

# Textile recycling

## Albury NEXUS Regional Job Precinct



### Location snapshot



**24/7 operations**  
allowed through E4  
General Industrial zoning



**450 ha** with  
Stage 1, fully serviced,  
investment ready lots



**80%** of Australia's  
population serviceable  
by next day delivery by  
road, rail or air



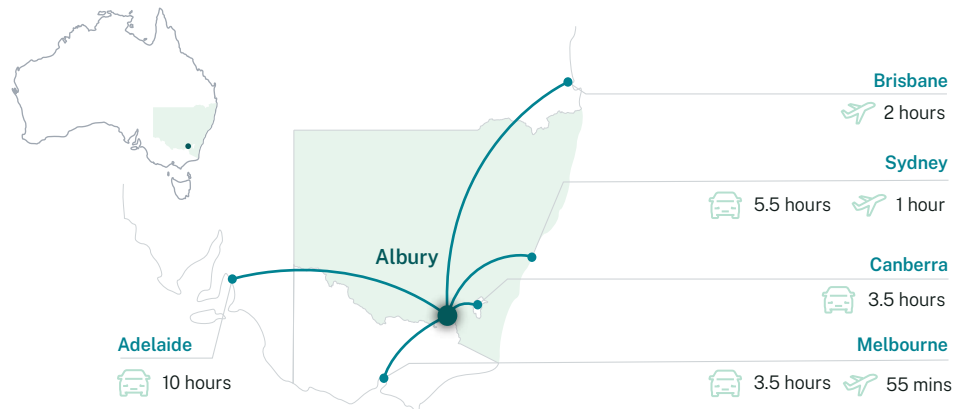
**150,000+**  
greater population  
within a 1-hour drive

### New regulation to drive change

NSW, with its large economy and population, creates around one-third of Australia's total waste. The NSW Waste and Sustainable Materials Strategy has set the target of an 80 percent average recovery rate for all waste streams by 2030. Currently, unwanted clothing and textiles contributes between four to five percent of the total landfill waste in Australia.

### Access to markets

With 80 percent of Australia's population accessible within 24 hours, Albury has strong road, rail and air linkages to Australia's major population hubs. The Precinct also features Ettamogah Rail Hub, a common-user rail hub built to handle 30,000 containers per year (with room for expansion), offering rail freight to all State capitals.



## About Albury



**10%**

or less of the cost of comparable industrial land in capital cities



**67,000**

strong workforce in the twin cities of Albury-Wodonga



**80%**

of Australia's population serviceable by next day delivery

## Albury's NEXUS Regional Job Precinct

The Albury NEXUS Regional Job Precinct offers serviced industrial land and completed planning studies, making your project faster and cheaper.

Albury City Council is proactive and wants to help promote and support business, industry and agriculture to grow the economy and create new jobs in the region.

## Workforce

Within a 1-hour drive, Albury has:

**67,000+** total workforce

**6,000+** manufacturing workers

Proximity to future talent with three universities as well as top quality technical training facilities and higher education institutions.

## Existing manufacturing hub

The manufacturing sector in Albury-Wodonga is the most productive, outputting \$3.23 billion dollars per year. Some of Australia's most famous and successful manufacturers have set up here, including Visy, Xlam, Mars Petcare, Asahi Beverages, Malibu Boats, Butko and many more.

## Affordability

Land is available in the Albury NEXUS Regional Job Precinct from \$37.50 per square metre, with concierge support through the planning process. This is outstanding value, representing less than 10 percent of the average industrial land prices in Australia's capital cities such as Sydney or Melbourne



## For further information



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