

Working Through the Planning Maze

Protected Cropping Australia Conference
Gold Coast
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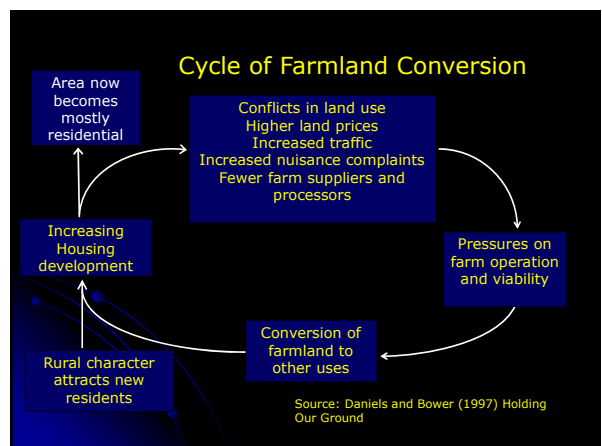
Protected Cropping

- ❖ Increasing in number of farms
- ❖ Increasing size of structures
- ❖ Increasing investment
- ❖ Grows vegetables, ornamental plants and some fruit
- ❖ A lot of them are located in the peri-urban areas around Australia
- ❖ 2-3 hours drive from Capital Cities
- ❖ It is becoming a rural planning issue

Planning is not about predicting the future, it is about being prepared for it.

Two Words to Understand Planning

It Depends



Community Concern

CAVE People
Citizens Against Virtually Everything

DUDES
Developers Under Delusional Expectations

When CAVE People meet the DUDES you get a **LULU**
Locally Unwanted Land Use

Political Response is **NIMTOO**
Not In My Term Of Office

Food Types / Systems

- Organic & non-organic
- Intensive
 - ⇒ Perishable vegetables
 - ⇒ Intensive animals (chickens, pork, beef & lamb)
 - ⇒ Aquaculture
- Extensive
 - ⇒ Cereal crops & fodder crops
 - ⇒ Grazing animals
 - ⇒ Low market value
- Different land bases & nutrient needs
- A lot of intensive agriculture is grown on peri-urban and high growth coastal areas

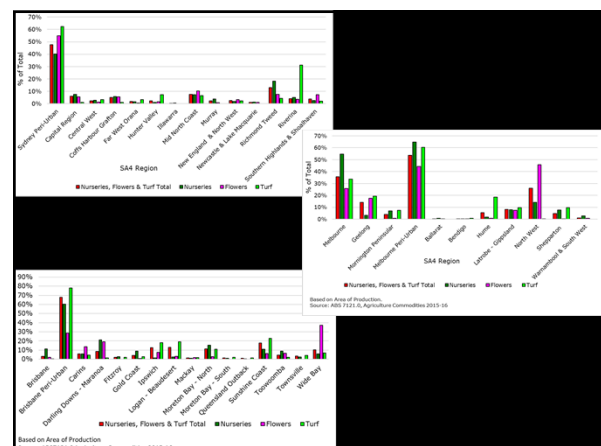
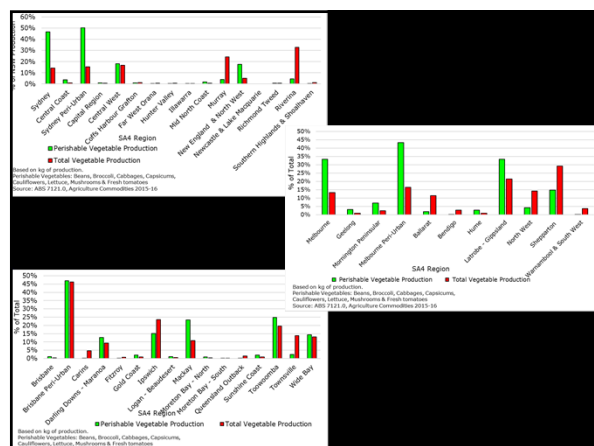
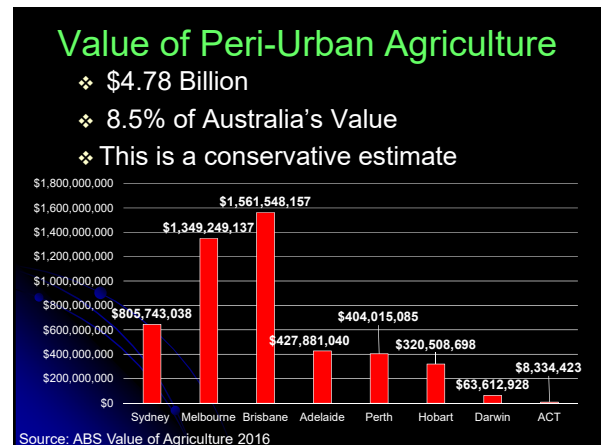
Agriculture on the Fringe

- Sydney Fringe \$805.7m**
 - 6.2% of NSW's Value of Production from 0.2% of land
- Melbourne Fringe \$1,149.2m**
 - 10.3% of Victoria's value of production from 2% of land
- Brisbane Fringe \$1,561.5m**
 - 11% of Queensland value of Production from 1.3% of land
- Intensive Agriculture has a Multiplier of 4-5**

- Intensive Plants**
 - Market Gardening
 - Hydroponics
 - Nurseries
 - Flowers
 - Turf
 - Vineyards
- Intensive Animals**
 - Poultry
 - Aquaculture
 - Niche animals
- Extensive Agriculture**
 - Part time grazing

Queensland, NSW & Victoria have 77.9% of Australia's Population and growing at 1.7% p.a. Australia 1.5% p.a.

Source: ABS Agricultural Census 2016, Australian Regional Statistics 2018



Rural Residential Uses

- Residential use of rural land where the main source of income is not from the productive capacity of the land
 - ⇒ Rural Fringe
 - ⇒ Rural Living
 - ⇒ Lot sizes of 0.4 ha to 100 ha
- Many impacts
- Land use conflict with food production
- Expect urban services

Rural Residential

- Wish to have a rural lifestyle
- Usually want some sloping land and overlooking farmland
- Often located in amongst agricultural uses on less productive land
- They don't see themselves as a problem
- Create land use conflict
- Have an urban demography – most don't work in Agriculture

Rural Residential



Rural Residential



Rural Residential Trucks



Rural Residential Horse

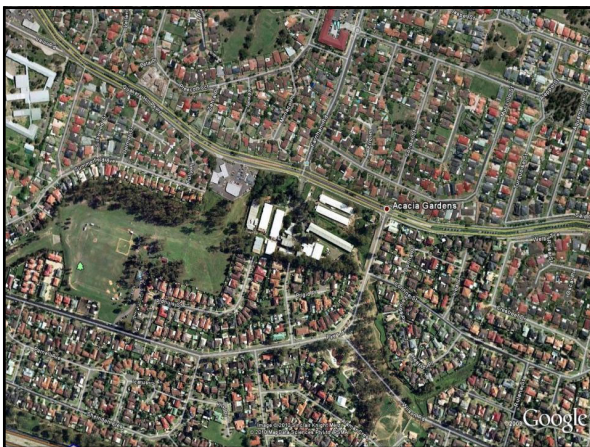


Rural Land Use Conflict

- ✗ Noise
- ✗ Odour
- ✗ Farm Chemicals
- ✗ Night Time Activities
- ✗ Visual Amenity
- ✗ Urban Uses
- ✗ Natural Environment
- ✗ Stock Damage
- ✗ Weed Infestation
- ✗ Lack of Understanding
- ✗ Communication

Pollution Laws favour the complainant

- Pollution law says that pollution should be kept on the property generating it
- In an urban situation this can be done by physical means
- In rural areas this cannot be done because nature of pollution and background does not allow it
- Buffer distances for intensive agriculture to urban areas can be reversed





Rural Residential People

- ❖ Want the rural landscape because that is why they moved there
- ❖ Escaped from the city
- ❖ They want the rural lifestyle but not the issues - expect there to be no agriculture but agriculture is smelly, noisy, dusty, etc

Rural Residential People

- ❖ When faced with the alternative of housing they don't want that either.
- ❖ They want the rural landscape but not what makes the landscape
- ❖ However, it has to be a working landscape and needs to be to survive as a rural landscape if it is to achieve their desire to live in a rural landscape
 - ⇒ Mix of rural uses – livestock, plants & others
 - ⇒ Mix of landforms

Profile of complainant

- ❖ Not usually lived in rural areas beforehand
- ❖ Not understand agriculture impact on economy
- ❖ Not want to understand the issues
- ❖ "Don't confuse me with facts, my mind is made up"

Council Officers

- ❖ Some understand agriculture
- ❖ A lot don't
- ❖ Look at Protected Cropping as an industrial use
- ❖ Put on conditions that are a bit over the top and akin to an industrial use
- ❖ Need to understand agriculture

Councillors

- ❖ Want jobs
- ❖ Want agriculture
- ❖ Some don't want intensive agriculture
- ❖ Some want the rural landscape to stay the same
- ❖ Some listen to the complainant
- ❖ Investigate complaints in detail and not look at all sides of the issues
- ❖ Some don't listen to or believe the officers

Working Through the Planning Maze

- ❖ Understand the issues
- ❖ Avoid land use conflict
- ❖ Think about issues when looking for a site
- ❖ Employ a Planning Consultant
- ❖ Educate the Council officer and Councillors about the industry
- ❖ However, it depends!

Thank you

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