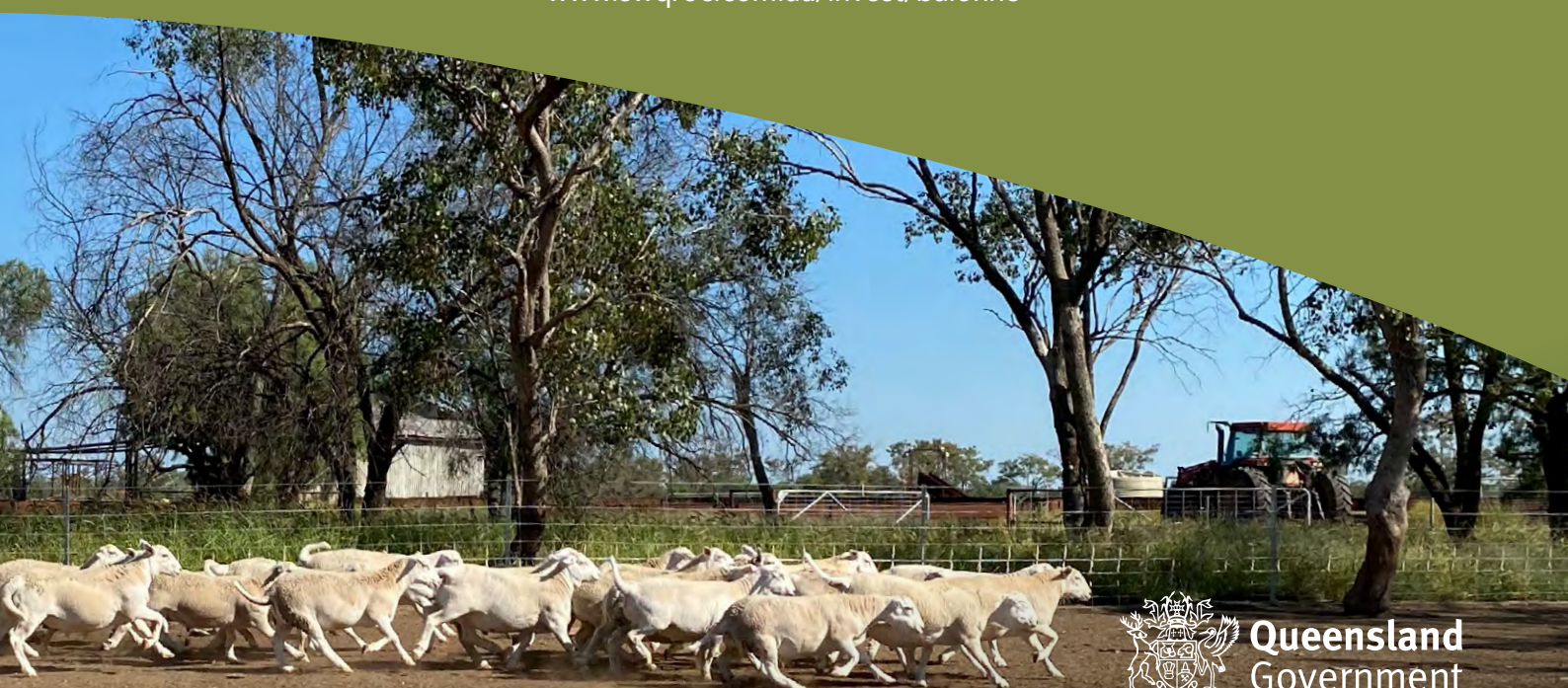




Boundless

Opportunities in the Balonne Shire

www.swqroc.com.au/invest/balonne





Discover Balonne

- Balonne Shire is a prime agricultural and horticultural region. Its producers are global leaders in food and fibre production and early adopters of innovative technologies. They are growing the best quality cotton in the world, along with table grapes, onions, garlic, carrots and cereals.
- St George is the regional centre of the Balonne Shire. It is the central hub for services and is intersected by three major road freight routes. Two routes are aligned east-west and another north-south; together they provide efficient access to ports and other major centres.
- St George also houses the region's main airport for both commuter and commercial aircraft, where industrial lots are available for lease.
- Dirranbandi has Cubbie Station and Ginney, is a hub for cotton production with about half a million bales of cotton processed annually in the town.
- Heavy rail freight access to the Balonne Shire is at Thallon. Grain is shipped directly to the Port of Brisbane from two sites: GrainCorp and Thallon Grains.
- The Balonne Shire has a re-emerging small livestock industry, covering both meat and wool / pelts. Sheep and goat herds are growing following significant investment in exclusion fencing, making way for adjacent industries in the region.
- Residing within Balonne are corporates such as Cubbie Station, Olam (Queensland Cotton), Moonrocks, JBS Australia, Romeo's, GrainCorp, Lammatina's, Elders and Nutrien.
- \$30m in private and public funding in exclusion fencing projects with a further \$100m+ capital projects to support the re-emergence of the small livestock sector (sheep and goats) and supply chain opportunities.
- \$50m in road infrastructure projects slated for 2021-2023.
- \$6m invested in the St George Library and Innovation Hub supporting business needs, encouraging innovation, and connecting to regional hubs including AgTech and inbound and outbound education.
- A Country Universities Centre is providing access to tertiary education for all, connecting the region to universities and registered training organisations nationwide.

<p>Discover our Accessibility</p>	<ul style="list-style-type: none"> • St George airport is integrated within the regional air network with Rex Airlines flights to Brisbane and Toowoomba. • Centrally located on five Queensland and interstate highways providing excellent access to regions in Queensland, western regions (SA and NT) and southern states (NSW and VIC). • Western end of the South-Western Rail line (Thallon) and linkages to Inland Rail • Investment in digital technology infrastructure for mobile and internet services (Telstra, Optus, Field Solutions Group) and near "junction" of fibre optic lines to Brisbane and Sydney.
<p>Discover our Affordability</p>	<ul style="list-style-type: none"> • House prices are very affordable as is the price of land. • Industrial land is available and affordable. • Lower cost of living and doing business.
<p>Discover our Amazing Lifestyle</p>	<ul style="list-style-type: none"> • Balonne has a full events calendar including a golf carnival, country shows and rodeos, endurance rallies, fishing competitions, and flower, craft and wool shows. • The 399 race comes through Balonne annually, attracting hundreds of spectators to see off road motorsport up close.



Gross Regional Product

\$299M

Top four sectors

**Agriculture, Health Care,
Retail and Education**

Stratospheric Growth

“We were brought to the region by the soil and growing conditions, and we expect the area to continue to evolve as a mega hub for horticulture.”

David Moon
Co-owner, Moonrocks

Moonrocks is a family owned, Australian business, operated by fifth generation farmers Andrew and David Moon. Built on a strong foundation of consistent quality through environmentally sustainable farming practices and attention to detail, the Moonrocks farms are located in St George.

Moving to the region over 40 years ago the family has been farming there ever since. Known for growing rockmelons in their early days, the brothers ventured into onions over 20 years ago, with garlic following shortly after.

With a predominantly hot and dry climate the region provides the perfect environment for high quality produce to be grown. By continually investing in the latest technology, Moonrocks has added value to its staple product lines of onions, garlic and broccoli, producing peeled onions and dried garlic, and demonstrating the enormous opportunity for continual refinement and innovation within horticulture in the region.

Boundless Opportunities for Investment

Housing	Housing shortage with demand exceeding supply - requirements for various housing types including 2, 3 and 4 bedroom homes and opportunities to expand housing stock (units, worker accommodation). Median house prices are \$183,500 with rent at \$300 per week (3-bedroom home).
Industrial space	Variety of industrial areas available in St George Airside development at St George Airport will allow for further industrial space.
Agriculture	Range of opportunities within agriculture, including: <ul style="list-style-type: none"> • Top producing cotton region and opportunities (value-add, waste) with 3 cotton ginneries • Feedlots (cattle and sheep) • Small Livestock supply chain (sheep and goat meat processing, wool) • Animal feed processing • Trialling and adoption of new AgTech related technologies • AgBiotech development • Education
Recycling	Potential to manage regional waste.
Horticulture	Prospects for corporate investment in food production with the region tipped to be mega horticulture hub in the future. <ul style="list-style-type: none"> • Table grapes, carrots, broccoli, onions, garlic, blueberries, and citrus • Food and beverage processing opportunities • Seasonality opportunities for southern and northern region growers • Native bush foods and nutraceuticals • Further value-add opportunities
Environmental	<ul style="list-style-type: none"> • Energy including renewable, alternative and hydrogen • Waste recycling and energy recovery • Water saving technologies • Animal and plant-based waste and by products
Tourism	As a gateway to the outback, Balonne has opportunities to develop tourism further: <ul style="list-style-type: none"> • Farmstays and Agritourism • Opportunities on the Balonne River (water activities, tourism facilities, iconic structures) • Indigenous tourism • Space and science tourism opportunities • Corporate Tourism



Australian Super Cotton

Rogan Pastoral Company is a third-generation family cotton farming operation and is the home of Australian Super Cotton. Growing upland cotton at St George since 1976 Super Cotton is Australia's only remaining dedicated grower of Australia's Long Staple (ALS) cotton since its inception in 2007.

Australian Super Cotton was launched and trademarked in 2012 and can value add to brand owners via "ingredient marketing". The brand has multiple layers including the Australian family farming story, high quality and care for the natural environment and was designed to position Australian cotton against other competing nations such as America and Egypt.

"We do everything here to grow and promote this extraordinary crop, from bed renovation to fertilising, planting, cultivation and harvesting, and we're continually looking at ways to add further value within the region. We know from CSIRO research that ALS cotton can go into many high-quality yarns and fabrics"

Glenn Rogan,
Owner/Manager Australian Super Cotton & Rogan Pastoral Company

Boundless Opportunities in South West Queensland

South West Queensland, a place of immense natural resource, talent and enterprise, a place that people and businesses are proud to call home. A place of boundless opportunity.

Discover our **Accessibility**

- Unrivalled access to regional Queensland, New South Wales, South Australia and Northern Territory.

Discover our **Affordability**

- Lower costs of living and doing business.

Discover our **Amazing Lifestyle**

- Infinite possibilities to explore the expansive landscape, and thrive in a unique and supportive environment.

Contact for More Information

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