

# Landholder options for the agricultural corridor



March 2007

## Fitzroy Industry & Infrastructure Study

The Fitzroy Industry and Infrastructure Study (FIIS) has identified the potential for development of an agricultural corridor along the Fitzroy River. Within that corridor, the potential exists to establish intensive livestock and horticultural enterprises. The extent and timing of the development of this corridor will depend on the views and responses of landholders.

While some property owners will choose not to change their current operations, this factsheet has been prepared to assist landholders consider their options.

### No land resumption

Land will not be purchased or resumed by the Queensland Government for the purposes of directly developing industries in the Agricultural Corridor.

### Growth of intensive livestock industries

Within the Fitzroy Agricultural Corridor, the potential exists to establish up to ten 15 000 head cattle feedlots that could produce as many as 450 000 head of 100-day grain-fed cattle per year, depending on the rate of turnover per year. The opportunity may also exist in the longer term to establish other intensive livestock industries such as piggeries and poultry farms. It is expected that the Fitzroy Agricultural Corridor would support fodder production as an input into feedlots as well as areas of horticulture crops.

### Capitalising on the proposed agricultural corridor

There will be numerous ways in which property owners can capitalise on the proposed corridor depending upon their location, their financial capacity and their level of expertise in specific industries.

### Sale of land holdings

Owners may choose to sell their properties to investors and developers. This would facilitate investment and associated agricultural development in the corridor. In some instances, sales may be subject to conditions such as obtaining appropriate development approvals for the subject site.

### Partial sale of land

Owners may choose to dispose of only a portion of their holdings to investors and developers. This may require reconfiguration of lots through local councils and possible provision of easements for non-riparian lots sold. Sales may be subject to approvals for reconfiguration and development.

### Long-term lease of land

A long-term lease of either an entire holding or a proportion of the holding to investors and developers may be an attractive option to owners by providing a long-term income stream. At the end of such a lease, the lessee might have an option to purchase the property at market value or for the owner to retain the property and purchase the improvements at market value.

### Joint ventures

Owners may choose to enter into joint ventures with investors and developers who have access to financial capital and/or expertise. These joint ventures may be between two or more parties and could be associated with either a land sale or lease transaction.

### Business development

With access to sufficient capital and expertise, owners may choose to undertake their own independent development or develop enterprises such as silage production, that support other developments in the agricultural corridor.



### Potential for joint venture partners

Once public consultation has been completed and subject to the Queensland Government endorsing the concept, it is anticipated that development of both the Fitzroy Agricultural Corridor and Gracemere-Stanwell Industrial Corridor will be supported by an implementation plan. This would incorporate the facilitation of individual and joint venture projects within the corridors. If you believe a joint venture arrangement could have potential and you wish to be involved, you should register your interest with the State Development Centre in Rockhampton.

### Timeline for development

Development of the corridor will be subject to normal market forces and demands. To date, interest has been expressed in cattle feedlot development and horticultural industries.

### Regulation of developments

Individual development proposals will be subject to existing development application and assessment processes under the *Integrated Planning Act 1997*. In the case of feedlots, the Department of Primary Industries and Fisheries assess these proposals as Environmentally Relevant Activities under the *Environment Protection Act 1994*.

### What happens next?

The FIIS is currently undertaking landholder and community consultation on the Fitzroy Agricultural Corridor. Subject to the outcomes of this consultation and deliberation by the Queensland Government, the proposal will be adopted as a strategy and implemented with the assistance of the Project Partners. Relevant government departments will facilitate the ongoing development of the corridors by working with existing landholders and interested investors.

### Public consultation and feedback

Local residents, business owners and the public are invited to obtain information and offer feedback about the proposed FIIS development, or identify other issues that they feel may not have been considered.

To do so, please:

- **visit the information displays** at the Rockhampton State Development Centre (corner of Fitzroy and Bolsover Streets) and the Department of Primary Industries and Fisheries Rockhampton (corner of Bruce Highway and Yeppoon Road), where copies of the technical studies will be available
- **visit the website** at [www.infrastructure.qld.gov.au/fiis](http://www.infrastructure.qld.gov.au/fiis)
- **contact the Department of Primary Industries and Fisheries Business Information Centre** on 13 25 23 (local call) to obtain copies of documents or to speak with a project representative
- **email** comments to [fiis@infrastructure.qld.gov.au](mailto:fiis@infrastructure.qld.gov.au)
- **post** comments to  
FIIS Coordinator  
Department of Infrastructure  
PO Box 15009  
City East Qld 4002
- **fax** comments to (07) 3225 8158.



Queensland Government