

Terms of Reference

Macaulay Structure Plan Advisory Committee



Department
of Transport
and Planning

Advisory Committee appointed pursuant to Part 7, section 151 of the *Planning and Environment Act 1987* (the PE Act) to advise the Minister for Planning (the Minister) on the planning provisions for Macaulay.

Name

1. The Advisory Committee is to be known as the 'Macaulay Structure Plan Advisory Committee' (the Committee).
2. The Committee is to have members with the following skills:
 - a. Strategic and statutory land use planning
 - b. Urban design
 - c. Economic development
 - d. Development contributions
 - e. Traffic and transport planning
3. The Committee will include a Chair and Deputy Chair.

Purpose

4. The purpose of the Committee is to advise the Minister on the suitability of planning provisions to guide future land use and development in Macaulay. These provisions are currently proposed to be implemented via Melbourne Planning Scheme Amendment C417melb (the Amendment).

Background

Macaulay Structure Plan

5. Macaulay is an approximately 90-hectare urban renewal area located in the City of Melbourne two kilometres north-west of the Central City incorporating parts of Kensington and North Melbourne. The precinct is located immediately north of the Arden Priority Precinct and has historically served as an industrial and warehousing hub.
6. In 2012, the Macaulay and Arden areas were designated as the Arden-Macaulay urban renewal area. The planning of the Arden-Macaulay renewal area was subsequently separated into two distinct precincts, and to be delivered in two stages. Amendment C407melb implemented the Arden Structure Plan 2022 prepared by the then Victorian Planning Authority.
7. Melbourne City Council (the Council) has prepared the *Macaulay Structure Plan 2021* (the Structure Plan) which establishes a land use and development framework to guide the future development and renewal of the Macaulay precinct into a mixed use, mid-rise neighbourhood.
8. The Structure Plan is supported by the *Macaulay Urban Renewal Development Contributions Plan 2022* (the Development Contributions Plan) which enables the funding of shared infrastructure to support the development in Macaulay. Types of infrastructure to be funded by the Development Contributions Plan includes transport, open space, public realm, drainage and community facilities.




Melbourne Planning Scheme Amendment C417melb

9. The Amendment, as exhibited, proposes to implement the *Macaulay Structure Plan 2021* and *Macaulay Development Contributions Plan 2022*. Specifically, the Amendment proposes the following changes to the Melbourne Planning Scheme:
 - a. Introduce a new local planning policy for Macaulay at Clause 11.03-6L, that supports the delivery of affordable housing and other objectives from the Macaulay Structure Plan.
 - b. Introduce a new schedule to the Special Use Zone (SUZ8) for Macaulay to encourage a minimum 20 per cent of floor area as employment or other non-residential use, require car parking to be held in a single title, guide land use at ground floor and the location of larger format supermarkets and manage the use and development near high pressure gas pipelines.
 - c. Rezone land within Macaulay from the Mixed Use Zone (MUZ) and Commercial 1 Zone (C1Z) to the Special Use Zone (SUZ8).
 - d. Replace the existing interim Design and Development Overlay (DDO63) with four new Design and Development Overlay schedules to implement built form controls for each of the sub-precincts.
 - e. Insert a new Parking Overlay Schedule (PO16) to establish maximum car parking rates.
 - f. Replace the existing interim Development Contributions Overlay (DCPO2) with a new schedule with new contribution requirements and apply DCPO2 to additional land south of Macaulay Road.
 - g. Amend the Schedule to Clause 66.06 (Notice of permit applications under local provisions) to include the owner or operator of the high pressure gas transmission pipeline.
 - h. Amend the Schedule to Clause 72.04 (Incorporated documents) to incorporate the *Macaulay – Stubbs and Boundary Precincts - New and Widened Streets and Laneways - Alignments and Cross-Sections June 2022* and *Macaulay Urban Renewal Precinct Development Contributions Plan May 2022*.
 - i. Makes consequential changes to the Schedule to Clause 72.07 (Background documents) and associated planning scheme maps.
10. The council was authorised to prepare and exhibit the Amendment in May 2024. The Amendment was exhibited between August and September 2024 with 63 submissions received by the council. The council formed a position on the submissions at its meeting on 2 December 2025.

Inner Melbourne Train and Tram Zone

11. Since the Amendment was prepared and exhibited there has been significant planning policy change including the release of Plan for Victoria and introduction of new planning tools into the Victoria Planning Provisions to facilitate growth and change:
 - a. Plan for Victoria designates the City of Melbourne as a Train and Tram Zone Activity Centre to deliver housing growth and diversity close to services, jobs and transport. Plan for Victoria also sets a housing target for the City of Melbourne of 119,500 dwellings by 2051.
 - b. The Built Form Overlay, Precinct Zone and Housing Choice and Transport Zone are available to support growth and change in and around activity centres and other well-serviced locations, and provide certainty to communities, landowners and the development industry.
12. There is a need to provide a consistent approach to planning for Train and Tram Zone Activity Centres including the Inner Melbourne Train and Tram Zone, including through the use of planning tools.
13. The Minister determined to establish this Committee to consider the suitability of the planning provisions proposed in the Amendment, instead of a planning panel.

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14. Amendment C417melb is paused while the Committee undertakes its review, and the Minister considers its advice in relation to the proposed planning provisions.

Scope

15. The scope of the Committee's advice will be defined by these terms of reference and the referral letter from the Minister. The referral letter will be a public document.


Process

Stage 1: Public hearing

16. The Committee may undertake any of the following:
- a directions hearing
 - a public hearing to provide an opportunity for submitters to be heard
 - forums, meetings or workshops with one or more submitters or parties and any government agency
 - prepare its advice on the referred matters based on documents, subject to the requirements of sections 158F and 158G of the PE Act.
17. To facilitate targeted, timely and consistent advice, the Committee may:
- subject to the requirements of sections 158F and 158G of the PE Act, assess matters through a written process without oral hearings and invite any person or party to identify or address matters through further written comments or submissions
 - direct that parties meet to resolve or refine issues in dispute
 - require the use of expert conclaves
 - consider unresolved issues by grouping in themes or issues
 - set time limits for oral submissions, expert evidence and cross-examination.
18. The Committee may seek advice from other experts, including legal counsel where it considers this is necessary.
19. The Committee is not expected to carry out any additional public consultation.
20. The Committee may apply to the Minister to vary these Terms of Reference in any way it sees fit prior to submission of a report.

Stage 2: Outcomes

21. The Committee must produce a final written report for the Minister which must include:
- an assessment of the matters referred by the Minister
 - recommendations and reasons for its recommendations on proposed planning provisions to guide future land use and development in Macaulay
 - a preferred version of the draft planning scheme ordinance
 - a list of persons who made submissions and provided evidence to the Committee
 - a list of tabled documents.
22. The Committee may inform itself in any way it sees fit, but must consider:

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- a. the matters contained in the referral letter from the Minister
 - b. the provisions of the PE Act, Plan for Victoria and relevant Ministerial Directions, advisory and practice notes
 - c. the provisions of the Melbourne Planning Scheme, including any adopted plans, strategies or planning scheme amendments
 - d. all submissions relevant to the matters referred by the Minister and evidence received
 - e. all relevant material provided to it by all participating parties.

Submissions

- 23. The Committee must retain a library of any written submissions or other supporting documentation provided to it directly until a decision has been made on its report or five years has passed from the time of its appointment.
- 24. Any written submissions or other supporting documentation provided to the Committee must be available for public inspection until the submission of its report, unless the Committee specifically directs that the material is to remain confidential.

Timing

- 25. The Committee is required to submit its report to the Minister and provide a copy to the Council as soon as practicable but no later than 30 business days from the completion of its hearings or receipt of further submissions/materials directed by the Committee.


Fee

- 26. The fee for the Committee will be set at the current rate for a Panel appointed under Part 8 of the PE Act.
- 27. The costs of the Committee will be met by the Department of Transport and Planning.



Hon Sonya Kilkenny MP
Minister for Planning

Date: 22/12/2025



The following information does not form part the Terms of Reference.

Project Management

1. Administrative and operational support to the Committee will be provided by Lauren Peek, Principal Planner, Department of Transport and Planning, lauren.peek@transport.vic.gov.au
2. Day to day liaison for the Committee will be through Planning Panels Victoria on (03) 5381 9457 or office@planningpanels.vic.gov.au