



1. Do you have any information about what the average farmland rate is across the State?

NSW Farmers Response

Based on the most recent available data via the Office of Local Government, annual farmland rates in NSW for the financial year 2022-23 ranged between \$12,000 and \$1500 across different council areas.¹ The average farmland rate for this period was \$3,210.29, with the average increase in the average farmland rate over the past four years being approximately 4% cent per year (calculated by averaging the average farmland rate of each council as reported by the Office of Local Government). Most Council areas have an average farmland rate between \$2000-\$5000, however, some councils such as Moree Plains report much higher rates at \$11,971. A table is included at the end of this response providing average farmland rate data reported by Councils for the period 2019 to 2023.

Reports of rate increases from our members range between 4% to 5% per year. The averages rated reported by Council's are useful as guide however need to be considered as such. Averages can of course be misleading at the individual farm business level as this figure is the average of the average farmland rate in each Council areas, which does not take into account the size of the property, how many properties comprise the farm business, base rate/ad valorem rate components and services provided in that area. The examples below have been provided by members from different local government areas across the state providing some examples of farmland rate costs and rises over recent years for farm businesses.

1. 2024-25 - Total of \$35000 for six properties in the one business entity. This is up 4.58% from the previous year and each year rates rise by the maximum percentage permitted by the rate peg. [Murray River, ~2000 ha]
2. Rate costs for the previous seven years - 2025, \$7573.11; 2024, \$7399.02; 2023, \$7762.56, 2022 \$7611.13, 2021, \$7473.28; 2020, \$7474.68; \$2019, \$7236.41. [Upper Hunter, ~750 ha]
3. Rate costs for the previous five years - 2024, \$1273.82; 2023, \$1211.39; 2022, \$1119.50; 2021, \$1095.49; 2020 \$1094.44 [Wagga Wagga, ~260 ha]

The farmland rate on the value of the land has no relation to the farmer's or the land holder's income and therefore ability to pay. Rates usually increase over time, through rate pegging and increases the liability, from what is in effect a land tax and has no bearing on ability to pay. The increases disproportionately affect farm business profitability more than other businesses. Additionally, and separate to Council rates, landowners additionally pay Local Land Services (LLS) rates on all land classified as rateable under the *LLS Act 2013*. LLS rates are used to support a range of frontline activities including supporting private landholders to manage biosecurity risks, controlling invasive pests and reducing weed spread.

¹ Office of Local Government, Your Council Report – Time Series Data. Accessed: <https://www.olg.nsw.gov.au/public/about-councils/comparative-council-information/your-council-report/> (21 August 2024).



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Council	Average Farmland Rate (\$)			
	2022/2023	2021/2022	2020/2021	2019/2020
Albury	4,590.91	4,477.27	4,379.31	3,762.71
Armidale Regional	3,470.95	3,386.64	3,283.49	3,165.89
Ballina	1,827.41	1,784.19	1,746.18	1,709.71
Balranald	4,331.54	3,744.74	3,368.42	2,814.14
Bathurst Regional	1,570.23	1,537.22	1,521.40	1,464.04
Bayside	1,400.00	1,400.00	1,800.00	1,796.20
Bega Valley	2,340.05	2,335.04	2,338.90	2,150.44
Bellingen	3,017.41	2,925.56	2,798.51	2,791.04
Berrigan	2,315.13	2,351.42	2,212.19	2,205.95
Blacktown	2,142.86	2,630.00	2,432.43	2,469.03
Bland	3,134.69	3,083.21	3,046.32	2,938.86
Blayney	3,239.83	3,109.74	3,021.80	2,968.71
Blue Mountains	3,007.69	2,909.09	2,813.43	2,742.65
Bogan	2,973.06	2,928.34	2,872.61	2,866.67
Bourke	3,205.80	3,120.73	3,068.42	2,965.97
Brewarrina	3,095.98	3,027.44	2,963.41	2,936.36
Broken Hill	N/A	1,090.91	N/A	3,666.67
Byron	2,656.02	2,546.64	2,523.36	2,274.07
Cabonne	2,784.24	2,712.49	2,659.83	2,578.13
Camden	4,590.67	4,212.87	3,323.67	2,917.07
Campbelltown	8,283.33	9,032.26	9,281.25	9,359.38
Carrathool	3,227.81	3,241.12	3,199.78	3,146.13
Central Coast	2,116.01	2,097.90	1,817.13	1,799.08
Central Darling	1,257.29	1,250.66	N/A	1,169.71
Cessnock	2,994.40	2,922.30	3,056.48	2,863.16
Clarence Valley	1,696.19	1,669.15	1,647.29	1,523.58
Cobar	1,716.25	1,683.49	1,678.98	1,605.08
Coffs Harbour	2,142.16	2,234.15	2,105.26	2,212.92
Coolamon	2,055.62	2,023.42	1,998.82	1,963.44
Coonamble	4,630.29	4,567.08	4,577.10	4,311.29
Cootamundra-Gundagai Regional	4,029.64	3,485.92	2,894.45	2,727.49
Cowra	2,048.31	2,000.00	1,925.63	1,886.49
Dubbo Regional	3,812.90	3,720.40	3,614.35	3,525.19
Dungog	3,587.22	3,253.76	2,954.94	2,561.97
Edward River	3,385.76	3,319.17	3,171.66	3,130.48
Eurobodalla	1,726.94	1,676.26	1,624.11	1,565.37
Fairfield	2,388.89	2,388.89	2,275.23	2,277.78
Federation	3,619.64	3,524.31	3,400.57	3,226.28
Forbes	2,698.21	2,627.51	2,557.14	2,466.85
Gilgandra	4,981.73	4,882.50	4,737.23	4,637.47
Glen Innes Severn	N/A	3,188.55	3,130.78	3,000.97
Goulburn Mulwaree	1,882.44	1,830.66	1,838.31	1,898.59
Greater Hume	2,367.53	2,328.36	2,284.12	2,261.75
Griffith	3,883.85	3,814.79	3,878.07	3,660.64
Gunnedah	4,928.13	4,742.78	4,693.59	4,604.42
Gwydir	5,804.79	5,771.28	5,694.04	5,565.22
Hawkesbury	2,675.47	3,009.62	2,935.13	2,600.32
Hay	5,288.32	5,048.69	4,608.21	4,189.96
Hills	1,469.80	1,354.04	1,421.38	1,402.52
Hilltops	2,908.34	2,848.07	2,779.56	2,715.29
Hornsby	2,045.02	1,980.83	2,060.70	1,911.11
Inverell	3,208.84	3,143.91	3,064.54	2,995.34
Junee	3,307.32	3,302.88	3,242.77	3,163.99
Kempsey	2,208.28	2,095.49	2,107.51	2,118.13



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Kiama	3139.8	3,033.61	N/A	2,774.47
Kyogle	2,024.46	1,973.93	1,925.95	1,897.09
Lachlan	3,513.49	3,449.13	3,531.62	3,449.48
Lake Macquarie	2,270.27	2,270.27	2,216.22	2,054.05
Leeton	6,367.89	3,713.42	3,673.99	3,640.49
Lismore	2,540.73	2,560.13	2,498.68	2,453.97
Lithgow	1,699.45	1,662.22	1,518.37	1,495.67
Liverpool	4,398.44	4,133.86	4,077.52	3,539.06
Liverpool Plains	5,109.14	4,773.81	4,392.47	4,293.53
Lockhart	1,884.34	1,851.16	1,808.89	1,767.79
Maitland	3,376.25	3,375.00	3,362.40	N/A
Mid-Coast	1,536.07	1,512.24	1,486.02	1,417.35
Mid-Western Regional	2,591.21	2,572.02	2,545.36	2,488.98
Moree Plains	11,971.45	11,809.49	11,451.13	11,391.90
Murray River	3,126.28	3,058.05	3,018.20	2,941.08
Murrumbidgee	4,532.26	4,402.76	4,275.56	3,684.52
Muswellbrook	3,048.73	3,048.73	2,601.73	3,104.80
Nambucca Valley	2,141.39	2,109.31	2,030.30	2,032.06
Narrabri	4,104.82	4,012.04	3,947.21	3,941.71
Narrandera	3,806.85	3,668.66	3,635.27	3,580.49
Narromine	4,243.93	4,235.37	4,124.70	4,046.06
Newcastle	2,555.56	2,444.44	2,444.44	2,444.44
Northern Beaches	2,285.71	2,142.86	2,142.86	2,000.00
Oberon	2,085.69	2,018.75	1,966.40	1,921.38
Orange	1,971.13	1,952.51	1,894.46	1,877.33
Parkes	3,115.73	3,059.48	3,020.19	2,701.82
Penrith	12,336.67	9,068.63	9,313.85	4,758.62
Port Macquarie-Hastings	2,067.31	2,115.85	2,040.92	1,980.48
Port Stephens	1,865.98	1,817.62	1,778.23	1,682.38
Queanbeyan-Palerang Regional	2,630.73	2,565.71	2,510.16	2,487.23
Richmond Valley	1,937.23	1,822.25	1,747.01	1,666.03
Shellharbour	3,507.04	3,521.13	3,784.62	3,364.86
Shoalhaven	2,750.00	2,654.34	2,617.31	2,564.10
Singleton	2,496.22	2,423.60	2,082.34	2,231.26
Snowy Monaro Regional	2,038.45	1,987.16	1,861.16	1,807.99
Snowy Valleys	2,301.07	2,006.55	1,941.09	1,893.95
Tamworth Regional	2,076.52	2,042.41	1,961.08	1,917.58
Temora	2,265.40	2,228.09	2,195.26	2,169.70
Tenterfield	1,613.81	1,628.61	1,617.42	1,569.24
Tweed	2,307.69	2,231.04	2,222.14	2,128.76
Upper Hunter	3,852.87	3,779.03	3,714.20	3,662.48
Upper Lachlan	1,951.99	1,910.14	1,870.36	1,831.35
Uralla	4,096.28	4,027.30	3,860.23	3,561.55
Wagga Wagga	2,883.44	2,844.51	2,849.12	2,807.40
Walcha	4,131.19	4,106.33	4,034.99	3,998.62
Walgett	4,890.63	4,840.34	4,719.24	4,640.63
Warren	5,970.99	5,837.95	5,768.26	5,712.66
Warrumbungle	3252.89352	3,186.09	N/A	2,982.86
Weddin	1,893.19	1,854.14	1,810.67	1,768.83
Wentworth	1,837.52	1,777.24	1,716.63	1,657.12
Wingecarribee	4,053.02	3,982.77	3,904.26	4,201.94
Wollondilly	3,657.79	3,751.75	3,707.75	3,604.24
Wollongong	2,991.53	2,735.54	2,722.69	2,611.57
Yass Valley	3,120.50	3,079.81	2,928.38	2,887.82

*N/A indicates data is not available.

Data Source: Office of Local Government, Your Council Report – Time Series Data 2022/2023, 2022/2021, 2020/2021, 2019/2020. Accessed: <https://www.olg.nsw.gov.au/public/about-councils/comparative-council-information/your-council-report/> (21 August 2024).



- 2. I would be interested to know if the weeds officer at Walgett council was funded through the State Government Weeds Action Program or whether Walgett had funded that out of their general rates revenue?**

NSW Farmers Response

Advice provided to NSW Farmers is that that weed officer positions are funded through co-contributions from the local Council and the Weed Action Funding Program.

Control and eradication of pests and weeds is critical for farm businesses and rural communities. ABARES estimates that the costs of weeds for agriculture in NSW is \$1,117 million per year including private control expenses and residual losses caused by weed pressure.² Sustainable funding for pest and weed management in NSW is critical to build long-term resourcing certainty and to manage productivity impacts and risks.

² Hafi, A, Arthur, T, Medina, M, Warnakula, C, Addai, D & Steneke, N 2023, Cost of established pest animals and weeds to Australian agricultural producers, ABARES, Canberra, October, DOI: 10.25814/xve7-s985. CC BY 4.0.