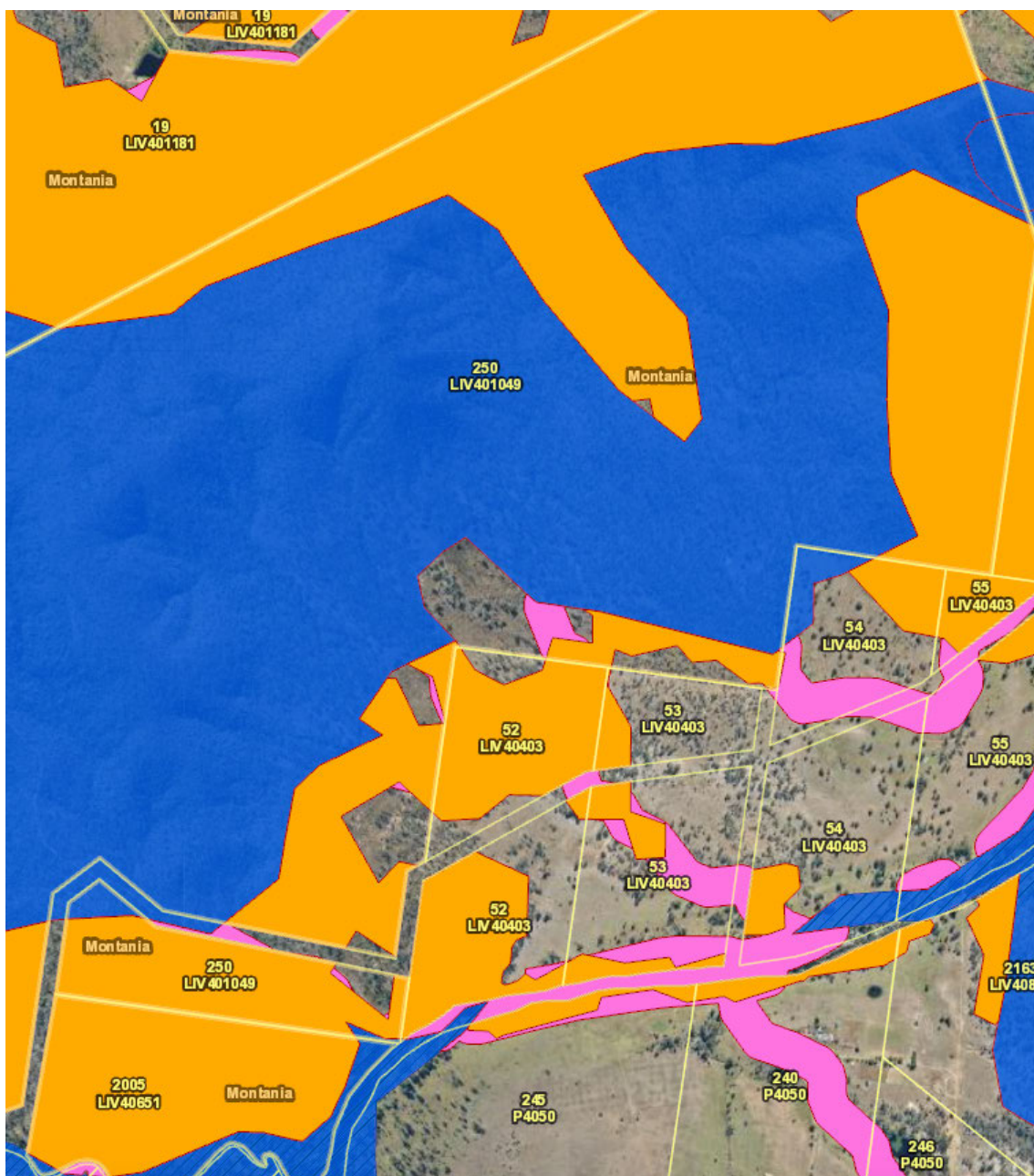


SUBMISSION

In providing this submission I refer directly to the key provisions of the legislation which may be amended.

1. Including High Value Regrowth as an additional layer of regulation under the vegetation management framework on leasehold, freehold and indigenous land.

I have recently purchased land and paid accordingly for it, with the intention to legally clear and develop certain parts for a beef cattle enterprise based on regulated vegetation mapping at time of purchase. The proposed Category C high value regrowth areas that are likely to be imposed will render 40% of this investment no longer viable. There are several titles on this property that could be partially cleared to make them productive. The



proposed Category C HVR almost completely cover entire titles rendering them useless for anything. See proposed Category C HVR (in yellow lots labelled Montania) above. The titles pictured north of the creek have mainly heavily forested hills (blue heavily infested

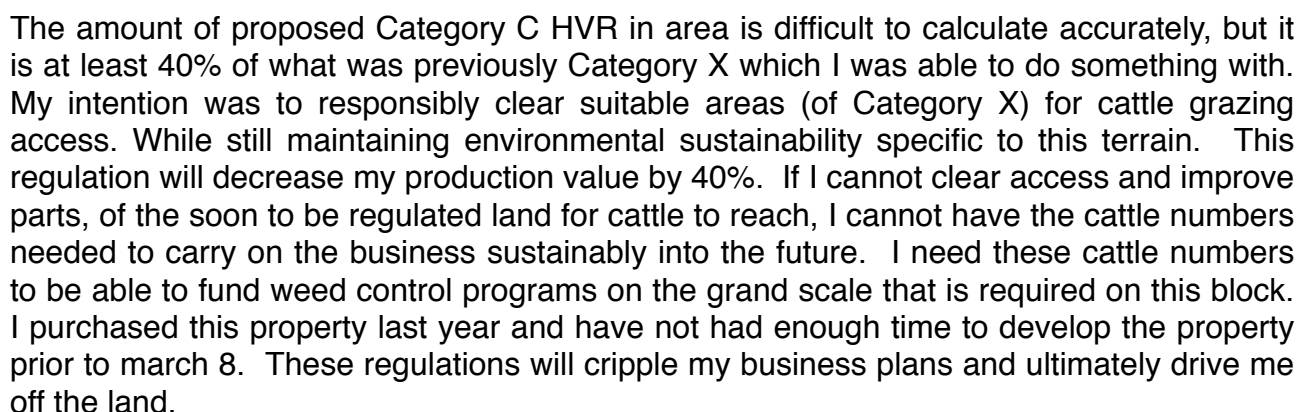
with lantana and other weeds) that roll down to a creek flat. The small amount of area that was Category X at time of purchase is proposed to be now mostly yellow (Category C HVR). This was to be partially cleared to allow some beef production and allow access to control weeds. Not being able to clear this small section now will render this entire area (group of titles) virtually useless for anything. I am left with an unproductive piece of land, that when I purchased, I could legally develop to a point to at least cover costs. I ask the question, if the government intend to render this land completely useless for agricultural production, should it not be made a national park and therefore reimbursing me for what I paid for it? Now, I am faced with paying rates on land that I cannot develop to be productive and cannot sell as it will not be worth a cracker to anyone once the new legislation is in effect.

Environmental sustainability is a key point in developing and operating a cattle property. Management of thickened vegetation in this land type under the new proposed thinning guidelines are uneconomical and will lead to greater exposure to losing top soil to the Great Barrier Reef.

Upon getting this notice I have looked into the elements of the Bill and how I can possibly make my business viable within these rules. The weed management and thinning code elements are so restrictive that I will not be able to economically control the enormous weed problem present and ultimately lead to more top soil reaching the reef due to insufficient grass cover. I will only be able to thin 10% of the newly coloured area. Refer to property map to see how little effect thinning of only 10% of that area will have. This is approximately 100ha out of 1000ha. These restrictions, the soil and land type specific to 'Montania', will contribute to worsening the erosion issues and contravene the very essence of the bill, conservation. Regulating me out of business and doing nothing to this land except let it grow even more out of control will make the situation worse.

I have purchased this land under the old vegetation management laws and believe that environmental sustainability and business profitability could be achieved under the old codes.

Below is the outline of my property as a whole. The yellow areas are what have been regulated overnight without written warning.



2. No Compensation will be payable to landholders subjected to added layers of regulation-high value regrowth, regrowth water courses and essential habitat during transitional arrangements

The proposed legislation is going to reduce my property's production potentially by 40% and I therefore should be compensated at least 40% of the purchase price. To calculate an estimate dollar value on it today (without including capital growth gains after developing

that I will lose also) it would be equal to purchase price multiplied by production loss = \$2.7m x 40% = \$1 080 000.

I have worked my entire life in the cattle industry in this state. I am nearing retirement and am trying to sustainably develop this property to a point where it is viable for my children to take over and their children's children. This cattle property business will not be viable now for them to continue, let alone into the future with rising costs and increased regulation on property development and many other fronts. It is not possible to keep up. If the ability to develop and improve production is taken away it is not possible to sustain a viable business. As a primary producer there is no one to pass the costs on to. The government is driving us out of business. This property will inevitably have to be sold for a significantly reduced amount as a result of the decreased production value and being unviable. Taking away the ability to develop the land I paid for, by changing regulations I agreed to at the time of purchase, without compensation is wrong. If I knew that this property would be rendered useless, I would not have purchased it in the first place.

3. Increasing compliance measures and penalties under vegetation management laws

Legislation should have sufficient regard to the rights and liberties of individuals and consequently should not adversely affect rights and liberties, or impose obligations, retrospectively. (Section 4 Legislative Standards Act 1992)

It is therefore wrong to change the rules after the fact and then triple the penalty for people who mistakenly clear vegetation.

4. Other matters relevant to the vegetation management and other legislation amendment Bill 2018 that the review committee should consider appropriate and worth some consideration.

I, as a farmer, can sustainably develop this land if given appropriate workable frame works. I, as a farmer, cannot function successfully if the legislation fundamental to the development of my business is in a constant state of change. Banks will not invest in me with the risk associated with constant change when governments change. I need the ability to drought proof my business for a sustainable future.

I have spent a lifetime studying the land and the environment specific to my business and I know better than anyone how crucial sustainable practices are to being able to continue a viable business long term. The proposed regulations are not sustainable and if made law, will eventually need to be changed again. It will just be a matter of time. By then myself and my children will be out of business.

Please give me the ability to responsibly clear parts of the soon to be regulated Category C area on my property so I can survive here. If the existing (workable) vegetation management laws cannot stand then at least amend the bill so it is workable for property owners like me.

Greg Perry



**Owner of
18/3/2018**