



Your strong and independent
voice for livestock producers

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Katherine Bartolo
Office of the Valuer-General South Australia
Per email: ray.moore@sa.gov.au

Dear Katherine,

Valuation of Land Affected by Spray Drift

Livestock SA appreciates the opportunity to comment on the proposed policy document 'Valuation of Land Affected by Spray Drift.'

Livestock SA represents sheep, beef cattle and goat producers in South Australia. Almost all are involved in broadacre grazing. Where these producers have properties next to more intensive agricultural and horticultural pursuits, as well as any residential and industrial areas, there is always the concern about spray drift.

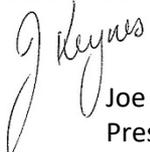
In these instances, producers need to consider whether they need to provide buffer zones, regardless of whether they were farming before any change in land use on neighbouring land. They may be faced with increases in operating costs, decreases in yields and efficiencies, reduced utility of the land and increases in operational risks. They need to consider which chemicals can be used, particularly if vineyards are in the proximity, and this can limit the effectiveness of weed control as well as firebreaks and other activities required for bushfire control near fence lines. It can also impact on pasture improvement and management near these neighbouring properties.

It is difficult to understand why it is proposed that the policy document 'Valuation of Land Affected by Spray Drift' will supersede the "Valuation of Farming Land Adjoining Sensitive Land Uses Directive." These two documents are dealing with two different land parcels and should be considered complementary. The first is dealing with land negatively affected by spray drift while the second is dealing with the land use on neighbouring broadacre farming properties.

The proposed policy document 'Valuation of Land Affected by Spray Drift' refers to the need for a "buffer zone' relating to an area to be left fallow between a spraying area and neighbouring areas to mitigate the impact of spray drift." Consideration needs to be given to how to assess this buffer zone, and depending on its area, how to assess its lower value for the landowner of this buffer zone.

In relation to any change in land use on neighbouring land, Livestock SA's stance is that if we are to protect and grow existing broadacre agriculture and to avoid conflict with other agricultural pursuits, there needs to be policies ensuring that with any change from the current agricultural use, it is the responsibility of the landowner making the changing the land use, including to more intensive agriculture, viticulture and horticulture.

Yours Sincerely


Joe Keynes
President