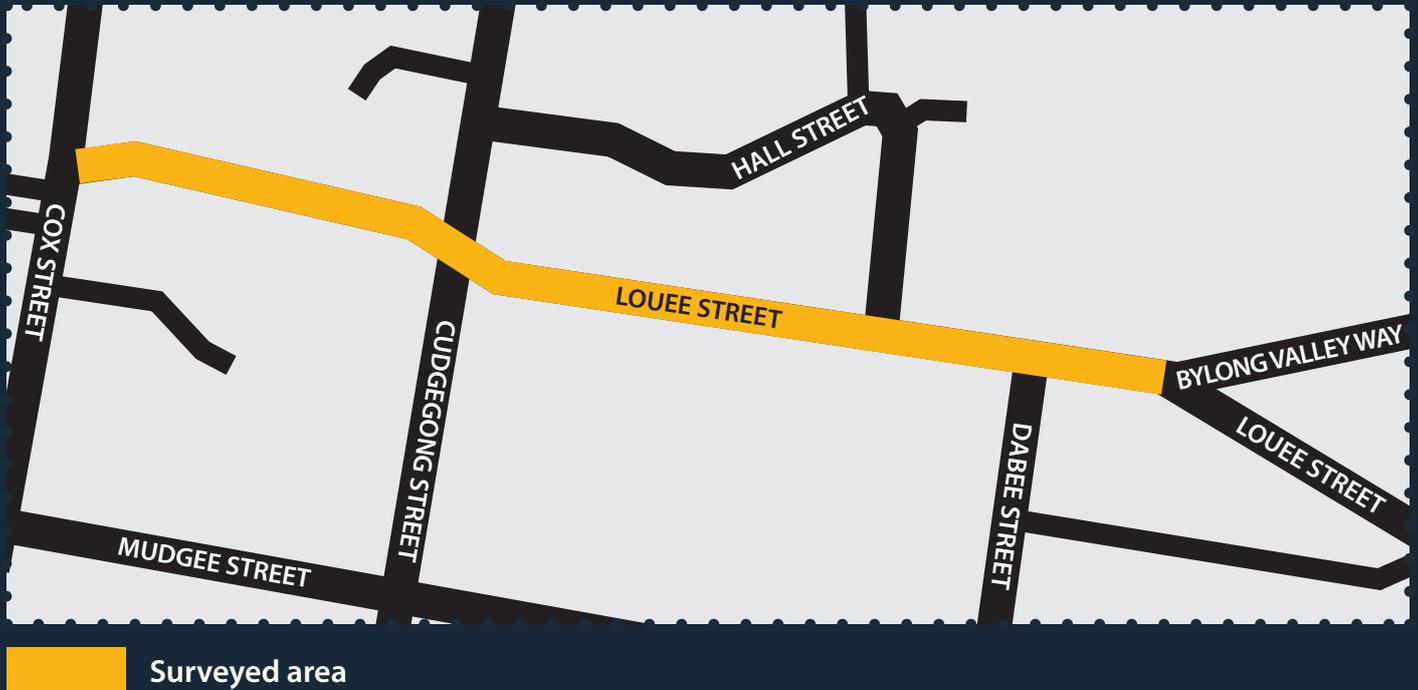
Key opportunities identified

New business operations including cafés, restaurants, hairdressers, health and fitness centres and legal services.

Vacant premises and business locations were determined to the best of Council's ability at the point in time when the audits were completed. Council welcomes updates and knowledge regarding business locations and vacant premises. For any updates or feedback please email Council at council@midwestern.nsw.gov.au and attention the Economic Development team.

Rylstone CBD

An in-person survey was undertaken in December 2023 to record the businesses located in the Rylstone CBD (the town centre section of Louee Street). Business names and addresses were recorded prior to the determination of each business' ANZIC Division and Class. Vacant premises and residential properties were also captured.



Business ANZIC Divisions

ANZIC DIVISION	No.	%
Retail Trade	18	46.2%
Accommodation and Food Services	10	25.6%
Other Services	5	12.8%
Professional, Scientific and Technical Services	2	5.1%
Rental Hiring and Real Estate Services	1	2.6%
Arts and Recreation Services	2	5.1%
Public Administration and Safety	1	2.6%
TOTAL	22	100%

In Summary



46.2%

of all businesses located in the Rylstone CBD fall into the Retail Trade ANZIC Division



25.6%

of all businesses fall into the Accommodation and Food Services ANZIC Division



15.4%

of all businesses fall into the Cafes and Restaurants' ANZIC Class



12.8%

of all businesses fall into Other Services ANZIC Division

The business survey identified that the Rylstone CBD has:



11 residential properties (21% of the main street premises)



no health and fitness centres or gyms



4 cafés (includes bakery)



no pharmacies, accountants, dental or child care services



no businesses under the Financial & Insurance Services ANZIC Divisions



3 hairdressers (includes one barber)



2

- Antique/used good shops
- Pubs
- Legal practices
- Accommodation options
- Service stations



2 vacant shopfronts could be utilised for new business operations (dependant on availability and safety of the premises).



Key opportunities identified

New business operations including accountants, dental, pharmacy, accommodation and health and fitness centres/gyms.



The business survey identified that the six restaurants and cafes; three hairdressing and beauty services; two antique/used good shops, pubs, legal services, and service stations; and one newsagency, real-estate service, vet, supermarket, and butcher located in the Rylstone CBD is likely to be sufficient in catering for Rylstone's small population, and visitors.

Vacant premises and business locations were determined to the best of Council's ability at the point in time when the audits were completed. Council welcomes updates and knowledge regarding business locations and vacant premises. For any updates or feedback please email Council at council@midwestern.nsw.gov.au and attention the Economic Development team.



Further information

For further information regarding the Mid-Western Region Business Audit 2023, please contact Council's Economic Development team.

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- Business events
- Free training
- Business support available from Government, and more.