



Submission

22 February 2023

The Hon. Dr Steven Miles, MP
Deputy Premier, Minister for State Development,
Infrastructure, Local Government and Planning, and
Minister Assisting the Premier on Olympics Infrastructure
PO Box 15009
CITY EAST QLD 4002

Via email: wbbregionalplan@dcdilgp.qld.gov.au

Dear Minister

Planning Submission: Section 10 - Planning Act 2016 - Draft Wide Bay Burnett Regional Plan

It is with pleasure that the Queensland Farmers Federation (QFF) provides a submission on the Draft Wide Bay Burnett Regional Plan (WBBRP). By notice issued pursuant to section 10(2) of the *Planning Act 2016* your Office has released the draft WBBRP for community consultation, with the consultation period being between 8 November 2022 until 24 February 2023.

QFF welcomes the opportunity to provide comment to the Department of State Development, Infrastructure, Local Government and Planning regarding the draft WBBRP.

This submission is provided without prejudice to any additional submission from our members or individual farmers.

1.0 BACKGROUND & CONTEXT

1.1 The Queensland Farmers Federation

The Queensland Farmers' Federation (QFF) is the united voice of intensive and irrigated agriculture in Queensland. It is a federation that represents the interests of 20 peak state and national agriculture industry organisations and 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)
- EastAUSmilk (formerly QDO)
- Turf Queensland
- Queensland United Egg Producers (QUEP)

The united voice of intensive and irrigated agriculture

- Australian Cane Farmers Association (ACFA)
- Queensland Chicken Meat Council (QCMC)
- Pork Queensland Inc
- Bundaberg Regional Irrigators Group (BRIG)
- Burdekin River Irrigation Area Irrigators Ltd (BRIA)
- Central Downs Irrigators Ltd (CDIL)
- Fairbairn Irrigation Network Ltd
- Mallowa Irrigation Ltd
- Pioneer Valley Water Cooperative Ltd (PV Water)
- Theodore Water Pty Ltd
- Eton Irrigation Co-operative Ltd
- Lockyer Water Users Forum (LWUF)
- Queensland Oyster Growers Association (QOGA)

These organisations have been consulted extensively in the preparation of this submission on the WBBRP.

1.3 Wide Bay Burnett Regional Plan - Background and Statutory Context

The introductory sections of the draft WBBRP confirm its status of as statutory regional plan and a “State planning instrument” pursuant to section 8(2) of the *Planning Act 2016*.

The WBBRP covers the Local Government Areas (LGAs) of:

- Bundaberg Regional Council;
- Cherbourg Aboriginal Shire Council;
- Fraser Coast Regional Council;
- Gympie Regional Council;
- North Burnett Regional Council; and
- South Burnett Regional Council.

The plan nominates a planning horizon of twenty-five (25) years.

2.0 DRAFT WBBRP - ISSUES AND REPRESENTATIONS (BY DOCUMENT SECTION)

2.1 Introduction

For ease of comprehension, the issues identified in this submission are cross - referenced to applicable sections of the draft WBBRP with the key issues and representations then outlined.

2.2 Context, Purpose & Structure

WBBRP Section Reference	Page	Comments
<p>Context</p> <ul style="list-style-type: none"> • Why does WBB need a new Plan? • What's different with this plan? 	<p>9</p>	<ul style="list-style-type: none"> • The introductory sections of the draft WBBRP outline the need for a new plan for the Wide Bay Burnett region and establishes at a suitably strategic level the regional drivers of growth. While the general direction of the plan is supported, the Context statement of the Plan (p. 9) does not suitably recognise the potentially significant role played by the Regional Plan in avoiding and/or managing land use conflicts and in prioritising different uses in appropriate areas. In highlighting the differences between the draft and former regional plans, the draft WBBRP goes further by downplaying the presence and likely future significance of land use conflict in the region noting: <ul style="list-style-type: none"> “...the region has generally managed growth well and does not face the scale of land use conflicts seen in other areas of regional Australia.” (p.9) • QFF contends that relative comparison of existing levels of land use conflict between the WBB and other regions is neither relevant or helpful, and ignores the potential for the severity of such conflicts to escalate rapidly if regional policy measures to avoid conflict are either complacent to the risk, misdirected or not given suitable prominence in the strategic policy framework of the plan. • QFF is acutely aware of the high potential for adverse impacts on agricultural operations and the viability of farming operations as competition between rural, urban and energy activities progressively intensify across the region during the life of the plan. • The significant economic contribution that the industry sector contributes (see section 1.2 of this submission) must be safeguarded. Accordingly QFF considers the role of the WBBRP in providing a policy framework and actions to avoid and mitigate land use conflict should be explicitly recognised as a key purpose and role of the WBBRP.
<p>Purpose Statement</p>	<p>9</p>	<ul style="list-style-type: none"> • QFF contend that the purpose statements for the plan are too broad, imprecise or self-evident noting for example that the plan: <ul style="list-style-type: none"> “...responds to regional specific challenges and opportunities. ...provides support for key planning directions through committed actions and governance.. ... coordinates regional governance to enable strategic decisions to be made and owned collectively by the region....” • QFF contends the draft regional plan would benefit from a more concise, precise and tangible purpose statement that provides a framework to sharpen the focus of regional policies and actions in the “Delivering the plan” section.

WBBRP Section Reference	Page	Comments
		<ul style="list-style-type: none"> The State’s overarching regional plan purpose statement provides a preferable framework on which this could be based noting relevantly: <ul style="list-style-type: none"> <i>“The purpose of a regional plans is to:</i> <ul style="list-style-type: none"> <i>set state policy frameworks to deliver defined outcomes in the region</i> <i>guide local government land use decisions (reflected in local planning schemes)</i> <i>guide investment for governments and industry</i> <i>prioritise key infrastructure</i> <i>help manage conflicts and priorities between land uses</i> <i>maintain and protect our natural environment.”</i>

2.3 The Wide Bay Burnett Region

WBBRP Section Reference	Page	Comments
State of the Region	18	<ul style="list-style-type: none"> Section 2 of the plan provides in part a snapshot of the State of the Region This section provides a broad summary of the key social and economic attributes of region – information provided is however high level and selective. Gross Regional Product (14.09 billion); Top Employing Industries (Healthcare and Social Assistance 15.3%; Retail 11.4%; Education and Training 9.2%) – This snapshot needs to be broadened to more positively identify key existing industries from the perspective of their overall economic and employment contribution. Data provided in section 1.2, Appendix One and Two of this submission confirms that Agriculture continues to be the largest industry sector in terms of both economic and employment contribution in the region. Furthermore Agriculture has been one of the fastest growing sectors for employment. The Snapshot identifies “Key Vulnerabilities” – This needs to identify urban encroachment and the fragmentation/loss of good quality agricultural land from urbanisation as a key vulnerability. Also, this could be broadened to recognise the potential for the alienation and a diminution in the productive capacity of agricultural land as a result of reverse amenity impacts, particularly at the urban fringe, or where suitable buffering and separation requirements are not implemented. “Influences on the region” are identified and include urbanisation. The plan needs to explicitly recognise that key negative impacts of urbanisation, particularly at the urban / rural interface, can include the loss of good quality agricultural land, and diminished productivity arising from urban encroachment and reverse amenity impacts. Positive statements about urban containment as a means of protecting significant agricultural areas and industries is required.

2.4 Strategic Priorities

WBBRP Section Reference	Page	Comments
<p>Strategic Priority 1 – Growing our people and places</p> <p>Objective 1.2 - Plan for our Future</p>	40	<ul style="list-style-type: none"> • The section deals with planning for sustainable growth to accommodate 350,000 persons by 2041 (equating to an additional 54,000 persons across the region) • The “Planning for Sustainable Growth” section should recognise the need to avoid urban encroachment and loss of significant agricultural land. This should reasonably be promoted through a greater emphasis on urban containment, consolidation (infill, density increase and the promotion of increased diversity in housing styles) • In attempting to plan for sustainable urban growth, the draft WBBRP relies on the identification Priority Living Areas (PLAs). Priority Living areas are defined in the Glossary to the plan to be as defined in the Regional Planning Interests Act 2014 (RPI Act). The RPI Act defines a PLA to include existing and proposed urban growth areas, and buffers between existing and future settlement areas and resource activities. PLA’s are then identified in mapped form in Schedule A of the plan. • QFF are strongly of the view that the PLA mechanism is inappropriate for the clear and unambiguous identification of urban growth areas relative to competing land uses (including agriculture) as: <ul style="list-style-type: none"> ○ The PLA mechanism is derived from the RPI Act and seeks primarily to identify existing and future urban growth areas, and associated buffers to resource activities only. ¹; ○ The spatial identification and mapping of PLA’s is intentionally nebulous, imprecise and in many instances is not cadastrally based. This is inconsistent with providing an appropriately accurate and definitive “urban extent” which is essential in discouraging inappropriate urban encroachment into important agricultural areas. It creates uncertainty and is likely to foster rather than discourages land speculation, urban sprawl and heightened land use conflicts; ○ This is compounded (on the interactive mapping accompanying the plan) by significant overlaps between the mapped extent of Priority Living Areas (PLAs) and Priority Agricultural Areas (PAAs). Refer to Section 3.4 of this submission for selected examples of PLA/PAA mapping anomalies. • The use of the PLA mechanism, its imprecise spatial identification, and the evident overlaps with PAA’s appear to be directly at odds with the

¹ A *priority living area* is an area—

- (a) shown on a map in a regional plan as a priority living area; and
- (b) that includes the existing settled area of a city, town or other community and other areas necessary or desirable—
 - (i) for the future growth of the existing settled area; and
 - (ii) as a buffer between the existing or a future settled area and resource activities.

WBBRP Section Reference	Page	Comments
		<p>stated policy intention of the plan to encourage urban containment and consolidation to:</p> <p><i>“...create and reinforce a defensible boundary for future urban development, providing certainty to landholders and stakeholders, reducing land use conflicts and protecting long term residential amenity” (p.42)</i></p> <p>QFF believes that the WBBRP should recognise differing and productive usages of land with the view to ensuring that overall land usage protects the contribution that WBB agricultural land is making to Queensland and Australian productivity. For example ABARES farm data confirms average Queensland farm income in FY2022 was \$350,259 and farm cropping productivity over the past decade has increased by 57.1 per cent. The WBBRP should not contain an unintended but embedded assumption that the need to cater to population growth is of more importance than the preservation of agricultural productivity and its importance to Australia’s sovereign food production capability.</p>
	42	<ul style="list-style-type: none"> • The draft WBBRP largely delegates responsibility for the identification of a “defensible boundary for future urban development” to Local Government. • Absence of a clearly defined urban footprint at the regional level makes this more difficult and potentially ad hoc at the Local Government level. Refer comments under Section 3.3 of this submission concerning QFF preference for a cadastrally defined “urban footprint” as an alternative to the use of the Priority Living Areas (PLA) mechanism.
<p>Regional Responses – Managing residential growth in rural areas</p>	46	<ul style="list-style-type: none"> • 1.2.9 - QFF strongly supports the regional policy response requiring rural residential development to be contained in “existing rural residential zoned areas”. This is a suitably definitive and unambiguous policy position. • 1.2.10 - This response is not sufficiently robust to strongly discourage residential encroachment into rural areas. It inappropriately accepts residential development in such areas as inevitable and preordained.
<p>Strategic Priority 2 – Taking charge of our economic future</p> <p>Objective 2.2 – Lead primary production into the mid-21st Century</p>	69	<ul style="list-style-type: none"> • QFF - strongly supports the identification and recognition of primary production as an “economic cornerstone of Wide Bay Burnett”. • QFF notes that key policy content dealing with primary production and agricultural land issues is included in this section, with policy focus emphasising: <ul style="list-style-type: none"> ○ intensification, diversification and value adding opportunities; ○ Safeguarding future rural opportunities; and ○ Accelerating the take up of advanced agricultural technologies and digital applications.

WBBRP Section Reference	Page	Comments
<p>1. Deliver intensification, diversification and value adding opportunities</p>		<ul style="list-style-type: none"> • QFF is generally supportive of the identification of further intensification, diversification and value adding opportunities to include: <ul style="list-style-type: none"> ○ Controlled Environment Farming Systems; ○ Agritourism; ○ Potential Agricultural Expansion Areas (PAEAs) – Four identified (refer page 70); <ul style="list-style-type: none"> ▪ Gympie to Bundaberg PAEA ▪ Monto PAEA ▪ Burnett River PAEA ▪ North Burnett PAEA ○ Developing new products; ○ Varied out of season crop production; ○ Natural Capital Markets (e.g. carbon farming, agroforestry); and ○ Aquaculture Development Areas (ADAs).
<p>Strategic Priority 2 – Taking charge of our economic future</p> <p>Objective 2.2 – Lead primary production into the mid-21st Century</p> <p>2. Safeguard future agricultural opportunities</p>	<p>74</p>	<ul style="list-style-type: none"> • The draft WBBRP relies on the concurrent mechanisms of identifying Priority Agricultural Areas (PAAs) and Priority Agricultural Land Uses (PALUs) in safeguarding existing and future agricultural opportunities. • As QFF noted in its submission to the Wide Bay Burnett Regional Plan: Draft Issues and Opportunities Discussion Paper in February 2021, QFF does not support the use of Priority Agricultural Area (PAA) mapping to designate areas in the Regional Plan to be protected from development under the Planning Act. The State Planning Policy (SPP), as the pre-eminent land use planning policy instrument for the state, is an important component of the Queensland planning framework. The SPP comprehensively expresses the state’s interests in land use planning and development. As the previous discussion paper noted : ‘Priority Agricultural Areas (PAAs), (defined in the Regional Planning Interests Act) provide <u>additional</u> controls at a regional scale’. They are not a substitute for land otherwise identified as an “Important Agricultural Area” (IAAs) as defined under the State Planning Policy. • QFF strongly reiterates that the SPP is very clear in requiring agricultural land to be protected from development as follows: <ul style="list-style-type: none"> ○ Agriculture and agricultural development opportunities are promoted and enhanced in important agricultural areas (IAAs). ○ Agricultural Land Classification (ALC) Class A and Class B land is protected for sustainable agricultural use by: <ul style="list-style-type: none"> ○ avoiding fragmentation of ALC Class A or Class B land into lot sizes inconsistent with the current or potential use of the land for agriculture;

WBBRP Section Reference	Page	Comments
		<ul style="list-style-type: none"> ○ avoiding development that will have an irreversible impact on, or adjacent to, ALC Class A or Class B land; ○ maintaining or enhancing land conditions and the biophysical resources underpinning ALC Class A or Class B land. ● The SPP also provides a definition of Important Agricultural Areas (IAA) for strategic and regional planning: <ul style="list-style-type: none"> <i>“Important agricultural areas (IAAs) means an important agricultural area as identified in the Queensland Agricultural Land Audit and shown in the SPP IMS as an IAA or identified by a local government in a local planning instrument as an IAA, based on a localised study.</i> <i>Note: An IAA is defined in the Queensland Agricultural Land Audit as an area that has all the requirements for agriculture to be successful and sustainable, is part of a critical mass of land with similar characteristics, and is strategically significant to the region or the state.”</i> ● Accordingly, the WBB regional plan should use the IAA designation to map areas that include ALC Class A and Class B land for protection from development under the Planning Act 2016, and, in addition, the PAA designation for management of conflict with resource activities under the RPIA. The reasons that PAA is not an appropriate mechanism for protection of agricultural land under the Planning Act are as follows: <ul style="list-style-type: none"> ○ PAA/PALU, as defined in the RPIA, does NOT protect agricultural land from development but requires resource activities that seek to operate in the PAA to coexist with the identified priority agricultural land use (PALU). The PAA designation provides owners of agricultural land in a PALU with the right to negotiate with resource proponents to reach agreement on coexistence arrangements. ○ The concept of coexistence as used in the RPIA is not recognised or applicable to the regulation of development and land use under the Planning Act. ○ PAA/PALU is based on land use criteria and not the agricultural suitability/quality of the land. This means that land must have been used for agriculture (PALU) for the RPIA provisions to apply.²

² A Priority agricultural area is defined under s.8 of the *Regional Planning Interests Act 2014* as follows (**Note:** emphasis added):

8 Priority agricultural area

(1) A priority agricultural area is an area that—

(a) includes 1 or more areas **used for a priority agricultural land use**, whether it also includes other areas or features, including, for example, a regionally significant water source; and

(b) is either—

(i) shown on a map in a regional plan as a priority agricultural area; or

(ii) prescribed under a regulation.

WBBRP Section Reference	Page	Comments
		<ul style="list-style-type: none"> ○ This also means that potential agricultural land (land suitable for future agricultural development) identified in the Agricultural Land Audit is not protected by the PAA designation. ○ PAA is not recognised or defined under the Planning Act 2016 or the SPP. The proposed approach in the draft regional plan to use the PAA mechanism for a different purpose, i.e. to protect agricultural land under the Planning Act, will lead to confusion with its use under the RPIA and create even further complexity to an already fragmented approach to the protection of agricultural land in Queensland. ● Regional plans must include both approaches to the protection of agricultural land. The WBBRP must follow the approach set out in the State Planning Policy that requires the protection of ALC Class A and Class B land mapped as IAA from development defined under the <i>Planning Act</i>, and separately include the designation of PAA/PALU to manage resource development under the RPIA. ● QFF reiterates that the SPP is the pre-eminent land use policy instrument for the State and particularly for development regulated by the Planning Act. Therefore, it is imperative that regional plans are consistent with the SPP. It is not sufficient that land fragmentation alone is restricted on ALC Class A and Class B land, but that irreversible development and development that would impact on the productive capacity of this land is also addressed by assessment benchmarks. Assessment benchmarks for PAA/PALU should be separate and specific for resource development under the RPIA.
<p>Objective 2.2 – Lead primary production into the mid-21st Century</p> <p>3. Regional responses</p>	<p>78</p>	<ul style="list-style-type: none"> ● 2.2.1 - QFF contends the regional policies for Agriculture need to be amended to reflect the preferred identification of Important Agricultural Areas (IAAs) instead of Priority Agricultural Areas (PAAs).
<p>Objective 2.2 – Lead primary production into the mid-21st Century</p> <p>4. Actions</p>	<p>79</p>	<ul style="list-style-type: none"> ● 2.2.B – QFF strongly supports Action 2.2.B as a means of identifying substantive best practice / model planning approaches and mechanisms that can be adopted via amendments to Local Government Planning Schemes. QFF contend that the formulation and endorsement of such a manual will assist in encouraging the more robust, uniform and consistent application of best practice planning approaches in addressing agricultural and farming issues.

WBBRP Section Reference	Page	Comments
<p>Objective 2.3 – Creating employment pathways for all</p> <p>2. Encouraging new regional tourism products and business development opportunities</p>	<p>87, 90-91</p>	<ul style="list-style-type: none"> QFF strongly supports the plans recognition of the need and benefits inherent in promoting the region as a food hub and agritourism destination, which is reinforced through Regional Policy 2.3.6. and Action 2.3.C. It is suggested however that this policy intention could be further supported by model planning scheme provisions / amendments to provide a uniform basis for facilitating such activities at the Local Government (planning scheme) level.
<p>Objective 2.4 – Emerge as a leader in the energy transformation and circular economy</p> <p>Solar and Wind Energy</p>	<p>92-95</p>	<ul style="list-style-type: none"> The draft WBBRP places a strong emphasis on encouraging the further significant development of renewable energy and in particular wind and solar energy. Areas deemed suitable for such energy projects have identified and mapped as Wind Energy Investigation Areas. (Refer Map 2 p.95). QFF notes that Wind Energy Investigation Areas exclude Priority Living Areas (PLAs) but not Priority Agricultural Areas (PAAs) on the stated basis that: <ul style="list-style-type: none"> <i>“As wind farms do not generally restrict farming operations and only take up a relatively small portion of the productive land for operation, co-located with agricultural activities can be supported where wind farm operations do not compromise the regional agricultural production”</i> (Refer p. 94) QFF does not support a renewable energy policy that is based on the preceding assumption, and which does not adequately recognise the very real and adverse impacts that prevalent and loosely regulated development of wind and solar projects on the integrity and productivity of important agricultural areas in terms of the alienation of important agricultural land and associated severance and disturbance of agricultural operations. QFF is overseeing significant work conducted at a national level to better understand how energy generation and transmission infrastructure is operationally and financially impacting on agricultural landholders. QFF contends that policy responses of the draft WBBRP presently provide a disproportionately strong preference and prioritisation for renewal energy projects in rural areas with insufficient regard to associated impacts on important agricultural areas. QFF consider appropriate spatial and renewable energy development criteria need to be included in the plan to achieve an improved land use balance between agricultural uses and energy activities.

2.5 Delivering the Plan

WBBRP Section Reference	Page	Comments
Delivering actions – Action 2.2.B	123	<ul style="list-style-type: none"> 2.2.B – QFF strongly supports Action 2.2.B as a means of identifying substantive best practice / model planning approaches and mechanisms that can be adopted via amendments to Local Government Planning Schemes. QFF contend that the formulation and endorsement of such a manual will assist in encouraging the more robust, uniform and consistent application of best practice planning approaches in addressing agricultural and farming issues.

3.0 QFF SUMMARY OF KEY SUBMISSION THEMES & ISSUES

3.1 Introduction

The specific grounds and detailed findings of QFF’s review of the draft WBBRP have been cross referenced to sections of plan and detailed in Section 2.0 of this submission.

In summary however, several key submission themes and issues have been identified in respect of the overall approach and content of the draft plan and these are reiterated in sections 3.2 – 3.6. These themes focus on the key overarching issue of managing land use conflict. QFF highlights Appendix Three of this submission that articulates the economic, personal, social, legal and environmental impacts that the WBBRP needs to ensure does not occur in the future for Wide Bay Burnett agricultural producers.

3.2 The Absence of a Consolidated Regional Land Use Plan

QFF note that the approach to plan preparation and the structure of the plan itself gives rise to concerns, that a an overly “compartmentalised” or “siloes” approach to the consideration and planning for key competing land uses types is inherent in the draft WBBRP. While this has allowed individual issues to be considered in detail in isolation, the absence of a single integrated regional land use plan, detracts from the ability of draft WBBRP to appropriately resolve competing land use interests through integrated policy approaches, and avoid rather than inadvertently encourage land use conflicts at the regional level.

There are a number of examples, where the absence of spatially based land use vision for the region results in the overlapping designation of areas for a range of “priority uses”.

QFF strongly encourage the inclusion of a single, integrated regional land use plan as part of the WBBRP to clearly identify primary land uses categories (Urban, Rural, Energy) to be priorities in alternative areas of the region. This is particular the case in areas covered by multiple priority use categories.

3.3 Unsuitability of Priority Agricultural Areas (PAAs) and Priority Living Areas (PLAs) Mechanisms

QFF strongly contend that the use of Priority Agricultural Area (PAAs) and Priority Living Area (PLAs) mechanisms provide an inappropriate and ineffective means of designating and protecting important agricultural areas.

PAA's are not defined under the draft WBBRP and has its origins and purpose derived from the Regional Planning Interests Act 2014 (RPI Act). The PAA mechanism is not compatible with the prioritisation and regulation of land use and development at the regional level. The "Important Agricultural Areas" (IAAs) is derived from and links seamlessly with the agricultural land protection measures identified under the State Planning Policy and should be the mechanism applied to ensure key agricultural areas are based on agricultural suitability/quality criteria rather than land use criteria.

Similarly the PLA mechanism is inappropriate for the regulation of urban development in a manner that avoids urban encroachment into significant agriculture areas, and associated fragmentation of valuable agricultural land. PLA identification is nebulous, imprecise and in many instances is not cadastrally based. This is inconsistent with providing an appropriately accurate and definitive "urban extent" which is essential in discouraging inappropriate urban encroachment into important agricultural areas. It creates uncertainty and fosters rather than discourages land speculation and land use conflict.

Priority Living Areas are defined in the Glossary to the plan to be as defined in the Regional Planning Interests Act 2014 (RPI Act). The RPI Act defines a PLA to includes existing and proposed urban growth areas, and buffers between existing and future settlement areas and resource activities. They are a patently inappropriate mechanism for effective containment of urban growth in the WBB regional which has a completely different and unique paradigm of competing land uses, particularly where compared to a cadastrally-based, and statutory "urban footprint" such as that utilised effectively under the South East Queensland Regional Plan.

3.4 Anomalous Mapping of Competing Regional Priority Areas

QFF considers the:

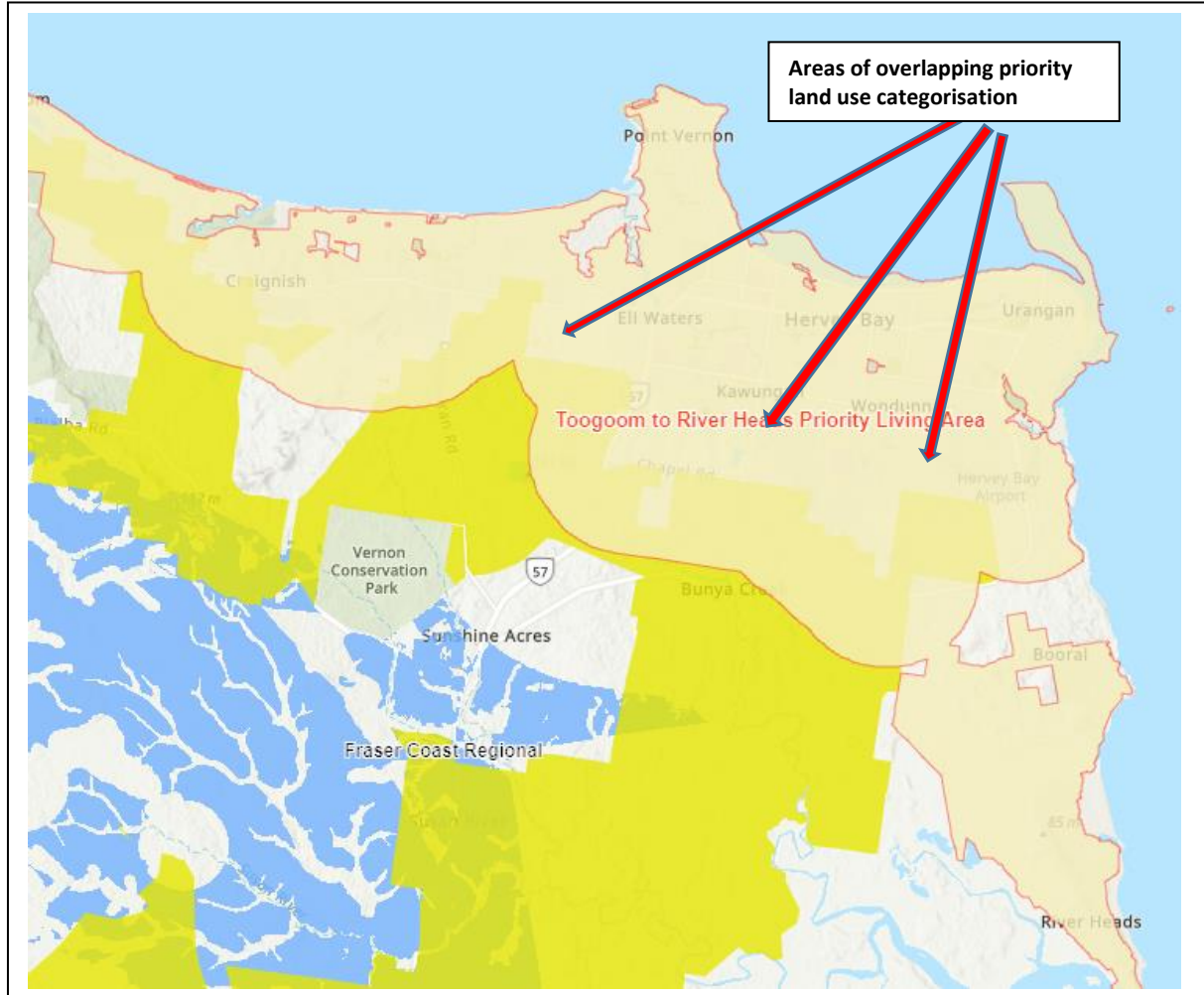
- Absence of a consolidated and integrated regional land use plan; and
- The "compartmentalised" structure of the draft WBBRP; has contributed a number of anomalies in regional mapping supporting the plan which will likely detract from the plans ability to resolve competing land use interests, and avoid rather than inadvertently encourage land use conflicts at the regional level.

Mapping anomalies that are most evident involve overlapping alternative priority land use designations, where for example, certain areas are identified as both a "Priority Agriculture Area" and a "Priority Living Area". These anomalies are particular evident in the areas traditionally characterised by the highest levels of land use conflict, such as at the urban fringe, and other areas of urban³ and rural interface.

One pertinent and illustrative example includes those parts of the region around Hervey Bay and Maryborough where expansive areas are designated as both a PLA and PAA. (Refer Figure 1).

³ Including rural residential or rural lifestyle subdivision

Figure 1 – Draft WBBRP – Priority Land Use Categories



3.5 Renewable Energy in Rural Areas

QFF does not support a renewable energy policy that is based on the stated assumption of the plan, fails to adequately recognise the very real and adverse impacts that prevalent and loosely regulated development of wind and solar projects can have on the integrity and productivity of important agricultural areas. These include the alienation of important agricultural land and associated severance and disturbance of agricultural operations resulting in declining productivity.

QFF contends that policy responses of the draft WBBRP presently provide a disproportionately strong preference and prioritisation for renewable energy projects in rural areas with insufficient regard to associated impacts on important agricultural areas. QFF consider appropriate spatial and renewable energy development criteria need to be included in the plan to achieve an improved land use balance between agricultural uses and energy activities.

3.6 Meaningful Delivery Actions for Agriculture and Rural Areas

QFF strongly supports the inclusion of plan delivery actions targeted at identifying substantive best practice / model planning approaches and mechanisms that can be adopted in the preparation of new Local Government Planning Schemes or via amendments to existing Local Government Planning Schemes. QFF contend that the formulation and endorsement of a uniform manual of model approaches will assist in encouraging the more robust, uniform and consistent application of best practice rural planning approaches in addressing agricultural and farming issues consistent with existing Regional Delivery Action 2.2.B

Conclusion

QFF looks forward to continued engagement and discussions with your department and regional planning team, to ensure the final WBBRP meets the need of the agricultural sector and related industries in the region. QFF would welcome the opportunity to discuss the specific contents of this submission with you at your convenience.

Yours sincerely

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Appendix One - Value added by industry sector

RDA Wide Bay Burnett Region Industry	2020/21 \$m	%	Queensland	2015/16 \$m	%	Queensland	Change 2015/16 -
Agriculture, Forestry and Fishing	1,169.1	10.2	3.1	1,291.7	12.2	3.6	-122.6
Agriculture	1,024.1	8.9	2.9	1,058.4	10.0	3.2	-34.3
Aquaculture	13.4	0.1	0.0	10.4	0.1	0.0	+3.0
Forestry and Logging	82.0	0.7	0.1	138.8	1.3	0.1	-56.9
Fishing, Hunting and Trapping	22.9	0.2	0.1	32.9	0.3	0.1	-10.0
Agriculture, Forestry and Fishing Support Services	26.9	0.2	0.1	51.3	0.5	0.2	-24.4
Mining	680.6	5.9	12.1	653.7	6.2	12.4	+26.9
Coal Mining	478.2	4.2	8.2	437.5	4.1	9.5	+40.7
Oil and Gas Extraction	9.9	0.1	1.2	1.8	0.0	0.2	+8.1
Metal Ore Mining	40.8	0.4	1.1	121.4	1.1	1.6	-80.6
Non-Metallic Mineral Mining and Quarrying	81.2	0.7	0.3	34.6	0.3	0.2	+46.6
Exploration and Other Mining Support Services	70.4	0.6	1.3	58.4	0.6	0.8	+12.0
Manufacturing	1,115.3	9.7	7.1	987.2	9.3	7.6	+128.1
Food Product Manufacturing	364.1	3.2	1.9	316.2	3.0	1.7	+47.9
Beverage and Tobacco Product Manufacturing	63.5	0.6	0.3	68.5	0.6	0.4	-5.0
Textile, Leather, Clothing and Footwear Manufacturing	11.3	0.1	0.1	6.7	0.1	0.1	+4.6
Wood Product Manufacturing	225.1	2.0	0.4	283.4	2.7	0.5	-58.3
Pulp, Paper and Converted Paper Product Manufacturing	5.3	0.0	0.1	5.0	0.0	0.1	+0.3
Printing (including the Reproduction of Recorded Media)	3.4	0.0	0.1	4.1	0.0	0.1	-0.7
Petroleum and Coal Product Manufacturing	1.5	0.0	0.2	2.9	0.0	0.5	-1.4
Basic Chemical and Chemical Product Manufacturing	25.5	0.2	0.5	32.0	0.3	0.7	-6.5
Polymer Product and Rubber Product Manufacturing	8.6	0.1	0.2	10.8	0.1	0.3	-2.2
Non-Metallic Mineral Product Manufacturing	35.8	0.3	0.4	34.9	0.3	0.5	+0.9
Primary Metal and Metal Product Manufacturing	55.9	0.5	0.3	25.2	0.2	0.4	+30.7
Fabricated Metal Product Manufacturing	165.7	1.4	1.0	65.6	0.6	0.8	+100.1
Transport Equipment Manufacturing	73.2	0.6	0.5	71.8	0.7	0.6	+1.4
Machinery and Equipment Manufacturing	68.2	0.6	0.8	39.5	0.4	0.7	+28.6
Furniture and Other Manufacturing	8.2	0.1	0.2	20.7	0.2	0.2	-12.5
Electricity, Gas, Water and Waste Services	573.7	5.0	3.4	527.6	5.0	3.8	+46.1
Electricity Supply	468.3	4.1	2.3	384.0	3.6	2.4	+84.3
Gas Supply	2.1	0.0	0.0	1.1	0.0	0.0	+0.9
Water Supply, Sewerage and Drainage Services	71.1	0.6	0.8	103.7	1.0	1.0	-32.5
Waste Collection, Treatment and Disposal Services	32.2	0.3	0.3	38.8	0.4	0.4	-6.6
Construction	1,327.6	11.5	8.4	1,188.3	11.2	10.1	+139.2
Building Construction	292.2	2.5	1.9	233.4	2.2	2.1	+58.8
Heavy and Civil Engineering Construction	309.8	2.7	1.9	333.8	3.1	2.5	-24.1
Construction Services	725.6	6.3	4.6	621.1	5.9	5.4	+104.5
Wholesale Trade	305.2	2.7	4.1	250.1	2.4	3.7	+55.1
Basic Material Wholesaling	108.0	0.9	1.0	92.6	0.9	0.8	+15.4
Machinery and Equipment Wholesaling	60.8	0.5	1.1	41.5	0.4	1.1	+19.2
Motor Vehicle and Motor Vehicle Parts Wholesaling	40.3	0.4	0.4	21.9	0.2	0.4	+18.4
Grocery, Liquor and Tobacco Product Wholesaling	36.8	0.3	0.5	50.3	0.5	0.6	-13.5
Other Goods Wholesaling	49.3	0.4	1.0	30.8	0.3	0.8	+18.5
Commission-Based Wholesaling	10.0	0.1	0.1	12.9	0.1	0.1	-3.0
Retail Trade	734.0	6.4	5.4	766.5	7.2	5.2	-32.4
Motor Vehicle and Motor Vehicle Parts Retailing	104.0	0.9	0.6	127.3	1.2	0.6	-23.3
Fuel Retailing	22.4	0.2	0.2	34.0	0.3	0.2	-11.7
Food Retailing	210.7	1.8	1.5	219.6	2.1	1.5	-8.8
Other Store-Based Retailing	391.5	3.4	3.1	379.5	3.6	2.8	+12.0
Non-Store Retailing and Retail Commission Based Buying	5.4	0.0	0.1	6.1	0.1	0.1	-0.7
Accommodation and Food Services	299.7	2.6	2.8	343.7	3.2	3.1	-43.9
Accommodation	78.6	0.7	0.7	103.1	1.0	0.9	-24.5
Food and Beverage Services	221.1	1.9	2.1	240.6	2.3	2.2	-19.4
Transport, Postal and Warehousing	412.3	3.6	5.5	420.2	4.0	6.0	-7.9
Road Transport	179.1	1.6	1.6	220.7	2.1	1.7	-41.6
Rail Transport	32.0	0.3	0.6	38.5	0.4	0.7	-6.5

Water Transport	21.0	0.2	0.4	9.6	0.1	0.2	+11.4
Air and Space Transport	3.0	0.0	0.2	9.9	0.1	0.8	-6.9
Other Transport	48.1	0.4	0.3	21.6	0.2	0.2	+26.5
Postal and Courier Pick-up and Delivery Services	57.6	0.5	0.5	44.3	0.4	0.4	+13.3
Transport Support Services	36.0	0.3	1.1	37.6	0.4	1.2	-1.6
Warehousing and Storage Services	35.5	0.3	0.8	38.0	0.4	0.8	-2.4
Information Media and Telecommunications	85.8	0.7	1.6	82.4	0.8	1.4	+3.4
Publishing (except Internet and Music Publishing)	7.4	0.1	0.1	15.7	0.1	0.2	-8.3
Motion Picture and Sound Recording Activities	2.6	0.0	0.1	2.3	0.0	0.1	+0.3
Broadcasting (except Internet)	13.5	0.1	0.2	14.9	0.1	0.2	-1.4
Internet Publishing and Broadcasting	0	0	0.1	0.0	0.0	0.0	+0.0
Telecommunications Services	28.1	0.2	0.5	42.5	0.4	0.8	-14.4
Internet Service Providers, Web Search Portals and Data	21.9	0.2	0.5	3.8	0.0	0.1	+18.0
Library and Other Information Services	12.3	0.1	0.1	3.0	0.0	0.0	+9.2
Financial and Insurance Services	476.0	4.1	6.5	408.3	3.9	6.6	+67.7
Finance	347.5	3.0	3.9	334.7	3.2	4.5	+12.8
Insurance and Superannuation Funds	15.4	0.1	0.9	11.9	0.1	0.6	+3.5
Auxiliary Finance and Insurance Services	113.1	1.0	1.8	61.7	0.6	1.5	+51.3
Rental, Hiring and Real Estate Services	239.3	2.1	3.3	252.1	2.4	3.3	-12.8
Rental and Hiring Services (except Real Estate)	10.0	0.1	0.1	9.0	0.1	0.1	+1.0
Property Operators and Real Estate Services	229.4	2.0	3.2	243.1	2.3	3.2	-13.8
Professional, Scientific and Technical Services	386.5	3.4	7.2	390.7	3.7	6.6	-4.1
Professional, Scientific and Technical Services (Except Computer System Design and Related Services)	350.2	3.0	6.0	349.9	3.3	5.4	+0.3
Computer System Design and Related Services	36.4	0.3	1.2	40.8	0.4	1.2	-4.4
Administrative and Support Services	334.3	2.9	3.5	295.2	2.8	3.3	+39.1
Administrative Services	232.7	2.0	2.8	217.7	2.1	2.7	+15.1
Building Cleaning, Pest Control and Other Support Services	101.5	0.9	0.7	77.5	0.7	0.6	+24.0
Public Administration and Safety	600.5	5.2	6.6	526.2	5.0	6.2	+74.3
Public Administration	275.2	2.4	2.7	272.9	2.6	2.5	+2.3
Defence	7.8	0.1	1.4	5.9	0.1	1.4	+2.0
Public Order, Safety and Regulatory Services	317.5	2.8	2.5	247.5	2.3	2.2	+70.0
Education and Training	734.7	6.4	6.0	731.3	6.9	6.1	+3.4
Preschool and School Education	616.0	5.4	3.7	599.9	5.7	3.6	+16.1
Tertiary Education	80.1	0.7	1.9	81.1	0.8	2.2	-1.0
Adult, Community and Other Education	38.7	0.3	0.4	50.3	0.5	0.4	-11.7
Health Care and Social Assistance	1,691.2	14.7	10.1	1,183.4	11.2	7.8	+507.8
Hospitals	689.0	6.0	4.3	358.2	3.4	2.8	+330.9
Medical and Other Health Care Services	249.3	2.2	2.1	265.1	2.5	2.0	-15.8
Residential Care Services	296.4	2.6	1.4	288.8	2.7	1.4	+7.6
Social Assistance Services	456.4	4.0	2.3	271.3	2.6	1.6	+185.1
Arts and Recreation Services	99.2	0.9	0.9	62.0	0.6	0.8	+37.2
Heritage Activities	68.6	0.6	0.2	31.2	0.3	0.2	+37.3
Creative and Performing Arts Activities	4.2	0.0	0.0	1.6	0.0	0.0	+2.6
Sports and Recreation Activities	23.0	0.2	0.4	23.7	0.2	0.4	-0.7
Gambling Activities	3.4	0.0	0.3	5.5	0.1	0.2	-2.1
Other Services	245.1	2.1	2.2	243.2	2.3	2.3	+1.9
Repair and Maintenance	153.6	1.3	1.2	139.2	1.3	1.2	+14.4
Personal and Other Services	91.5	0.8	1.0	104.0	1.0	1.1	-12.5
Private Households Employing Staff and Undifferentiated	0	0	0.0	0.0	0.0	0.0	+0.0
Total industries	11,510.1	100.0	100.0	10,603.9	100.0	100.0	+906.2

Source: Australian Bureau of Statistics, Regional Population Growth, Australia (3218.0). Compiled and presented in economy.id by .id informed decisions.

Appendix Two - Employment by industry sector

RDA Wide Bay Burnett Region Industry	2020/21 Number	%	Queensland	2015/16 Number	%	Queensland	Change 2015/16 -
Agriculture, Forestry and Fishing	10,713	9.8	3.2	9,648	9.2	2.8	+1,065
Agriculture	9,063	8.3	2.8	8,188	7.8	2.5	+876
Aquaculture	224	0.2	0.1	170	0.2	0.1	+55
Forestry and Logging	648	0.6	0.1	474	0.5	0.0	+174
Fishing, Hunting and Trapping	310	0.3	0.1	205	0.2	0.1	+105
Agriculture, Forestry and Fishing Support Services	467	0.4	0.2	611	0.6	0.2	-144
Mining	1,357	1.2	3.0	1,094	1.0	2.7	+263
Coal Mining	473	0.4	1.1	405	0.4	1.2	+68
Oil and Gas Extraction	13	0.0	0.3	24	0.0	0.4	-11
Metal Ore Mining	292	0.3	0.8	252	0.2	0.4	+40
Non-Metallic Mineral Mining and Quarrying	303	0.3	0.1	200	0.2	0.1	+104
Exploration and Other Mining Support Services	275	0.3	0.7	213	0.2	0.5	+63
Manufacturing	8,995	8.2	6.9	7,886	7.5	6.8	+1,109
Food Product Manufacturing	2,718	2.5	1.7	3,027	2.9	2.0	-309
Beverage and Tobacco Product Manufacturing	355	0.3	0.2	257	0.2	0.2	+98
Textile, Leather, Clothing and Footwear Manufacturing	384	0.4	0.3	189	0.2	0.2	+196
Wood Product Manufacturing	1,381	1.3	0.3	1,466	1.4	0.3	-84
Pulp, Paper and Converted Paper Product Manufacturing	38	0.0	0.1	59	0.1	0.1	-22
Printing (including the Reproduction of Recorded Media)	79	0.1	0.3	88	0.1	0.2	-9
Petroleum and Coal Product Manufacturing	3	0.0	0.1	19	0.0	0.1	-16
Basic Chemical and Chemical Product Manufacturing	134	0.1	0.3	137	0.1	0.3	-3
Polymer Product and Rubber Product Manufacturing	82	0.1	0.2	85	0.1	0.2	-3
Non-Metallic Mineral Product Manufacturing	259	0.2	0.3	261	0.2	0.3	-2
Primary Metal and Metal Product Manufacturing	1,069	1.0	0.6	350	0.3	0.6	+718
Fabricated Metal Product Manufacturing	930	0.9	0.6	401	0.4	0.5	+529
Transport Equipment Manufacturing	692	0.6	0.6	684	0.7	0.6	+8
Machinery and Equipment Manufacturing	623	0.6	0.8	401	0.4	0.7	+222
Furniture and Other Manufacturing	247	0.2	0.5	462	0.4	0.4	-215
Electricity, Gas, Water and Waste Services	1,646	1.5	1.2	1,519	1.4	1.3	+127
Electricity Supply	1,020	0.9	0.6	832	0.8	0.6	+188
Gas Supply	200	0.2	0.1	126	0.1	0.2	+74
Water Supply, Sewerage and Drainage Services	210	0.2	0.2	282	0.3	0.3	-72
Waste Collection, Treatment and Disposal Services	217	0.2	0.3	280	0.3	0.3	-63
Construction	9,781	8.9	9.3	7,502	7.1	9.2	+2,280
Building Construction	2,199	2.0	2.2	1,673	1.6	2.3	+526
Heavy and Civil Engineering Construction	1,566	1.4	1.3	874	0.8	0.9	+692
Construction Services	6,017	5.5	5.7	4,955	4.7	6.1	+1,061
Wholesale Trade	2,269	2.1	3.0	2,244	2.1	2.9	+26
Basic Material Wholesaling	731	0.7	0.7	859	0.8	0.7	-128
Machinery and Equipment Wholesaling	398	0.4	0.7	292	0.3	0.8	+105
Motor Vehicle and Motor Vehicle Parts Wholesaling	310	0.3	0.3	217	0.2	0.3	+94
Grocery, Liquor and Tobacco Product Wholesaling	359	0.3	0.5	482	0.5	0.5	-123
Other Goods Wholesaling	348	0.3	0.7	218	0.2	0.5	+130
Commission-Based Wholesaling	123	0.1	0.1	175	0.2	0.1	-52
Retail Trade	11,507	10.5	9.5	13,238	12.6	10.3	-1,731
Motor Vehicle and Motor Vehicle Parts Retailing	1,189	1.1	0.8	1,824	1.7	1.0	-635
Fuel Retailing	528	0.5	0.4	673	0.6	0.4	-146
Food Retailing	3,784	3.5	3.0	4,347	4.1	3.4	-562
Other Store-Based Retailing	5,818	5.3	5.2	6,244	6.0	5.4	-426
Non-Store Retailing and Retail Commission Based Buying	188	0.2	0.2	150	0.1	0.2	+38
Accommodation and Food Services	6,803	6.2	6.9	7,577	7.2	7.4	-774
Accommodation	1,444	1.3	1.2	1,714	1.6	1.4	-269
Food and Beverage Services	5,359	4.9	5.7	5,863	5.6	6.0	-504
Transport, Postal and Warehousing	3,821	3.5	5.1	4,117	3.9	5.2	-296
Road Transport	2,137	2.0	2.2	2,422	2.3	2.2	-285
Rail Transport	245	0.2	0.5	260	0.2	0.5	-16

Water Transport	39	0.0	0.1	38	0.0	0.1	+1
Air and Space Transport	93	0.1	0.4	91	0.1	0.5	+2
Other Transport	283	0.3	0.1	131	0.1	0.1	+153
Postal and Courier Pick-up and Delivery Services	736	0.7	0.7	849	0.8	0.7	-113
Transport Support Services	163	0.1	0.5	242	0.2	0.7	-79
Warehousing and Storage Services	125	0.1	0.5	85	0.1	0.4	+40
Information Media and Telecommunications	868	0.8	1.4	935	0.9	1.4	-68
Publishing (except Internet and Music Publishing)	129	0.1	0.2	197	0.2	0.2	-68
Motion Picture and Sound Recording Activities	109	0.1	0.2	106	0.1	0.2	+3
Broadcasting (except Internet)	142	0.1	0.1	135	0.1	0.2	+7
Internet Publishing and Broadcasting	0	0	0.1	1	0.0	0.0	-1
Telecommunications Services	282	0.3	0.4	382	0.4	0.6	-100
Internet Service Providers, Web Search Portals and Data	107	0.1	0.2	45	0.0	0.1	+62
Library and Other Information Services	99	0.1	0.1	70	0.1	0.1	+29
Financial and Insurance Services	1,684	1.5	2.9	1,350	1.3	2.6	+333
Finance	875	0.8	1.0	828	0.8	1.1	+47
Insurance and Superannuation Funds	145	0.1	0.8	158	0.2	0.7	-13
Auxiliary Finance and Insurance Services	664	0.6	1.1	364	0.3	0.8	+300
Rental, Hiring and Real Estate Services	1,443	1.3	1.9	1,613	1.5	2.0	-170
Rental and Hiring Services (except Real Estate)	325	0.3	0.4	321	0.3	0.4	+4
Property Operators and Real Estate Services	1,118	1.0	1.5	1,292	1.2	1.6	-173
Professional, Scientific and Technical Services	3,344	3.1	7.1	3,561	3.4	6.7	-218
Professional, Scientific and Technical Services (Except Computer System Design and Related Services)	2,937	2.7	5.7	3,210	3.1	5.6	-273
Computer System Design and Related Services	407	0.4	1.4	351	0.3	1.1	+56
Administrative and Support Services	3,250	3.0	3.2	3,289	3.1	3.5	-38
Administrative Services	1,055	1.0	1.4	1,294	1.2	1.7	-240
Building Cleaning, Pest Control and Other Support Services	2,196	2.0	1.7	1,994	1.9	1.8	+202
Public Administration and Safety	6,028	5.5	6.7	5,741	5.5	6.5	+287
Public Administration	4,170	3.8	4.3	4,133	3.9	4.1	+37
Defence	40	0.0	0.7	37	0.0	0.8	+2
Public Order, Safety and Regulatory Services	1,818	1.7	1.6	1,571	1.5	1.6	+247
Education and Training	10,373	9.5	9.1	10,964	10.4	9.5	-590
Preschool and School Education	8,408	7.7	5.9	8,741	8.3	6.2	-333
Tertiary Education	697	0.6	1.7	685	0.7	2.0	+12
Adult, Community and Other Education	1,269	1.2	1.5	1,537	1.5	1.3	-269
Health Care and Social Assistance	19,758	18.1	14.4	17,114	16.3	13.2	+2,644
Hospitals	6,216	5.7	4.5	4,736	4.5	4.3	+1,480
Medical and Other Health Care Services	4,068	3.7	4.0	4,678	4.5	4.0	-610
Residential Care Services	3,211	2.9	1.9	3,552	3.4	2.0	-341
Social Assistance Services	6,263	5.7	3.9	4,148	4.0	2.9	+2,115
Arts and Recreation Services	1,413	1.3	1.7	1,125	1.1	1.7	+288
Heritage Activities	610	0.6	0.3	321	0.3	0.3	+289
Creative and Performing Arts Activities	306	0.3	0.2	158	0.2	0.3	+148
Sports and Recreation Activities	477	0.4	0.9	584	0.6	0.9	-107
Gambling Activities	21	0.0	0.3	63	0.1	0.3	-42
Other Services	4,305	3.9	3.8	4,409	4.2	4.1	-104
Repair and Maintenance	2,373	2.2	1.8	2,348	2.2	1.9	+26
Personal and Other Services	1,932	1.8	2.0	2,057	2.0	2.2	-125
Private Households Employing Staff and Undifferentiated	0	0	0.0	4	0.0	0.1	-4
Total industries	109,360	100.0	100.0	104,927	100.0	100.0	+4,433

Source: Australian Bureau of Statistics, Regional Population Growth, Australia (3218.0). Compiled and presented in economy.id by .id informed decisions.

Appendix Three: Impacts of and concerns about land use conflict

Economic	<i>Impacts</i>	<ul style="list-style-type: none"> • Consultant and legal fees • Costs incurred in submitting DAs • Installation of new technology to minimise impacts from operations • Mediation and/or court expenses to resolve conflicts • Loss of agricultural production from DA approval delays • Increased price of water due to competition with mining • Loss of agricultural production from self-imposed buffer zones • Installation of buffer vegetation screening • Loss of time available for farming due to dealing with conflict • Medical costs resulting from conflict stress
	<i>Concerns</i>	<ul style="list-style-type: none"> • Loss of agriculture-driven economic activity when farmland replaced by solar development • Devaluation of land prices adjacent to solar developments • Risks of biosecurity breaches from poor neighbouring land management and trespass • Uncertainties of future production limiting on-farm investments
Personal	<i>Impacts</i>	<ul style="list-style-type: none"> • Mental health impacts including increased stress levels • Time taken to resolve conflict including opportunity cost of that time • Strained relationships with neighbours, social isolation • Stress due to uncertainty of the future viability of farming and animosity with neighbours • Contribution to family breakdowns from mental health impacts • Living with uncertainty about the continuity of agriculture • Threats to family on social media
	<i>Concerns</i>	<ul style="list-style-type: none"> • Visual amenity of solar developments on neighbouring farmers • Conflict stress influencing succession decisions • Health implications from poor farm practices (e.g. exposure to chemicals, unsanitary living conditions for workers)
Social	<i>Impacts</i>	<ul style="list-style-type: none"> • Loss of local job opportunities as well as services and products which would have been bought in the local area from rejected agricultural developments • Established rural lifestyle replaced with urban setting • Farmers selling land due to victimisation by community • The breakdown of community social fabric and decline of services as farmers exit industry from mining impacts • Cultural barriers and racism dividing the wider community
	<i>Concerns</i>	<ul style="list-style-type: none"> • Issues for rural firefighters including inadequate access to fight fires and toxic smoke • Loss of / sterilisation of agricultural production due to increased residential development • Agriculture competing with mining for workforce and other resources
Legal	<i>Impacts</i>	<ul style="list-style-type: none"> • Imbalance of power between farmers and corporate developers in a courtroom • Difficulty for family farmers with limited resources to compete with professional lawyers hired by corporate mining companies • Costs associated with preparation of legal advice

	<i>Concerns</i>	<ul style="list-style-type: none"> • Farmers neighbouring solar developments unable to access public liability insurance or expected to experience increased premiums
Environmental	<i>Impacts</i>	<ul style="list-style-type: none"> • Soil health compromised due to prevention of organic fertiliser application • Subsidence of land
	<i>Concerns</i>	<ul style="list-style-type: none"> • Future environmental impacts if solar developments are abandoned and not disposed of properly • Potential contamination of land if intensive farmers exit without cleaning up operations • Potential for issues if there is a lack of compliance on rehabilitation of land once mining is complete • Maintenance of groundcover compromised during dry periods due to cattle containment areas being unrecognised as acceptable practice • A reduction in ecosystem services from a loss of agricultural land / farmers exiting the industry • Implications of IPA spray drift affecting neighbouring cattle

Source: <https://www.farminstitute.org.au/managing-land-use-conflict/>