

WELCOME TO RURAL WOLLONDILLY – WHAT TO EXPECT

Welcome to the Rural Shire of Wollondilly

The Shire of Wollondilly provides the opportunity for residents to live amidst a rural setting of productive farming enterprises, significant areas of biodiversity and spectacular waterways.



Rural lands in Wollondilly encompass a broad range of activities, often with conflicting interests. As shown in the diagram below, the components of rural land vary, and Wollondilly has the added pressure of being located on the peri-urban fringe of Sydney.



What is Land Use Conflict?

Land Use Conflict between landholders can arise when the needs and expectations of some rural residents do not match those of landholders operating commercial farming enterprises. In many cases the problem is not understanding what to expect when living in a predominantly rural area and being aware that commercially viable farms have activities that can impact on their neighbours.

Common Issues

Farming can produce odours, dust and noise, and can change the appearance of the rural landscape. Some of the common issues that may be experienced by residents living in rural Wollondilly:

- Dust;
- Noise;
- Odours;
- Chemical Use;
- Smoke;
- Visual Amenity;
- Rural Amenity;
- Weeds & Animal Pests; and
- Animals not suitably restrained.

The Fact Sheet *Agricultural Industries and Their Impacts* provides further information on potential impacts and tips to resolving land use conflict.



The Value of Agriculture in the Sydney Basin

Agricultural industries are an important land use in the Shire, providing fresh and perishable produce to the Sydney Markets and the State of New South Wales. The NSW Department of Primary Industries estimates that the value of agricultural production in Greater Sydney Region is approximately \$645m (ABS 2015/16) and the value of agriculture averages over \$15,000/ha, compared to \$245/ha for the rest of NSW. This shows how important Greater Sydney is for the State's agriculture industry. The following table gives a breakdown of agricultural activities and their contribution to the value of agriculture in the Greater Sydney Region:

Industry	Gross Value	Contribution
Poultry (meat)	\$214.9m	33.3%
Nurseries/cut flowers and cultivated turf	\$133.3m	20.7%
Poultry (eggs)	\$89.4m	13.9%
Mushrooms	\$74.3m	11.5%
All vegetables (ex.	\$67.3m	10.4%
All other agriculture	\$65.6m	10.2%
TOTAL	\$644.8m	100%

Source: NSW Department of Primary Industries (NSW DPI) (2020) 'Agriculture Industry Snapshot for Planning – Greater Sydney Region'



For the 2021 Census period, the total agricultural production value for the Wollondilly Shire is \$86.8 million according to the Australian Bureau of Statistics. This value does not take into consideration the farm gate value of agricultural produce; or the significant value of agritourism in which Council has recently finalised a number of updates to the *Wollondilly Local Environmental Plan 2011* aimed at increasing opportunities for visitor economy related developments, particularly on rural land. The Fact Sheet – *Agritourism* – provides further information on agritourism in the Wollondilly Shire.

What Wollondilly Farms

Wollondilly hosts a number of key agricultural producers, including:

- Poultry (turkey, chicken and duck meat; egg production);
- Nurseries and cut flowers;
- Fruit (apples, pears, cherries, peaches, quinces);
- Vegetables (chillies, capsicum, peppers, cabbage, lettuce, cauliflower, egg plant, cucumber, tomatoes).

- Livestock (beef and dairy cattle, deer, goats, horses, pigs, alpacas, livestock slaughterings);
- Cultivated turf production.

The Shire is located very close to major transport routes, future Western Sydney International Airport, the large population base of Sydney and the Sydney produce markets, so Wollondilly's agricultural land is highly sought after and contributes towards the supply of fresh and highly perishable commodities to Sydney, NSW, intrastate and international exports.

Expectations of Services in Rural Wollondilly

Living in a rural Shire means that access to, and provision of services differs greatly to those in an urban environment, where you can use services in close proximity to your home. This is part of the experience of "getting away from it all", which some new residents may not take into consideration when purchasing land in the Shire.

Potential service considerations when purchasing rural land:

- Longer travel times to access services;
- Lack of curb and guttering;
- Unsealed (gravel) roads;
- Distance to shops, schools, doctors, service station;
- Limited public transport options;
- Restricted mobile phone and internet coverage.