

Seasonal Workers' Accommodation

General Information for On Farm Accommodation

Background

Local Government is primarily responsible for enforcing the Public Health, Building, and Town Planning legislative requirements under various Acts of Parliament.

When looking at developing accommodation, it is important not to confuse Building Permits with Planning Permits.

A Planning Permit refers to the use of the land or the development of a piece of land for a particular purpose. The Swan Hill Planning Scheme has been developed using the Victoria Planning Provisions as a template. Planning schemes contain both policies and planning controls. Council is mandated by law to adhere to the Planning Scheme framework.

You may need to get a Planning Permit first for the use and development of the land.

You will then need a Building Permit for the actual construction of the building or buildings linked with the land's proposed use and development.

A Building Permit relates to an actual construction of a building or development. Building permits can be issued by Council or by an independent Building Surveyor to ensure buildings are constructed to comply with the Building Code of Australia.

Public Health Requirements

In certain instances, you may need to register your accommodation with Council's Public Health Department. Council Officers can guide you in determining if it is required.

Council's Public Health Team assesses cleanliness, maintenance and record keeping to ensure that minimum standards are maintained at registered accommodation premises annually. The minimum standards are in place to prevent spread of communicable diseases.

Seasonal workers' accommodation on Farming Zone (FZ)

A Planning Scheme uses zones to designate land for particular uses, such as residential, industrial or business.

The purpose of the Farming Zone as described in the Swan Hill Planning Scheme is:

- To provide for the use of land for agriculture.
- To encourage the retention of productive agricultural land.

- To ensure that non-agricultural uses, including dwellings, do not adversely affect the use of land for agriculture.
- To ensure that any subdivision of land is for the rural or agricultural use and development of land, rather than for rural lifestyle lots and developments.

Therefore accommodation for seasonal workers in Farming Zone is limited to:

- Ancillary Use
- Camping and Caravan Park
- Group Accommodation
- Rooming House
- Existing Use

There are separate fact sheets for these categories.

Further information

For further information, please contact:

Council's Economic Development Department on 50323033 or email ecodev@swanhill.vic.gov.au

Council's Planning Department on 50362352 or email planning@swanhill.vic.gov.au

Council's Building Department on 50362396 or email building@swanhill.vic.gov.au

Council's Public Health Services Department on 5036 2591 or email health@swanhill.vic.gov.au