

Reference: TP20250043

15 May 2026

Statutory Planning Department
Moyne Shire Council

Re: Request for Further Information – Planning Permit Application PL26/078
Proposal: Use and Development of Rural Worker Accommodation

Dear Vincent Zhou,

We refer to Council's Request for Further Information dated 14 May 2026 in relation to the above planning permit application.

Please find below and attached our response to the matters raised under Section 54 of the Planning and Environment Act 1987.

Response to Item 1

Request

Amend the plans to change the drawing title from "Cabin and Carport" to "Rural Worker Accommodation and Associated Carport".

Response

The plans have been amended accordingly. The drawing title now correctly identifies the proposal as:

"Rural Worker Accommodation and Associated Carport".

Amended plans are attached.

Response to Item 2

Request

Amend the site plan to:

- identify the development as "Rural Worker Accommodation" instead of "Cabin";
- show setback dimensions to the two nearest boundaries;
- show the driveway arrangement for the development; and
- show any new access or driveway required for the development (if applicable).

Response

The site plan has been amended to:

- identify the building as “Rural Worker Accommodation”;
- include setback dimensions to the nearest property boundaries;
- identify the driveway arrangement servicing the accommodation; and
- confirm that the development utilises the existing crossover and accessway, with no new vehicular access proposed.

Amended plans are attached.

Response to Item 3

Request

Provide a short written response explaining:

- where the workers will mainly come from;
- how the workers will be sourced or recruited;
- how long they are expected to stay during the farming season; and
- the nature of the works being undertaken while they remain on the land.

Response

The proposed rural worker accommodation is intended to support the ongoing operational requirements of the existing agricultural enterprise.

Workers are generally sourced from within Australia, with a preference for workers already residing in Victoria where possible. Recruitment occurs through social media advertising and industry employment networks. The business also utilises CSA Migration, a registered migration agent, to assist with recruitment where specialised or suitably experienced workers are required, including the transfer of eligible visa holders to the business where appropriate.

The agricultural enterprise operates on a continuous year-round basis rather than a seasonal harvest cycle. Accordingly, workers are generally employed on a permanent ongoing full-time basis to support the day-to-day operation of the dairy farm. Where visa holders are employed (including subclasses 482 and 494 visas), workers may remain employed for the duration of their visa period, subject to ongoing employment arrangements and visa conditions.

The workers accommodated on the land are employed in agricultural and dairy farming operations associated with the existing farming enterprise. Duties include:

- milk harvesting operations;
- collecting livestock from paddocks;
- milking plant cleaning and maintenance;
- animal husbandry activities including calving, herd health treatments, vaccinations and young cattle rearing;
- feed preparation and delivery using agricultural machinery including telehandlers, mixer wagons and feed-out equipment; and
- general farm duties associated with the day-to-day operation of the agricultural enterprise.

Workers are also required to hold a current valid driver licence and maintain their own transport.

We trust the above information and amended plans address Council's request. Should Council require any further clarification, please do not hesitate to contact the undersigned.