

## Application for classification of land as farm land for rating purposes

LAST UPDATED 11 February 2022

For land to be categorised as Farmland for rating purposes it must satisfy the criteria as set out in section 515 of *the Local Government Act 1993*.

“Farmland” means a parcel of rateable land which is valued as one assessment and the dominant use is for farming which:

- (a) has a significant and substantial commercial purpose of character; and
- (b) is engaged for the purpose of profit on a continuous or repetitive basis (whether or not a profit is actually made).

“Farming” means the business or industry of grazing, animal feedlots, dairying, pig-farming, poultry farming, viticulture, orcharding, bee-keeping, horticulture, vegetable growing, the growing of crops of any kind, forestry, or aquaculture within the meaning of the *Fisheries Management Act 1994*, or any combination of those businesses or industries.

To assist Council in evaluating your eligibility to receive the benefits of farm land rating it will be necessary for you to complete the following questions. This questionnaire has been structured to help you provide Council with the information required for determining eligibility for Farmland rating. Your assistance with providing as much detail as possible would be appreciated.

If you have two or more adjoining assessments farmed as one holding, it is permissible to complete just one application form, provided that all of the assessment numbers are indicated. If properties do not adjoin, a separate application must be completed for each assessment.

Incomplete application forms will be returned to the applicant. It should be noted that all information contained in the application will be dealt with in the strictest of confidence.

### **Application Procedure**

Council has 30 days to act on receipt of any new application. If an inspection is required, arrangements will be made via telephone to meet and review the details. If approved, Council will notify you in writing and the appropriate adjustments made to your rate account.

Notification will be sent if the application is declined stating the reason why. If you are not in agreement with Council’s decision, a written request for a review can be made stating the reasons why. The application will be reviewed again and the property will be inspected.

If you are not satisfied with Council’s review of the categorisation you may appeal to the Land and Environment Court of NSW within 30 days. Your attention is brought to section 525 and 526 of the *Local Government Act 1993*.

Date: .....

### CUSTOMER DETAILS

Name(s): .....

Mailing Address: .....

Suburb: ..... State: ..... Postcode: .....

Telephone: ..... Mobile: .....

Email: .....

### PROPERTY INFORMATION

Assessment Number(s): ..... Lot/DP: .....

Property Address: .....

When did you commence farming on this property: .....

Is the Property used for residential purposes:  Yes  No

If yes  Full time  Part time  Weekends

Indicate what area of the property is used for:

(a) Residential purposes ..... (b) Farming Purposes .....

(c) Unused land ..... (d) Other purposes .....

The land is used and worked by .....

.....

Has a stock return been lodged with the Rural Lands Board  Yes  No

Farming business conducted (Circle appropriate)

Grazing	Dairying	Pig Farm	Viticulture
Orcharding	Bee-keeping	Horticulture	Vegetable Growing
Growing of Crops	Poultry	Other	
Forestry			

**DOMINANT USE OF THE LAND**

The information required in this section relates to the type of farming business being undertaken and the area of land dedicated to this production and/or number of livestock held.

NOTE- IF MORE THAN ONE ACTIVITY IS BEING CARRIED OUT PLEASE LIST ALL DETAILS.

**GRAZING**

Grazing is defined as – “Animals that feed themselves by cropping the grasses or pastures (natural or improved). The word does not include the notion of feeding by eating hay, or any other produce taken from the soil by man.”

Indicate numbers of livestock grazing on the subject property at the date of this application. (Do not include agisted livestock in this section)

.....Cattle                  .....Horses                  .....Sheep                  .....Goats

Other(Provide Details) .....

**Note: if stock numbers are much lower at the date of this application you may wish to make appropriate comments in Additional Information.**

If horses are kept on the property, for what purpose are they used (showing, recreational use, trotting, thoroughbred racing, etc.)

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What is the maximum carrying capacity of stock on the property? .....

Is the property registered as a stud for cattle breeding?     YES     NO

Do you conduct a breeding program to improve quality of stock?     YES     NO

Please complete the below summary of stock table to provide the number of stock bought, raised and sold in the last financial year

Type of Stock (i.e. beef cattle, sheep, etc.)	Number of stock purchased	Natural increase / number born	Number of stock sold	Average sale price per head	Stock on hand

**AGISTMENT**

Do you permit livestock to be agisted on your property?     YES     NO

If you answered yes to the above question:

- (i)        How many months each year or for what period? .....
- (ii)        On what area of the property do you permit such agistment? .....
- (iii)        Provide details of number of agisted stock.....

(iv) Who tends, cares for and has control of the agisted livestock whilst they are on your property?

- Owner of land     
  Owner of livestock     
  Other.....

(v) What is the agreed amount of income received for agistment? .....

**DAIRYING**

Indicate numbers of livestock on the subject property at the date of this application.

.....Cattle                      .....Goats

If stock numbers are much lower than normal at the date of this application you may wish to make appropriate comments in Additional Information.

What is the maximum carrying capacity of stock on the property?

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**PIG FARMING**

Please provide details of number of pigs on property, number bought and sold during previous 12 months plus any other information relevant to the pig farming business being conducted on the subject land

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**POULTRY FARMING**

Please provide details of numbers of chickens, pheasants, geese, ducks or turkeys raised and sold during previous 12 months or numbers of laying hens housed on property plus any other information relevant to the poultry farming business being conducted on the subject land. Do not include details of poultry kept for domestic use.

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**AQUACULTURE**

Please provide details of quantity held and sold and any other relevant information to the aquaculture business being conducted on the subject land.

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**ORCHARDING**

Please provide details of numbers and types of trees, details of quantity of fruit sold during previous 12 months, plus any other information relevant to the orcharding business being conducted on the subject property.

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**HORTICULTURE/VITICULTURE/VEGETABLE GROWING**

Please provide details of area under cultivation, type of plants grown and quantity of produce sold during previous 12 months, plus any other information relevant to the horticulture/viticulture/vegetable growing business being conducted on the subject property. Do not include details of your domestic vegetable garden or floral landscaping around the house.

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**BEEKEEPING**

Please provide the following details:

(i) Number of beehives in operation on the subject property and for what periods of the year.

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(ii) Are beehives transferred to other properties during the year? If so, for what periods?

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(iii) Provide details of honey extracted and sold during previous 12 months.

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(iv) Are you a registered beekeeper with NSW Department of Primary Industries (DPI)?

Yes     No

**FORESTRY**

(i) Hardwood (Provide details of area covered by existing stands of timber, quantities harvested during previous 12 months. Also provide details of the management plan for the remaining hardwood stands).

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(ii) Pine Plantations (Provide details of area covered by the pine plantation, number of trees planted and when trees planted. Also Provide information regarding the cutting plan for this plantation including details of the thinning programme, fire precautions and provisions made for removal of weeds and watering young trees).

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**CROPS**

Please provide details of crop type and area under crop, quantity of grain or bales of hay sold during previous 12 months, proportion of crop used on the farm, etc.

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Are you a Primary Producer as defined by the Australian Taxation Office?  Yes  No

Does your farming business have an ABN?  Yes  No

If yes please supply ABN number.....

Is the property currently registered with the Rural Lands Protection Board  Yes  No

What business records are maintained relevant to the farming activities carried out upon this property, e.g. books of account, stock records, breeding records, management plan, etc.

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Are you engaged in primary production –  FULL TIME  PART TIME

If Part Time please state approximately how many hours a week you work on the land.

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Approximately what percentage of your household income is derived from your farming activities?

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Is the farming business on this property undertaken for the purpose of profit on a continuous or repetitive basis?

YES  NO

List farm buildings located on the property (e.g. hay shed, machinery shed etc.)

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List agricultural equipment held on the property

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ADDITIONAL INFORMATION (Include any additional information which you feel may be relevant to the application, e.g. proposed future development, membership of any farming organization, weed control programmes, if subject property used in conjunction with other farming land not included in this application, etc.).

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IF SPACE ABOVE IS INSUFFICIENT PLEASE ATTACH ADDITIONAL SHEETS

The below relevant documentation must be supplied with ALL applications

Type of Farming	Copies of documentation to be provided with application
Grazing	Copy of Local Land Services Rate Notices
Dairying	Copy of license for Dairy Farming with NSW Food Authority
Agistment	Copy of agreement/contract showing full details
Viticulture	Proof of registration with the Wine Producers Association or other appropriate body
Horticulture	Copy of agreement between grower & trader or statutory declaration indicating the agreement exists
Nursery products	Copy of documentation stating registered nursery
Beekeeping	Copy of registration with the Department of Primary Industry
Forestry	Copy of private forest approval from Department of Primary Industries
Aquaculture	Copy of aquaculture permit from the Department of Primary Industries
Pig Farming	Copy of Local Land Services Rates Notice

**CUSTOMER AUTHORISATION**

Name (print): .....

Signature: ..... Date: .....