

Permit Application for the Endorsed Masterplan

Camp Reserve, the Community, the Masterplan, and Mt Alexander Shire Council.

Gold Camp Castlemaine's preferred position is a non-VCAT negotiated outcome. This would all stakeholders including Council officers, User Groups, Gold Camp Castlemaine, Heritage Victoria, and the National Trust, sit down and negotiate a plan for Camp Reserve to achieve an acceptable outcome for all. This avoids time, money and life from being expended on a process where a negotiated outcome may be found.

At present the foreseeable processes are as follows if a negotiation process is not acceptable to all parties.

Projection of Most Likely Process for the Planning Application

1. Council has an endorsed Masterplan that they are progressing to a planning permit application. This work has been outsourced to a contracted external town planner. Council is awaiting further reports including ones on flooding and heritage. We expect this planning application to be advertised later this year.
2. Once this planning application is advertised in the newspaper and on the Council online portal 'Greenlight', everyone will have an opportunity to object. These can be online via the portal, or a paper based or emailed objection.
3. An objection should be carefully considered, make reference to planning guidelines and policy, and include how this plan affects you and your community. High-quality objections are very useful. This material can be considered if the case is heard at VCAT.
4. All objectors will receive the opportunity to present to the councillors at an objectors meeting, and these objections may influence the Councillor decision as whether to grant a permit or not.
5. Objectors' meeting. Where there are multiple similar objections, we may be asked to not speak to all of these for efficiency of time and to avoid repetition.
6. Councillors may ask questions of the speaker. Each objector gets 3 minutes which is strictly timed, to speak to their concerns. The speaker must stop at 3 minutes. An objector does not have to speak to their objection.
7. The following council meeting where a decision is taken on the permit application is often a few days later. Councillors will make a decision. The planners at council will also have a prepared advice position for councillors as to whether they should approve

or refuse the planning application. This planner recommendation should be publically available on the Thursday before the council meeting. At this council meeting, no public comments or questions on the topic can be asked.

8. VCAT

Victorian Civil Administration Tribunal

VCAT member/s are appointed and they hear all of the arguments from Council, objectors and user groups. They make a fresh decision according to their expert interpretation of the Planning Scheme. That makes the Council decision obsolete. The VCAT decision is final and can only be challenged at the Supreme Court. A challenge can only be made in limited circumstances.

9. If the Council decides to approve the Masterplan permit application, the objectors have 28 days to file for VCAT to review the decision. At this point, a professional is engaged to represent the community of objectors, and objectors need to make a decision as to whether they will be party to a VCAT case. This will not involve speaking to VCAT. Only those who took part in the objection process can join the VCAT case.
10. If the Council refuses the permit application, the user groups may take the decision to VCAT, in which case the objectors may want to join the VCAT case to ensure that their views are considered by VCAT.
11. The VCAT process can be spread out over several months. Hearing dates are allotted. Parties to the case do not need to attend in person, but they may like to observe online. Our community would be represented by a professional. We would fund raise for costs.