



Agriculture

It's the people that make it.

WESTERN DOWNS INVESTMENT PROSPECTUS

The Western Downs is a fast growing regional economy with a GRP of \$5.91B in 2023 and a total of \$7.5B in the investment pipeline across industries and stages of development. Combining country lifestyle with modern living and high end conveniences, the Western Downs is flourishing in well-rounded and diverse industries, with strengths in the nation's top sectors including construction, agriculture, energy and manufacturing.

Agriculture is a founding pillar of the Western Downs and it continues to hold its place with a longstanding reputation for being resilient, sustainable, and innovative. A strong pool of skilled local workers drives the industry from strength to strength. Western Downs holds some of Queensland's most productive and resource-rich soils to support broad-acre farming and livestock production.

Our Strengths and Opportunities



Land opportunity for development - the median price per hectare in the Western Downs is around 54% cheaper than neighbouring regions****, and Council's award-winning planning scheme ensures development approvals for agriculture developments are issued in under eight weeks (in comparison to 12 months by other Councils)



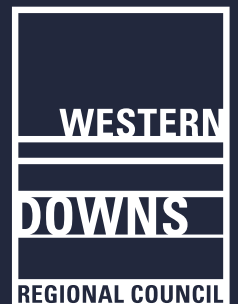
Value - the agriculture sector contributes \$682M to the regional economy which was equivalent to 12.5% of the Western Downs' Gross Regional Product in 2022/23 (compared to Queensland's 3.6%)****, and 42% of the national feedlot occupancy is within a 200km radius of Dalby with ongoing expansion across the pork and beef industries



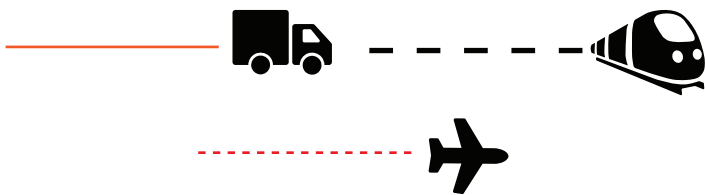
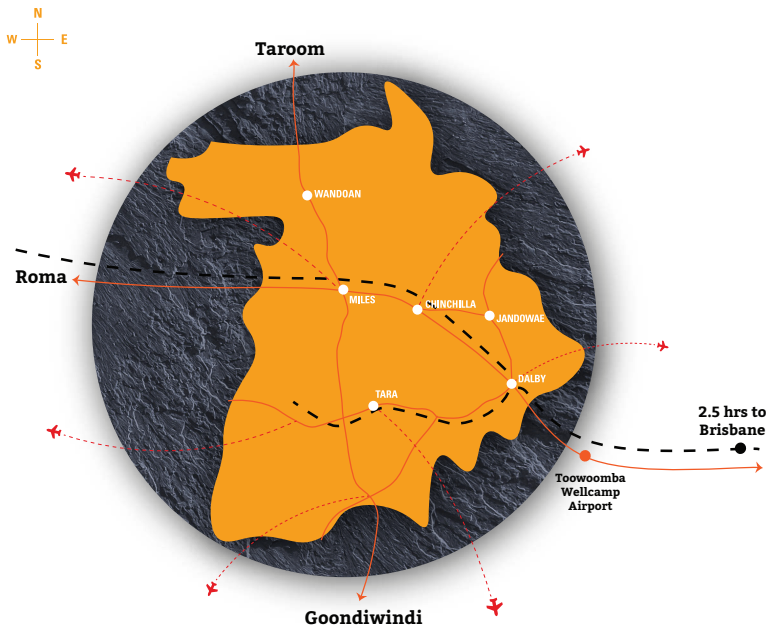
Skilled and engaged workforce - the agriculture industry is the largest employer in the Western Downs (2,453 people in 2022/23)*, with 12.5% of residential workers holding a bachelor degree or higher qualification in agriculture, forestry, fishing or related studies



Connectivity - the Western Downs is geographically connected and in proximity to supply chains and relevant markets, with connections via road, air and rail providing direct access to producers for export opportunities



CONNECTIVITY IN THE WESTERN DOWNS



This region is located 207km north-west of Brisbane and 83km north-west of Toowoomba. It is connected by major road and rail networks including the Leichhardt, Moonie and Warrego Highways and the West Moreton rail system. Aerodromes are located in Chinchilla, Dalby, Miles, Tara, Meandarra and Moonie.



The Western Downs has a strong rail connection with the Westlander (by Queensland Rail Travel) connecting the region to Brisbane, Roma and beyond. Proposed connections include the ARTC Inland Rail project which will reduce transport costs for producers and improve connectivity to Brisbane and Melbourne. Council also advocates for additional connections between Goondiwindi and Gladstone.



The region is located strategically with easy connectivity to national and international export markets via The Port of Brisbane and Toowoomba Wellcamp Airport. Access to Toowoomba Wellcamp Airport provides producers a dedicated 747-8F International Freight service to Hong Kong, Singapore and chartered cargo flights.



There are 106 mobile towers positioned across the region. NBN fibre optic runs along the Warrego Highway and connects Dalby (business grade), Chinchilla and Miles. Other localities are serviced by fixed wireless and satellite services.



Rural land acquisition costs in the Western Downs are significantly less than neighbouring regions. This provides opportunities for large volume movements of goods and produce in and out of the region.

QUEENSLAND AUS



PRODUCTIVITY



60 Feedlots
185,920 SCU



25 Piggeries
193,525 SPU



123.57M GVP
for wheat



104.67M GVP
for grain sorghum



122.49M GVP
for raw cotton

Western Downs Agricultural Production – Commodity GVP**

	Commodity	GVP 2020-21 (\$M)	GVP 2023-24 (\$M)	Estimated Percentage Change
Livestock	Beef (Cattle/Calves)	335.24	380.90	+13.62%
	Pork	95.86	133.70	+39.47%
	Sheep/Lamb	2.32	2.83	+21.98%
Livestock Products	Milk	1.45	5.25	+262.07%
	Wool	2.73	2.64	-3.30%
Broadacre Crops	Wheat	80.75	123.57	+53.03%
	Grain Sorghum	85.62	104.67	+22.25%
	Other Cereal Grains	34.59	33.56	-2.98%
	Barley	20.83	26.92	+29.24%
	Raw Cotton	120.15	122.49	+1.95%
	Chickpeas	51.24	46.61	-9.04%
	Other Crops	26.39	15.16	-42.55%
Horticulture	Vegetables (Lettuce)	6.5	18.44	+183.69%
	Melons	7.44	3.92	-47.31%
	Other Horticulture	2.2	9.50	+331.82%

The agricultural sector in the Western Downs is known for its diversity, resilience and sustainability.

In 2022-23, the total output of the agricultural industry was \$1.575B, with a total export value of \$1.348B.*

The region is at the heart of the intensive agricultural industry and grain production. 42% of the national feedlot occupancy is located within a 200km radius of Dalby.

The Dalby Regional Saleyards is the largest same-day prime and store cattle yards in Australia and the second largest selling and auctioning centre. More than 200,000 cattle are sold annually through the yards.

Agriculture is the largest employer in the Western Downs, employing 2,453 persons (13.1% of the total workforce).*

*Source: National Institute of Economic and Industry Research (NIEIR) Economy ID 2020-21

** Source: Qld Primary Industry 2021-2022 Commodity Forecast

*** Source: Estimates only based on forecasted commodity prices

****Source: Rural Bank Australian Farmland Values 2023

****Source: Economy ID

The information and statistics included in this document are reliant on the accuracy of sources listed at time of printing (August, 2024)

OPEN FOR BUSINESS

Western Downs is open for business and has identified the following opportunities worthy of investment:

Abattoir & Meat Processing

Advanced Manufacturing

Poultry

Agriculture Support Services

Aquaponics

Agri-tourism



Western Downs Regional Council has a concise and innovative 5-year Economic Development Strategy which includes one of Queensland's most progressive Planning Schemes, and we remain committed to attracting and enabling development.

Planning scheme makes investment simple

Pragmatic approach to assessment

Highly competitive application fees

Support through the process

This Prospectus offers only a glimpse into what our great region has to offer. For more information on Western Downs Regional Council visit www.wdrc.qld.gov.au or contact the Economic Development Team. Ph. +61 7 4679 4000 | E. info@wdrc.qld.gov.au

Western Downs Regional Council partners with...

Toowoomba and Surat Basin Enterprise (TSBE)
TSBE is the go-to organisation linking business with opportunity to create sustainable growth and diversity for the region.
Find out more via www.tsbe.com.au

Active Chambers of Commerce located in Chinchilla, Dalby, Jandowae, Miles, Tara and Wandoan foster a business network and community.
Find out more via www.wdrc.qld.gov.au

