

ABUNDANT OPPORTUNITIES, VIBRANT COMMUNITIES

2024

SOUTH BURNETT INVESTMENT
PROSPECTUS





CONTENTS

From the Mayor	2
Why the South Burnett?	3
Investment Rewards	5
Investment Incentives	6
Strong Linkages: Government, Community, the World	7
Industry Snapshot	8
Infrastructure	9
Energy	11
Agriculture	12
A Diverse Economy	15
Emerging Opportunities	16
Our Liveability	17
Contact Us	19

ACKNOWLEDGEMENT OF COUNTRY

We acknowledge and respect the Wakka Wakka and Auburn Hawkwod people, the traditional owners of this land that we live, work and play on and respect their cultures, their ancestors and their elders past and present and future generations

FROM THE MAYOR



I welcome you to read this prospectus and consider our region to be part of your future plans.

The South Burnett is primarily based on agriculture, but also provides a tapestry of many other industries and opportunities.

We have risen from a humble proud pioneering history to a region that offers huge potential to value add and grow existing businesses but also to expand into new and innovative opportunities.

We have many established industries such as Swickers that supports pork producers across our region and is the largest pig abattoir in the southern hemisphere. Teys Tannery has invested and grown in Murgon with their leather company over many years and the avocado industry in Blackbutt has become such a signature industry that is celebrated yearly at their annual Avocado Festival. The cattle industry is supported by two locally owned saleyard facilities and in Wondai, Parkside Mill has put their stamp on the timber industry as they continue to grow and expand to the extent that every component of their timber is utilised.

Investors believe in us with 130 million dollars soon to be poured into a Kingaroy Community Hospital and the recent expansion of Swickers. Council also offers a development incentive scheme that provides another reason to choose the South Burnett as the place to invest your time, energy and business.

We have attracted overseas investment with a recent acquisition by Cambodian investors developing an Agtech industry on the outskirts of Kingaroy. The region has never seen a better opportunity to expand and grow with everyone wanting to be part of the story.

The South Burnett has a lifestyle that is second to none with close proximity to the city while still providing friendly country living and a sense of community that makes everyone feel welcome.

The tourism industry continues to grow with wineries, our three dams for fishing, water skiing and other water sports, and the overwhelming beauty and uniqueness of the Bunya Mountains right on our doorstep.

Our Council is welcoming and open for business. Please enjoy reading this prospectus and we look forward to working with you, if you choose to invest in the South Burnett where economic opportunities are abound, communities thrive, and the possibilities are endless.

**Cr. Kathy Duff
Mayor**

WHY THE SOUTH BURNETT?

Our region is abundant!

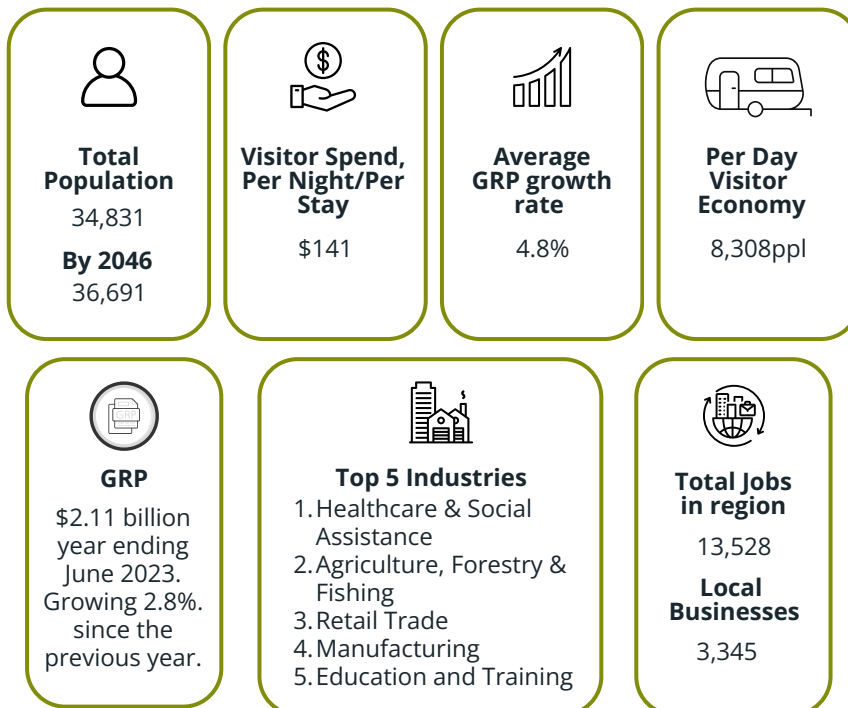
Investing in the South Burnett region presents a compelling opportunity for forward-thinking investors seeking both financial returns and sustainable growth.

Nestled in the heart of regional Queensland, the South Burnett boasts a diverse economic landscape encompassing agriculture, renewable energy, health care and more.

Council actively investigates opportunities to support and collaborate with emerging sectors, including but not limited to paddock-to-plate initiatives, agri-tourism, indigenous tourism, ag-tech, and bioenergy; in ways that create flow-on benefits for local businesses.

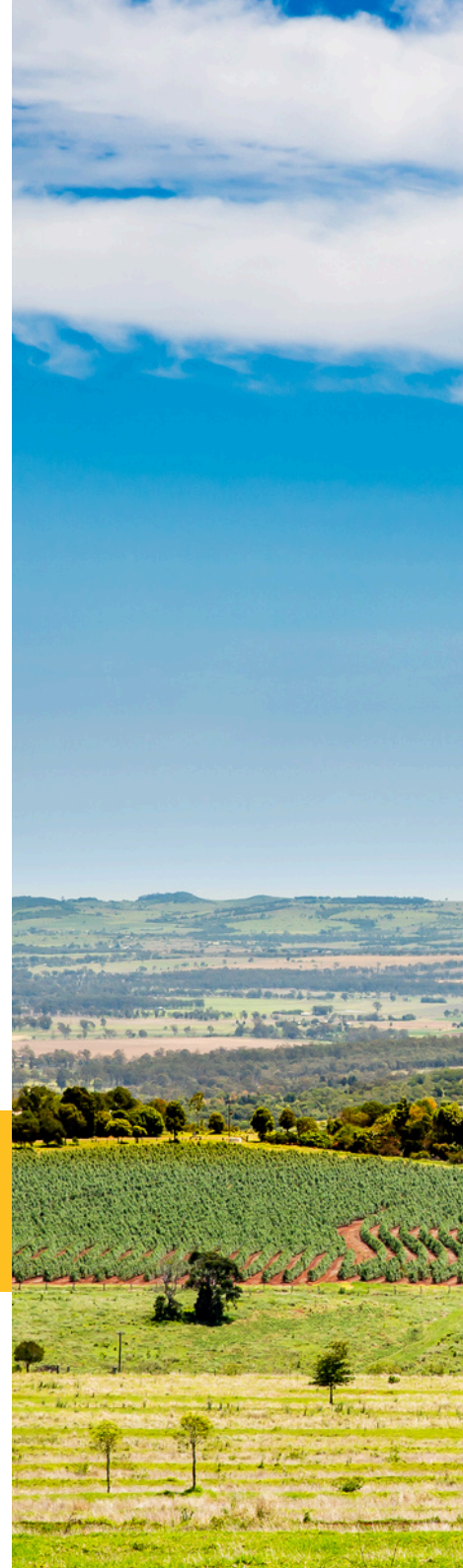
Moreover, the region's strategic position and fertile soil offer a conducive environment for agricultural production, with industries such as horticulture, viticulture and livestock farming flourishing.

OUR PROFILE AT A GLANCE



Spanning 8,400 square kilometers, the South Burnett is located in the Wide Bay Burnett region 250km north-west of Brisbane, 150km from Toowoomba, 230km from the Sunshine Coast and 280km from Bundaberg. The strategic location of the region provides a competitive advantage and opportunity for development.

Source: (Queensland Regional Profiles - South Burnett LGA (ASGS 2021) - 27 June 2023, Data collected by Roy Morgan research company for Southern Queensland Country Tourism), (National Institute of Economic and Industry Research (NIEIR) - Modelled Series & (Australian Bureau of Statistics(ABS) Business Register).





Operating Trade Pathways & Major Enterprise Suppliers

The South Burnett region boasts a variety of growing industries that export to both domestic and global markets, supported by high-employment sectors including health and social services, manufacturing, mining, electricity, water and wastewater, and retail trade.

The core strength of the South Burnett economy lies in its diverse agricultural produce and related supply chains, encompassing leather hides, pork, wine, pharmaceuticals, fruit, horticulture, beef, oils, peanuts, and timber.

These industries trade across Australia and internationally. With robust mining and agricultural sectors, the region offers significant opportunities for major industrial suppliers, health providers, and commodity operations to scale and thrive.

WHY THE SOUTH BURNETT?

Regional investments present unique opportunities for investors to capitalise on emerging market trends or niche industries specific to the regions, with governments who are open for business, seeking to develop their communities for mutual benefit.

The South Burnett region is well-positioned within global supply chains and accessible supply routes, allowing companies to scale effectively by reaching a broad customer base. Investing in the South Burnett not only provides business growth potential but also offers a vibrant community lifestyle, reduced overhead costs, and minimised travel times, all while facilitating global trade.

The South Burnett is a growing agricultural powerhouse with a favourable climate, growing markets and generations of farming expertise. This has been forecast to create an additional 732 jobs and \$111 million of annual agricultural production by 2047; a supply chain to be part of!

INVESTMENT REWARDS

South Burnett Regional Council has implemented the following measures to assist developers with their projects:



Fee-Free

Pre-lodgement meetings are provided free of charge.



Rates relief on undeveloped lots

Developers receive a period of a 40% reduction in their valuation with no minimum general rate.



Reduced paperwork

For change of use in existing commercial uses, get a reduced level of assessment requirement.



5 Year Exemption

Developers receive an exemption from vacant water and sewerage charges for five years.



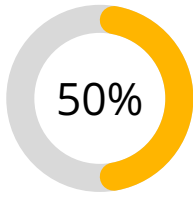
INTER-REGIONAL LINKAGES

The South Burnett's proximity to South East Queensland air and sea ports including Port of Brisbane, the Darling Downs and the Wide Bay ensures access to national and international markets and supply chains.

Be a part of the next horizon of economic development in the South Burnett region. The next decade will see a wave of new residents, new investment and new jobs.

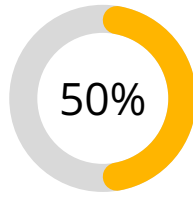
INVESTMENT INCENTIVES

South Burnett Council offers reduced infrastructure charges as follows:



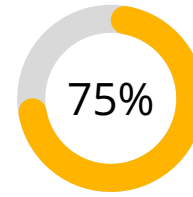
50%

50% discount for any commercial use or industrial activity;



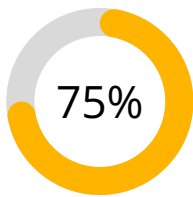
50%

50% discount for long-term employment-generating development;



75%

75% discount for Reconfiguring a lot for Residential development;



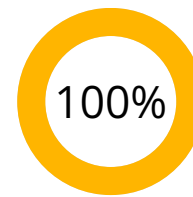
75%

75% discount for Residential development (excluding the Rural Residential Zone)



100%

100% discount for Residential development in the Rural Residential zone



100%

100% discount for Rural or Tourist activity (e.g. short-term accommodation) in the rural zone.

Alain Pillay, AEC Group

\$130M Project Investment

"We're developing the Kingaroy Community Hospital. The Council and their planning department have been efficient. Our due diligence tells us it's a region of growth and development. The additional hospital will deliver better healthcare for the South Burnett"



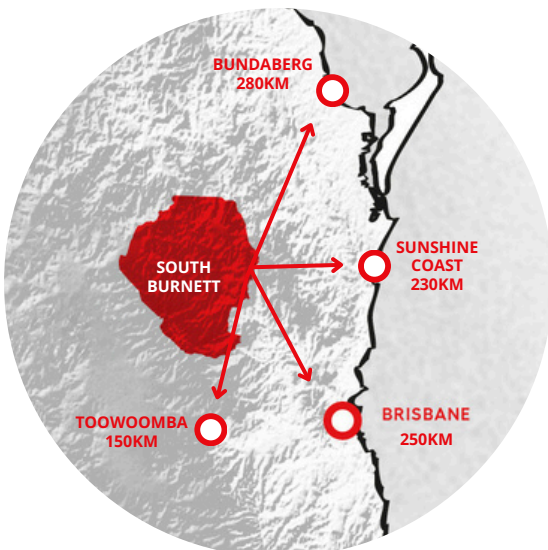
Source: South Burnett Regional Council

STRONG LINKAGES: GOVERNMENT, COMMUNITY, THE WORLD

OTHER GOVERNMENT INCENTIVES

In the South Burnett region, investors can benefit from various incentives aimed at fostering economic growth, encouraging business development, and attracting investment. Some potential investor incentives in the South Burnett may include:

- Government Grants & Funding
- Tax Incentives
- Infrastructure Support
- Regulatory Support
- Industry-Specific Incentives
- Workforce Development Programs
- Business Support Services
- Land and Property Incentives



Lincoln Hawks Swickers Kingaroy

\$64M

capitalise on changing markets and growth opportunities

“Our expansion has enabled Swickers to implement the latest technology and innovation, making the facility the most advanced in Australia and one of the best in the world. The Swickers facility will stimulate the long-term growth of the state’s pork industry for at least the next 30 years. The expansion has helped push employment numbers at the Kingaroy facility past the 800 mark with more new jobs created than originally expected.”

<https://southburnett.com.au/news2/2018/01/24/swickers-celebrates-a-new-era/>



PEANUTS

Kingaroy, known as the peanut capital of Australia, is home to the nation's largest peanut processing factory, owned by Bega Foods since 2017. Bega processes and markets high-quality Hi Oleic peanuts for domestic and international markets. Among the region's long-standing peanut producers, the Crumpton family, now in their fourth generation, continues to thrive.



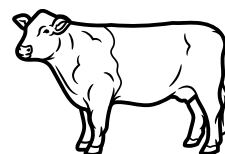
SUNPORK Pork

The SunPork Group has been operating in Kingaroy for more than 50 years. In 2019 it opened its new state-of-the-art processing facility. It is the only Export Accredited pig abattoir in Queensland. It processes fresh pork and pork products which are distributed throughout Australia and overseas.



ALKALOIDS AUST Pharmaceutical

Alkaloids of Australia Pty Ltd is a multi-million-dollar producer of high-quality active pharmaceutical ingredients, including scopolamine, from natural sources. The Australian Dubosia hybrids' leaves yield the highest concentrations of scopolamine, used in common anti-spasmodic medications.



BEEF CATTLE Lot Feeding

The South Burnett boasts a thriving feedlot industry, with both family-owned and large-scale operations contributing to the local economy; including Pakaderinga Feedlot - , a family-run business since 1988, The Brown family and Smithfield Cattle Company dating back to 1928.



PARKSIDE Hardwood

Parkside Timber is a leading sawmilling company in Australia, and has produced hardwood in Australia for over 75 years. Parkside operates a world class hardwood dry mill facility at Wondai, producing hardwood decking, flooring, cladding, F27 and decorative timber.



TEYS Leather

Teys Australia owns and operates a leather processing facility at Murgon, shipping hides to customers throughout Australia and the world. Teys customers process these hides into finished leather for the footwear, luggage, furniture and automotive industries.



WINE

The South Burnett wine region, located northwest of Brisbane, spans 8,274 km² with 204 hectares of vineyards. Known for its sub-tropical climate and diverse soils ideal for viticulture, the region produces popular varieties like Verdelho, Shiraz, and Chardonnay. Home to passionate small family producers, offering visitors a chance to explore this vibrant wine community.



FREIGHT

With services connecting key areas such as Brisbane, Toowoomba, Rockhampton, and rural communities, the region's freight industry plays a vital role in supporting local businesses and industries. From fuel deliveries to general freight, the focus remains on safety, reliability, and timely service to meet the needs of the growing region.

WATER

Boondooma Dam is a concrete-faced rockfill dam located on the Boyne River at the border of Boondooma and Proston, owned by Sunwater and managed by South Burnett Regional Council. It was constructed to provide water to the Tarong Power Station and also irrigates agricultural properties under the Boyne River and Tarong Scheme, which features three pump stations and three balance storages along 95km of pipeline. Water from the dam is released to enhance the natural flow in the lower Boyne River, boasting a capacity of 204,200 mega litres.

Bjelke-Petersen Dam, situated in Moffatdale, serves as a key water resource for the South Burnett region and is part of the Barker Barambah Scheme managed by Sunwater. The dam's water supports irrigation for farms in Redgate, Murgon, and Mondure, supplements urban water supplies for towns like Murgon, Wondai, Byee, and Cherbourg, and meets various industrial needs. Bjelke-Petersen Dam holds a total capacity of 134,900 mega litres.

Gordonbrook Dam functions as the primary water supply reservoir for Kingaroy, situated approximately 15km north-west of the town. The dam stores about 6,600 mega litres of water, securing a vital resource for the local community.

ROAD & RAIL NETWORK

The road network in the region is maintained by South Burnett Regional Council and the Department of Transport and Main Roads for the Queensland Government. There have been significant investments towards enhancing the quick and efficient transport of freight to national and international markets.

Our road systems and freight carriers connect us to Queensland Rail freight systems at Toowoomba, Dalby, Brisbane, Maryborough, Bundaberg.

AIR NETWORK

Kingaroy Airport is located 4.6km south of Kingaroy. There are two runways. There are no scheduled services, but the airport is used by charter flights and can be used for fly-in, fly-out workers. South Burnett regional Council has an investment ready master plan for the development of a sustainable airport precinct. Our road system and freight carriers connect us to Wellcamp Airport at Toowoomba for flights into Hong Kong. South Burnett products are then sent to other international buyers from the Hong Kong Hub.

TARONG POWER STATIONS

The 1,843 MW coal-fired Tarong power stations, located in the South Burnett, are among Queensland's largest electricity generating sites.

The facility consists of five units: four units each capable of producing 350 MW and one advanced cycle coal-fired unit producing 443 MW. This 443 MW unit utilises the latest technology, making it one of the most efficient coal units in Australia.

WIND FARMS

Res is overseeing the Tarong West wind farm and if developed will deliver significant local benefits within the proposed Southern QREZ, through local employment opportunities and community benefit programs.

- Up to 97 wind turbines
- Create up to 130 construction jobs, around 230 indirect supply chain jobs and 10 operating jobs
- Would power up to 230,000 homes

THE KING 2 EAST (K2E) PROJECT

The Tarong power stations, which are among the youngest and most reliable generators in the National Electricity Market, will continue to provide a secure supply of electricity as the market transitions towards a lower carbon future.

The K2E project will extend the current Meandu Mine by approximately 187 hectares (a seven per cent increase), within the existing mining lease.

MEANDU MINE

Meandu Mine is an open-cut coal mine in the South Burnett, owned by Stanwell and operated by BUMA Australia, under strict safety and environmental conditions.

SOLAR FARMS

The Kingaroy renewable energy project, led by Mytilineos Energy and Metals, involves a solar project that covers 118 hectares with 90,576 solar panels and has a capacity of 53 megawatts, enough to power 12,000 homes. Concurrently, Australian Solar Enterprises is proposing a high-density solar initiative on 673 hectares designed to be discreet and preserve agricultural land. This larger project aims to generate up to 100 construction jobs and 6-10 ongoing roles, with a potential output of 400 megawatts, sufficient to supply energy to 123,400 homes.

AGRICULTURE

GOOD SOILS, SUNSHINE & WATER..

...all the right ingredients for the agricultural sector.

The South Burnett region is known for diverse agricultural production, including:

- **Peanuts:** South Burnett is the peanut capital of Australia, with Kingaroy and surrounding areas producing a significant proportion of the nation's peanut crop.
- **Wine Grapes:** South Burnett is home to a growing wine industry, with numerous wineries producing a variety of wines, particularly red varieties like Shiraz and Merlot.
- **Avocados:** The region is a major producer of avocados and emerging industries like avocado oil production specifically in Blackbutt. The main variety grown is Hass, while other varieties like Shepard are also cultivated, though on a smaller scale.
- **Livestock:** The region is a major producer of beef cattle. Grazing properties cover a large portion of the South Burnett, contributing to the beef supply in Queensland and beyond.
- **Poultry:** Poultry farming, particularly meat chickens, is another important industry in the region.
- **Crops:** Maize (corn), soybeans, and navy beans are also widely grown in the region.
- **Lucerne and other fodder crops** are produced to support livestock industries.
- **Macadamias:** South Burnett is increasingly becoming an important producer of macadamias, with orchards expanding across the region.
- **Dairy:** While not as prominent as in the past, dairy farming is still a part of the agricultural landscape, especially in areas like Murgon.
- **Stone Fruits:** The region also grows peaches, nectarines, and apricots.
- **Vegetables:** Various vegetables, such as pumpkins and potatoes, are grown for both local consumption and export.



Agriculture's Economic Impact in the South Burnett

Agriculture is one of the primary drivers of the South Burnett economy. The region has a long-standing agricultural heritage and continues to rely on farming, horticulture, and grazing as core economic activities.

The Gross Value of Agricultural Production (GVAP) for the South Burnett region in 2020/21 was \$169m. Livestock, particularly beef, accounts for a significant portion of this total.

Exports: Many of the agricultural products from South Burnett are exported domestically and internationally, especially macadamias, beef, and wine.

Land Use and Agricultural Profile

Approximately 80% of the region's total land area is used for agricultural purposes. Of this, 56% is used for livestock grazing. The remaining area is primarily used for crop production and horticulture.

Climate and Soil: The region benefits from a temperate climate and fertile soils, allowing for a wide variety of crops to thrive. The soil types range from rich red volcanic soils, ideal for peanuts and vineyards, to more clay-based soils used for grazing and broadacre cropping.

Agricultural Trends and Innovations

- **Sustainable Farming:** There has been a significant shift toward sustainable farming practices in the region, particularly in response to the need for improved soil health and water management.
- **Irrigation:** Many farms, particularly those growing peanuts, macadamias, and grapes, rely on irrigation from local water sources, including the Bjelke-Petersen Dam and Boondooma Dam.
- **Value-Adding:** In recent years, there's been a focus on value-adding within the region, such as peanut processing, wine production, and macadamia packaging, which keeps more of the economic benefit within the region.



INDUSTRY SNAPSHOT

Labour and Workforce

- **Labour Force:** A significant portion of the South Burnett workforce is employed in agriculture and related industries, including processing, transport, and agri-business services.
- **Seasonal Workers:** Due to the seasonal nature of some crops, particularly peanuts, fruit, and macadamias, the region often relies on seasonal labour, including both local and migrant workers.



Challenges and Opportunities

- **Drought:** Like much of Queensland, South Burnett faces challenges related to drought, which affects water availability for irrigation and grazing.
- **Climate Resilience:** The region is working towards building more climate-resilient farming practices, including improved water use efficiency and drought-tolerant crops.
- **Expanding Markets:** There are opportunities to expand agricultural markets, particularly in the areas of export (wine, macadamias, beef) and agri-tourism (wine tourism, farm stays).

Recent Statistics

- **Peanut Production:** Peanuts remain a flagship crop, with 70-80% of Australia's peanuts being produced in the South Burnett region.
- **Macadamias:** South Burnett contributes significantly to Queensland's macadamia industry, which itself produces around 40,000 tonnes annually in the state.

Queensland accounts for more than half of Australia's macadamia production, with the South Burnett being one of the major producing areas.

- **Wine Industry:** South Burnett's wine industry is relatively small compared to Australia's larger wine regions, but it is growing. The region produces approximately 250-300 tonnes of wine grapes annually.

A DIVERSE ECONOMY

ELEVATING FIRST NATIONS KNOWLEDGE

The traditional custodians of the South Burnett Regional Council area are the Wakka Wakka & Auburn Hawkwood people. The Planning Act 2016 in its purpose explicitly acknowledges the importance of valuing, protecting, and promoting Aboriginal and Torres Strait Islander knowledge, culture, and tradition.

In order to put this into effect, decision makers need to know what comprises 'Aboriginal and Torres Strait Islanders knowledge, culture and tradition', who holds that information and how First Nations Peoples can be involved meaningfully in planning and development.

The South Burnett by locality has nationally important indigeneous linkage with the Bunya Mountains National Forest and shares a local government border with Cherbourg Aboriginal Shire Council.



Photo of Niketa Law

INDUSTRY SNAPSHOT - EMERGING OPPORTUNITIES

BIOFUTURES

The Biofutures sector focuses on developing and manufacturing products from sustainable organic or waste resources. Biofutures are set to contribute A\$1.8 billion to the Queensland economy by 2035.

The South Burnett region has access to thousands of hectares of suitable growing land to trial fast growing crops such as sorghum as a sustainable biomass source. The region's ideal conditions allow us to transform high-quality and high-yield feedstocks into bioproducts.

Source: www.indigenousbusinessmonth.com.au



INDUSTRY SNAPSHOT - EMERGING OPPORTUNITIES

HEALTHCARE

A development application has been lodged with South Burnett Regional Council for the construction of a \$130 million medical precinct to be built on the site of the Lady Bjelke-Petersen Community Hospital in Kingaroy.

This will incorporate a new community hospital as well as more than 300 units for aged care, disability accommodation and palliative care.

The proposal includes three operating theatres as well as a dedicated oncology / dialysis unit.

Modelling predicts the development would provide an initial construction-driven stimulus for the regional economy of \$156.4 million.

MINING, ENGINEERING & TECHNICAL SERVICES

With a growing global population and economic advancements, there is an increased demand for natural resources and energy.

Opportunities that take advantage of Queensland's active Mining, Equipment, Technology and Services sector offer the potential to reduce costs and increase productivity and safety through innovation and technology.

New technology is opening up opportunities for secondary prospecting at existing mines, driving value creation in low grade ores and tailings. The South Burnett's high potential resources are yet to be fully explored or developed, presenting attractive opportunities for investors.

A variety of development projects for kaolin and diatomite have been identified and assessed in the region for potential investment

PROCESSING & MANUFACTURING

South Burnett region is already home to some of the largest processing and manufacturing industries in Queensland. With the regional economy transitioning and diversifying, there is significant opportunity and support for specialised processing and manufacturing in the South Burnett region.

Photo credit Charlie Spagalli Photography & Videography

OUR LIVEABILITY

The South Burnett region provides lifestyle balance. A place to live, work, play and grow.

The South Burnett region is the perfect place to work, live and invest. The South Burnett possesses vibrant and productive country qualities, which is reflected in its strong rural identity, welcoming community and distinctive places.



HOUSING AFFORDABILITY



\$390,000
Median House Price



Below 3%
Vacancy Rate



6 -7%
House Yield

RECREATION

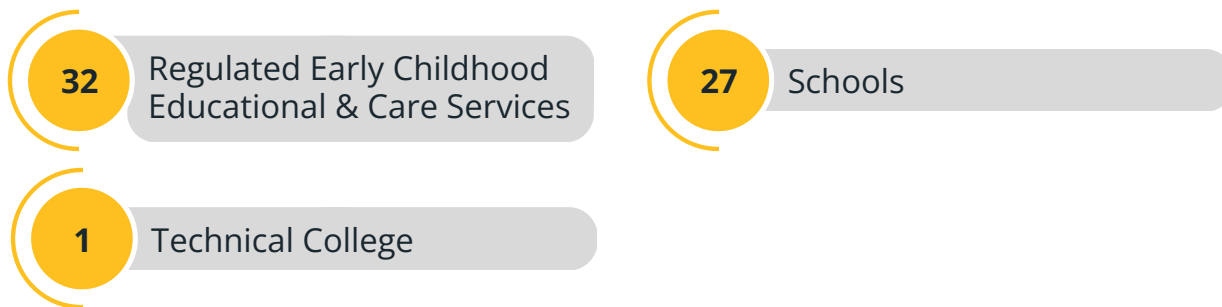
Residents enjoy a rural lifestyle filled with a fantastic annual community event line-up supported by:

- Sport and recreational facilities
- Libraries
- Parks & natural landscapes
- Wineries
- Rail Trails
- Paddock-to-plate and Farmstay opportunities
- Art galleries and museums
- Fishing competitions
- Water based activities

Source: Ryder Research Resources and Hotspotting, <https://www.realestate.com.au/qld/kingaroy-4610/>
Photo credit Bjelke-Petersen Dam Caravan and Recreation Park

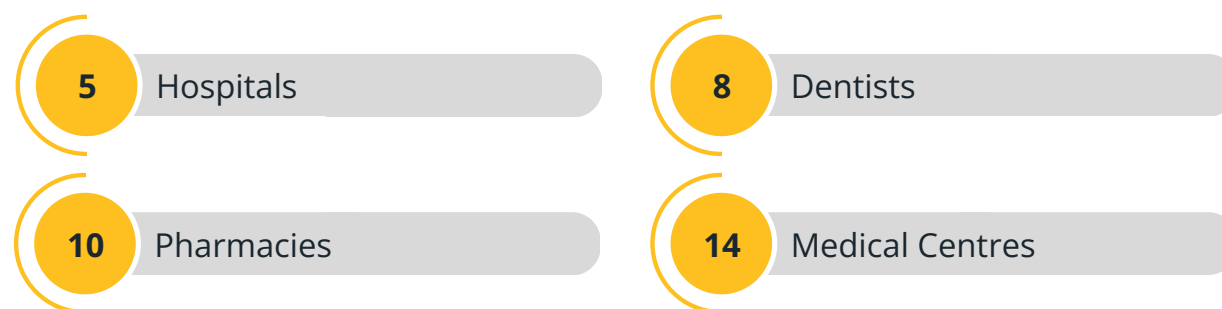
EDUCATION

The South Burnett region provides education from daycare, kindergarten, primary and secondary schools to vocational training. Over 14% of the population is school aged and the region has several high-quality educational facilities – both public and private.



HEALTH SERVICES

A range of health services support the wellbeing of our community. Kingaroy Hospital underwent a \$92.5 million redevelopment in mid 2022 and is now the hub hospital for the South Burnett. In addition to pathology and surgical services, the hospital includes a new birthing suite, expanded emergency department and renal dialysis, a new cardiac rehabilitation service and a new cancer treatment service. There is also access to allied health and alternative therapies, counselling, mental health services.



AGED CARE

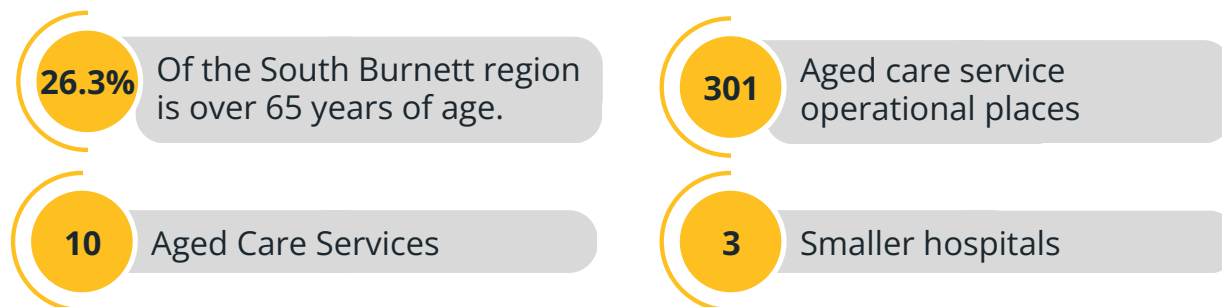


Photo credit: Broad Construction

Source: Queensland Government Statistician's Office, Queensland Regional Profiles: South Burnett LGA (ASGS 2021).



CONTACT US



Website
www.southburnett.qld.gov.au



Office Address
Head Office: 45 Glendon Street, Kingaroy



Phone Number
(07) 4189 9100

Town Offices:
69 Hart Street, Blackbutt
42 Stephens Street West, Murgon
48 Drayton Street, Nanango
MacKenzie Street, Wondai
34 Blake Street, Proston



Email Address
info@sbrc.qld.gov.au



SOUTH BURNETT
REGIONAL COUNCIL