

FUTURE OF AGRICULTURE ON SUNSHINE COAST

WHERE TO INVEST?



WELCOME TO CONFERENCE

Ms Sandy Zubrinich Chair Sunshine Coast Business Council



OBJECTIVES FOR TODAY

- Shine a Spotlight on the Agribusiness Industry
- Hear directly <u>from</u> the industry <u>about</u> the industry
- Highlight the growth and investment opportunities
- Priorities key impediments to growth and investment





Some of the issues raised by industry

- Does the right to farm still exist on the Sunshine Coast?
- Issues around encroaching urbanisation
- Access to water in times of drought and issues around increasing size of dams
- Reduction by government in investment in research going to have a significant impact for years to come
- Need more coordinated activity to drive buying power
- Downward pressure on prices and upward pressure on costs
- Lack of local labour; need to bring backpackers from Brisbane; lack of backpacker accommodation close to farms



How it will work today

- Provide government context (State and Local)
- Split into discussion groups:
 - Industry
 - Non industry
- Industry considers the growth, investment & inhibitor questions
- Non industry considers the right to farm and how that can be enhanced
- Hear back from each table (at the table) involve everyone
- Agree Next Steps and priorities



THE QUEENSLAND PERSPECTIVE

Hon Andrew Powell, MP



AGRIBUSINESS – A high value industry Regional EDS

Cr. Stephen Robinson



AGRIBUSINESS – A high value industry Regional EDS

Agribusiness: A pillar to drive Economic Development The Local Government Context



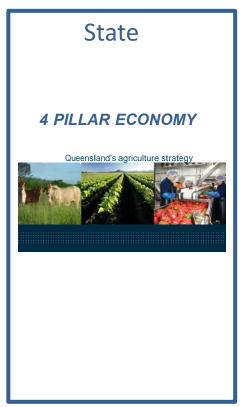
Councillor Stephen Robinson



AGRIBUSINESS – A high value industry Regional EDS











AGRIBUSINESS – A high value industry Regional EDS



AGRIBUSINESS – A high value industry Regional EDS



The Regional Economic Development Strategy



AGRIBUSINESS – A high value industry Regional EDS

In Summary:

- The region generally has many competitive advantages
- Progress has already been made on a range of fronts such as value-adding to create high quality produce
- Agribusiness also supports other key sectors
- Potential exists for emerging international opportunities
- The sector faces various key and often unique challenges



Current state of Agribusiness on Sunshine Coast

Dr. John Switala



Current state of Agribusiness on Sunshine Coast

Extremely diversified farming sector

- Range of livestock, cropping and other activities
- Large & small value adding businesses
- Marketing activities across local, wholesale and export

Resilient industry with many challenges

- Cost price squeeze Industry rationalisation
- Encroaching urbanisation High land costs
- Increasing competition within local, national & export markets
- BUT > Maintained \$200m farm gate value 2006-2011



Current state of Agribusiness on Sunshine Coast

- Maintained \$200m of production, but substantial changes in the composition
- Over 900 farms supporting approximately 2,600 jobs
- Highly visible farming sector from the Hinterland to the Coast line
 - Family farms & larger corporate operations employing substantial number of employees
 - Peri-urban farming activities
- Food product manufacturing and food processing which employs additional 1,500
- Farm land (active) is shrinking



Current state of Agribusiness on Sunshine Coast

- Substantial local investment opportunities e.g.
 - New greenfield production investments
 - Transforming traditional industry sectors through new technologies (e.g., DAFF Nambour)
 - Developing additional market opportunities across local, national and export marketplaces
 - Developing new food and fibre products: both raw produce and value added products



Current state of Agribusiness on Sunshine Coast

- Many inhibitors to growth (&/or continued activities)
 - Profitability & return on investment
 - Market development costly, local/national/export
 - Isolation Encroaching urbanisation (& rural residential)
 - High land prices, which continue to appreciate
 - Land use constraints diversification
 - Constraints building new dams
 - Availability of casual/farm labour



INVESTING IN AGRIBUSINESS

Mr. Greg Leahy Head of Agribusiness Suncorp Bank







Suncorp Group



Leading financial services brands in Australia and New

Zealand

















Suncorp's heritage dates back to the Qld Agricultural Bank in 1902, providing rural banking services before expanding its product offerings.

Our Group includes banking, insurance, superannuation and investment product brands. Our three core business lines include insurance, banking and wealth management.

We understand how important it is to create a sustainable future for Australia's agricultural industry and we ensure we are actively involved with industry bodies and events to assist with creating a brighter future for our rural communities.

We are the largest general insurance group in Australia and the largest Regional Bank in Australia. We are the fifth largest of all Australian Banks.

















Risks in Agri well known



Agribusiness has been making headlines for all the wrong

reasons



ABBOTT'S DROUGHT AID TO HIT \$700m



Saleyard prices to stay flat - ABARES

rain might be only a short-term



FARM FINANCE COUNSELLING SERVICES 'SWAMPED'

announcement of additional drought assistance measures in February. rural financial counselling services on the ground in Queensland are reporting a substantial uptake rate for the interim Farm Household Allowance

David Arnold, the man who oversees the Rural Financial Counselling Service - central southern region based at Longreach, said that in the days since area - whereas with this one, we've the package was announced there probably had about the same had been a dramatic increase in calls from graziers in need.



"There was limited uptake of the Transitional Farm Family Payment that preceded this - probably a dozen clients over our whole service number over the past week, and our counsellors are being inundated quidelines the applicant has to have an initial meeting with a rural financial counsellor, so we are being swamped

He said the Human Services Drought Bus had visited the Dirranhandi-Hebel-Bollon region last week, which had given his counsellors in that area a lot of follow-up calls to make

"Our man in the Gulf is booked up for eight weeks. Given the geography, it takes time, and while some inquiries can be dealt with simply, others can be tied up for

Mr Arnold said that while recent

rain had brought some respite, counsellors in southern parts of Queensland were reporting an increasing workload.

Further south, Karen Tully chairs the equivalent service for the southwest region and agreed that while the immediate pressure on graziers had eased a little, the drought was by no means broken and their clients were still in a non-productive state, with expenses mounting.

"Our staff workload is phenomenal. People are looking at rejigging where they're at," she said.

McVEIGH TO

"We believe it's going to be another tough winter ahead. For people trying to keep a core herd alive, they'd like to know what the government will be putting on the table in terms of business planning."

Ms Tully is concerned that responsibility for the management of the government's programs will be given to the Department of Human Services, which would mean a time lag as they built up credibility on the ground, and a database.

"I believe that because current

people, who are grassroots and on the ground in the regions, they've already got that valued respect," she

Details on case management of clients and viability scales under the new modelling have not yet been released by the government.

Ms Tully urged people not to wait until they had gathered all their information together before ringing 316), as payments were dated from the date of the initial contact, not

the Farmer Assistance Hotline (132 when paperwork was lodged.

Press clippings courtesy Qld Country Life

Opportunities for Australia



But it's not all doom & gloom...

- Importance of Agriculture understated
- The Asian Century
 - Increasing Middle Class = Increasing demand for food & fibre particularly protein & sugar
 - Proximity to market does not necessarily give us price/cost advantage

Our opportunity is <u>not</u> to be the food bowl for Asia, but we can certainly provide

AA Co looks to Asian markets

premium products



Press clippings courtesy Qld Country Life

From a Farmer's Perspective



There are good returns to be made

- Broadacre farms
- Excellent operating return

2009/10/11 results - ROA (return on asset owned)

Average – 2.7% *(2012 – 4.1%)*

Top 20% - 9.3% *(2012 – 10.5%)*

Source: Mutual Trust Pty Ltd

- Vegetable farms
 - 2011/2012 & 2012/13
 - 2.9% & 2.8% ROA
 - Top 25 % 10.3%

Source: ABARES Australian vegetable growing farms: An economic survey, 2011-12 and 2012-13

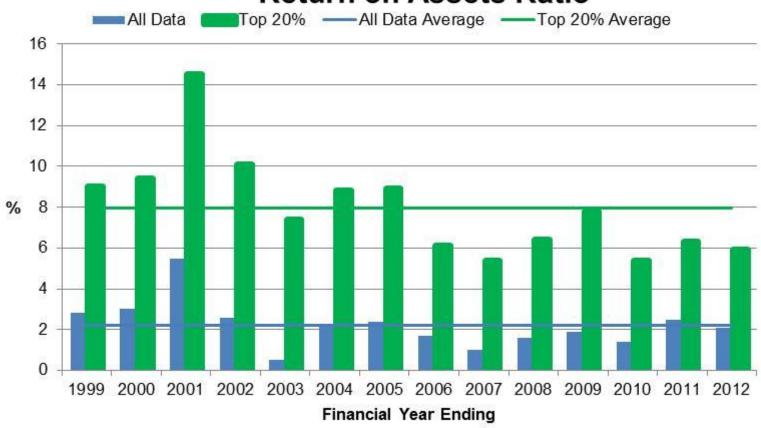
Northern Australia



Beef Cattle (Source: RCS)



Return on Assets Ratio

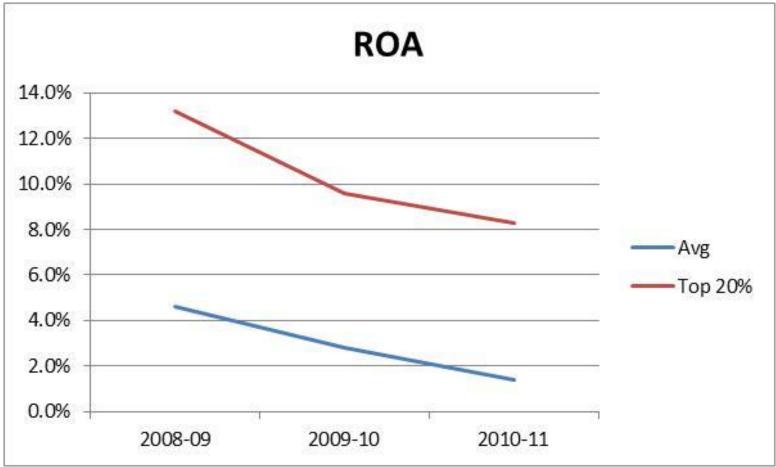


Northern Australia cont.



Sugar (Source: RCS)



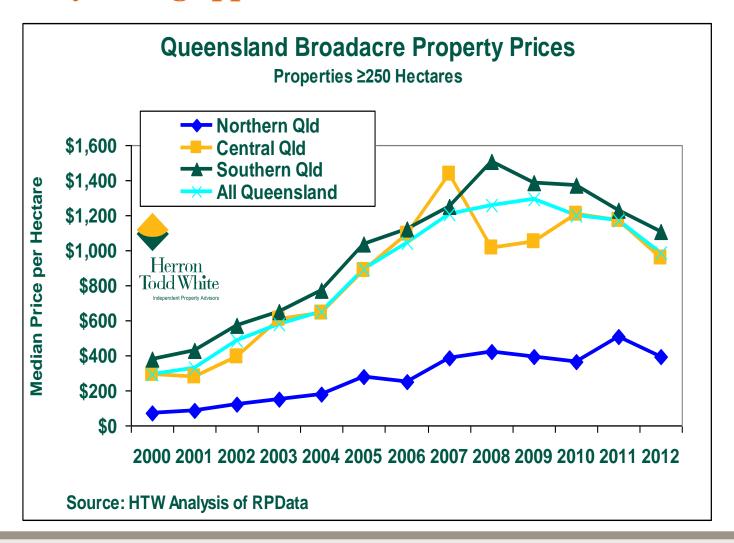




Capital Appreciation



Historically strong appreciation in rural land values



Sunshine Coast



Where do the opportunities lie?

- Real Estate value vs return from agriculture
- Proximity to markets
- Climate, rainfall & access to water
- What can 'scale' be achieved in



What do we need?

SUNCORP BANK

Support required

- Effective Long Term Drought Policy
- Variability of Climate Access to Water
- Reduction of red-tape
- A level playing field



Press clippings courtesy Qld Country Life

Profitability in Agriculture



What 10 things are the 'best' farmers doing differently?

- Strategic planning
- Management knowledge and expertise
- Drive production
- Cost control
- Marketing
- People
- Passion
- Sustainable
- Technology
- Scale



Pitfalls to avoid

SUNCORP BANK

Risks to a profitable enterprise

- Over-gearing
- Use of farm surpluses
- Over capitalising
- Being overly wary of foreign investment
- Not separating yourself from your business
- Taking a high-risk bet on matters outside of your control



How to raise capital?



How do agricultural businesses access capital?

- Start small; build up
- Maximise the use of your capital
- Tap-in to alternative sources of capital
- Be a 'top 20%' producer
- Corporatise the family farm

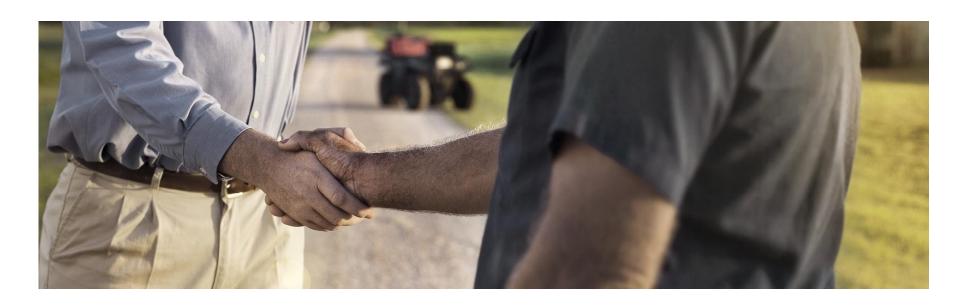


From a banker's perspective



Opportunity if you do it well

- Employ Farmers not Bankers
- Look through the longer-term cycles
- Lending is secured
- Don't get away from the basics







AFTERNOON BREAK



GROUP TABLE DISCUSSION

INDUSTRY TABLE

Discussion Questions:

- Does your sector(s) have growth potential (what and where)?
- 2. What are the investment opportunities or needs?
- 3. What are the impediments to, or changes required, to achieve the growth potential



GROUP TABLE DISCUSSION

NON INDUSTRY TABLE

Discussion Questions:

- Does local and state governments believe 'the right to farm and diversify' need to be protected or enhanced on the Sunshine Coast?
- 2. What changes need to be made to maximise the potential for agribusiness growth?



FEEDBACK FROM ALL TABLES



DISCUSSION TABLE 1 - Fruit

On Growth

- 1. Top quality produce, window of market opportunity
- 2. Value add to raw production
- 3. Diversity of fruit production more than one fruit type seasonal
- 4. Asian marketplace → new demand for fruit → New varieties custard apples
- 5. Consumption trends → seedless fruit
- 6. New fruit red baysberry



DISCUSSION TABLE 1 - Fruit

On Investment

- 1. Education convenience eating \rightarrow is it healthy?
- 2. Market investigation required to determine market trend for fruit in China
- 3. R&D investigation → new varieties plus new fruit suited to Coast
- 4. R&D investigation → existing production techniques, disease and pest control
- 5. Expertise and processing infrastructure and value adding
- 6. Growers collaboration → economies of scale for value adding
- 7. Import protocol farm chemicals → accepted in US but not in Australia



DISCUSSION TABLE 1 – Fruit

On Impediments

- 1. Demographics. No young farmers willing to invest
- 2. Market saturation \rightarrow time to tree maturity
- 3. Rising costs \rightarrow labour, transport and input costs and outcomes
- 4. Imported produce / products → cheaper, competitive imports
- 5. Planning requirements \rightarrow restrictions to farm shed size \rightarrow costs
- 6. Urban encroachment → complaints from new neighbouring urban residents on farming activities
- 7. Signage → again Council restrictions
- 8. Lack of skill sets \rightarrow finance, marketing etc.



DISCUSSION TABLE 2 – Strawberries & PineapplesOn Growth

- 1. Growth in fresh product only, both strawberries and pineapples
- 2. Growth in consistent size/quality
- 3. Growth with new air freight opportunities out of Toowoomba
- 4. Growth in promotion of chemical MRL's



DISCUSSION TABLE 2 – Strawberries & Pineapples On Investment

- 1. Reducing cost of production strawberries
- 2. Investing in qualitative, quality test sugar, content/acid
- 3. Investing in post harvest R&D shelf life
- 4. Invest in education → government. Loosing skills
- 5. Develop career path opportunities
- 6. Invest in consumer education



DISCUSSION TABLE 2 – Strawberries & Pineapples On Impediments

- 1. Cost of production
- 2. License to farm, only two local farm suppliers
- 3. No access to back packer hostels \rightarrow lack of convenience of accommodation
- 4. Regulations about farmer provided accommodation
- 5. Valuation of land only \rightarrow ROI (2 10% ROI?)
- 6. Labour is biggest cost Visa changes possibilities, regulations 417 unskilled visa
- 7. Access to chemicals
- 8. Farm resource costs / regulations cannot build, enlarge dam
- 9. Consumer expectations of cheap food



DISCUSSION TABLE 3 – Ginger & MushroomsOn Growth

- 1. Ginger has potential to grow all segments raw and processed
- 2. Potential in Australia in the central markets and international markets in Middle East and Japan
- 3. Health market & cooking has potential plus brewed drinks etc.
- 4. After significant disease issues Ginger Association has a marketing plan to regain losses made in 5 years
- 5. Mushroom industry has potential to grow but competitive
- 6. Forces from large corporates have forced Sunshine Coast businesses to close



DISCUSSION TABLE 3 – Ginger & Mushrooms On Investment

- 1. Ginger investment in 'value add' processing, technolog, y eg brewed drink, tea, juice
- 2. Most investment will be lead by the 3 larger processors
- 3. Buderim Ginger, Botanical Food Co & Bundaberg Drinks
- 4. QLD ginger is unique in flavour, colour, phenol oil
- 5. Contents; so marketing & branding would be another investment option
- 6. A new QLD mushroom compost producer to be attracted to invest in producing compost to compete with big corporates
- 7. Mushrooms opportunities lie in investing in education of health benefits of this product to grow the market and increase demand



DISCUSSION TABLE 3 – Ginger & MushroomsOn Impediments

Ginger

- 1. Controlling soil borne diseases, cross contamination from quarantine
- 2. Council regulation (red tape) controlling farm dam building limiting ability to manage water needs during drought
- 3. Lack of market awareness of Queensland ginger. Point of difference for Coast as 90% of producers in region
- 4. Improve access to government or private investment in R & D to address issues such as pest and disease control
- 5. Require Bio-security Australia to fund the research or have a country of origin fund research rather than industry, eg Fuji



DISCUSSION TABLE 3 – Ginger & Mushrooms On Impediments

Mushrooms

- Labour lack of reliable local workforce, cost of labour, lack of training and high turnover of staff
- 2. Cost of compost and power, water increasing inversely to retail sale prices
- 3. New commercial operator to provide compost for SC
- 4. The Mushroom Growers Association of Aust is controlled by the big corporates who have their vested interests that don't necessarily support small growers



DISCUSSION TABLE 4 – Emerging & Culinary Food On Growth

- 1. Gluten, grain free 14%
- 2. Organic farming 20%
- 3. Small scale farming (niche)
- 4. Collectives
- 5. Value adders on food chain
- 6. Seasonal, restaurant menus, mentoring
- 7. Local (as above)
- 8. Linkage to consumer need/sentiment
- 9. Agri-tourism



DISCUSSION TABLE 4 – Emerging & Culinary Food On Investment

- 1. Workforce training/management (eg induction) by education training bodies
- 2. Tech/plant & equipment for collective smaller scale users
- 3. Abattoir
- 4. Need leadership aware of specific sectors needs and responsive to IT
- 5. Industry collaboration active facilitation in a structured and professional way
- 6. Information data audit → useful & updated for industry
- 7. Food distribution point
- 8. Industry support and/or funding from government matched to smaller scale and emerging business sector



DISCUSSION TABLE 4 – Emerging & Culinary Food On Impediments

Not handed in



DISCUSSION TABLE 5 – Turf & NurseriesOn Growth

- 1. Limited growth in industry sectors
- 2. Niche products \rightarrow in conjunction with market development
- 3. Seedlings to commercial scale producers → potential demand increases for local fresh products
- 4. Herb production needs market investigation to determine
- 5. Use of old sugar cane ground → needs an adapted product



DISCUSSION TABLE 5 – Turf & Nurseries

On Investment

- 1. Better market information → driving development of niche opportunities
- 2. Investment in intensive food production infrastructure → create scale seedlings → producers → market
- 3. 'As fresh' shelf life extension
- 4. Alternative crop/green use for 'old' cane land
- 5. High tech processing tubs to service a collective group of producers → need to have sufficient source material
- 6. Customer development → value change assembly



DISCUSSION TABLE 5 – Turf & Nurseries

On Impediments

- Current housing trends need to allow smaller houses on blocks → room for gardens
- 2. Lack of available land for expansion
- 3. Financing costs for an industry considered to be 'mature'
- 4. Need to identify new areas of competitive advantage
- 5. Link 'like producers' to create economies of scale
- 6. Changing the residential population's perception that farmers are a bad neighbour
- 7. Need for greater investment in R & D facilitated by government
- 8. Industry requires identification of new opportunities or innovation in marketing and developing



DISCUSSION TABLE 6 – Livestock & PoultryOn Growth

Aquaculture

- Limited potential on Coast, available land, water discharge issues, access to good water, land price
- 2. Environmental legislation

Lamb & Pork

3. Importing 60,000 carcases, Coles & Woolworths looking for non-intensive meat. Enough land but no abattoirs to handle slaughtering.

Sunshine Coas

4. Major abattoir won't take smaller player

Beef

- 5. Small, bio-dynamic beef no abattoirs
- 6. Government red tape Food Safety QLD

General

- 7. Substantial market opportunity for lamb, port and beef
- 8. Plenty of available land available for organic lambs, pigs of beer C

DISCUSSION TABLE 6 – Livestock & Poultry

On Investment

Aquaculture

- 'Patient capital' required return on investment can be large but may take some time to realise investment
- 2. Overseas investment is occurring in aquaculture, just not on coast
- 3. Water infrastructure

Pork and lambs

- 4. Abattoir for local produce
- 5. Water infrastructure

Beef

6. Same as pork & Lamb



DISCUSSION TABLE 6 – Livestock & Poultry On Impediments

Acquaculture

- Inconsistency across federal, state and local governments with respect to approvals – specific to new businesses
- 2. Changes to environmental legislation with regard to water discharge
- 3. Market perception of aquacultured species compared to 'wild caught'
- 4. Ineffective engagement with local and state government

Beef, lambs and port

- 5. Changes to legislation to locate and operate small localised abbattoir
- 6. Development of market groups to engage local consumers



DISCUSSION TABLE 7 – State & Local governmentsOn The Right To Farm & Diversify

- Q. Does local and State Government believe the right to farm and diversify needs to be protected or enhanced on the SC?
- A. Yes. Need to build regional sustainability, skilled jobs and employment growth



DISCUSSION TABLE 7 – State & Local governments

What changes need to be made to maximise industry potential

- 1. Sunshine Coast new Planning Scheme to be released prior to June 20 2014
 - Will provide transparency and will demonstrate responsiveness to changing needs
 - Will encourage diversification
 - Will protect current agricultural land
 - Will foster value-adding precincts
- Legislation to protect farming practices and to provide a buffer against urban encroachment
- Contribute resources to foster awareness and education regarding local industry, products and markets.
- 2. Endeavour to unify the approaches of the various levels of government
- 3. Assist with development of regional agri-business identity and product branding
- 4. Develop long term drought and 'access to water' strategies



NEXT STEPS

Ms Sandy Zubrinich Sunshine Coast Business Council



NEXT STEPS Where to from here

- 1. Input will be used for State and Local governments planning
- 2. SCC will be establishing a task force to define and implement the REDS Agribusiness sector objectives by no later than November
- 3. SCBC will be recommending to:
 - SCC and the REDS Agribusiness task force need to broaden the description of Agribusiness in the Economic Development Strategy
 - REDS Sunshine Coast Education and Research task force to include agribusiness educational requirements in the REDS Education and Training Industry and Investment Plan
 - USC, SC TAFE and regional secondary schools to include agribusiness courses in their curriculums
 - Other sector groups such as the Sunshine Coast Education and Training Industry Group (SCETIG) include agribusiness education needs as a focus of action
 - USC to increase its research in to regional agribusiness needs



NEXT STEPS Where to from here

- 4. SCBC will work with industry groups advocate on the key growth constraints and investment needs identified and <u>prioritised</u> by you
- 5. SCBC will email you and update on status quarterly on the scbusinesscouncil.com.au website commencing June quarter
- 6. We will have another session if industry requires



CONFERENCE CLOSE

Mayor Mark Jamieson Sunshine Coast Council

