



# QUEENSLAND FARMERS' FEDERATION

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## Submission

9 October 2017

Mr Barry Broe  
Coordinator-General  
State Development Areas Division  
PO Box 15517  
CITY EAST QLD 4002

Via email: [sdainfo@coordinatorgeneral.qld.gov.au](mailto:sdainfo@coordinatorgeneral.qld.gov.au)

Dear Mr Broe

### Re: Bundaberg State Development Area Draft Development Scheme

The Queensland Farmers' Federation (QFF) is the united voice of intensive agriculture in Queensland. It is a federation that represents the interests of peak state and national agriculture industry organisations, which in turn collectively represent more than 13,000 primary producers across the state. QFF engages in a broad range of economic, social, environmental and regional issues of strategic importance to the productivity, sustainability and growth of the agricultural sector. QFF's mission is to secure a strong and sustainable future for Queensland farmers by representing the common interests of our member organisations:

- CANEGROWERS
- Cotton Australia
- Growcom
- Nursery & Garden Industry Queensland (NGIQ)
- Queensland Chicken Growers Association (QCGA)
- Queensland Dairyfarmers' Organisation (QDO)
- Burdekin River Irrigation Area Irrigators Ltd (BRIA)
- Central Downs Irrigators Ltd (CDIL)
- Bundaberg Regional Irrigators Group (BRIG)
- Flower Association
- Pioneer Valley Water Cooperative Ltd (PV Water)
- Pork Queensland Inc.
- Queensland Chicken Meat Council (QCMC)
- Queensland United Egg Producers (QUEP).

QFF welcomes the opportunity to provide comment on the Bundaberg State Development Area (SDA) Draft Development Scheme. QFF provides this submission without prejudice to any additional submission provided by our members or individual farmers.

*The united voice of intensive agriculture*



## **Background**

QFF understands that the Bundaberg SDA was declared in February 2017 to support economic growth and employment opportunities in the Bundaberg and Wide Bay Burnett region. It is approximately 6,076 hectares in size and is located approximately 10 kilometres north of the Bundaberg CBD.

The Bundaberg SDA Draft Development Scheme establishes the vision for the Bundaberg SDA and identifies areas potentially suitable for the location of industrial and infrastructure development.

The draft development scheme includes five development precincts to guide potential future development in the Bundaberg SDA including an environmental management precinct and a rural uses precinct, to accommodate existing agricultural and rural activities.

## **Summary**

QFF is increasingly concerned at the uncoordinated and inconsistent approach to the protection of agricultural resources afforded by the various pieces of legislation and policy that affect this issue. There are now very different approaches applied to the protection of agricultural land between the *Planning Act 2016* (PA) and the *Regional Planning Interests Act 2014* (RPIA) depending on whether a development proposal is for urban development (and other development under the PA) or a resource development for example. This inconsistency is being reflected through regional planning and development schemes.

There is also the added confusion of different classifications of agricultural land between these approaches, even though the various classifications are based on the same mapping base. There is an urgent need to rationalise the various land classifications — Important Agricultural Areas, Agricultural Land Class A and B Land, Priority Agricultural Area (and Priority Agricultural Land Use) and Strategic Cropping Land — so that there is a single land classification that applies consistently to any assessment process for the protection of agricultural land.

QFF is concerned that very different outcomes are possible in the assessment of development proposals. Under the PA, there are no provisions for compensation to the community or mitigation measures to offset the loss of agricultural land, or subsequent impacts to agri-processing infrastructure; such as sugar mills, cotton gins and irrigation systems.

## **The Draft Development Scheme**

The Draft Development Scheme (DDS) is proposing an Environmental Management Precinct. QFF understands from Bundaberg CANEGROWERS Ltd (BCL) that sugarcane is grown within this Precinct and has areas within it which would be suitable for cane land expansion. Also, that this area is subject to a Property Map of Assessable Vegetation (PMAV) for the area. QFF believe that regulated vegetation in the PMAV should apply consistently to all (existing and future) land uses. This is currently not the case.

Across Queensland, the area of good quality agricultural land in production is constantly under pressure from alternative uses. The agricultural sector is being negatively impacted by land rezoning and planning schemes, which permit encroachment that causes indirect impacts to the remaining farmland such as the increase in land-values (as local sales reflect these changes) and corresponding increases in local council rates. This is at a time where the sector is being placed under increasing pressure to increase the level of food, fibre, fuel and foliage produced.

QFF opposes any policy which diminishes the amount of quality, currently utilised agricultural land in Queensland and therefore asks the Director-General to carefully consider the impacts of the



'development intent' outlined in the draft document. If you have any questions about this submission, please do not hesitate to contact Dr Georgina Davis at [georgina@qff.org.au](mailto:georgina@qff.org.au).

Yours sincerely

Travis Tobin  
Chief Executive Officer