



**ACT**  
Government

**Territory Planning**  
Authority

# **MINOR AMENDMENT TO THE TERRITORY PLAN 2026-07**

## **Rezoning under future urban area in the division of Macnamara**

This minor plan amendment was prepared  
under part 5.3 of the Planning Act 2023

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## 1.0 INTRODUCTION

### 1.1 Outline of the process

Minor plan amendment 2026-07 (MA2026-07) to the Territory Plan is a minor plan amendment (MA) prepared under section 84 (2)(e) and section 89(1) of the *Planning Act 2023* (the Act).

Section 84 of the Act outlines the different types of MAs, some which require limited consultation to be undertaken and some which require no consultation to be undertaken.

Under Section 85 of the Act a MA can only be made where:

- any required limited consultation has taken place and the authority is satisfied that the content of the MA meets the requirements of the Act
- if the MA is not inconsistent with the planning strategy or any relevant district strategy
- any comments received during the consultation period and from the National Capital Authority have been considered.

This MA requires limited consultation to be undertaken and is being released for public consultation in accordance with the Act.

The MA is not inconsistent with the planning strategy or the Belconnen District Strategy.

The National Capital Authority has received a copy of this MA.

For more information on the content of the Territory Plan and minor plan amendment processes please refer to the Planning website: [The Territory Plan - City and Environment Directorate - Planning](#)

## 1.2 Summary of the proposed amendment

MA2026-07 proposes to make the following changes to the Territory Plan Map:

Rezone Block 1 Section 2 and part Block 9 Section 3 Macnamara, under a future urban area (FUA) overlay from the current zonings (Figure 2) to the proposed zonings (Figure 3) as indicated below:

Current zoning
Residential RZ1 – Suburban
Residential RZ3 – Urban Residential
CFZ - Community Facility
PRZ1 - Urban Open Space

Proposed zoning
Residential RZ1 – Suburban
Residential RZ3 – Urban Residential
Residential RZ4 – Medium Density Residential
Residential RZ5 – High Density Residential
Commercial CZ5 – Mixed Use
Commercial CZ6 – Leisure and Accommodation
CFZ – Community Facility
PRZ1 - Urban Open Space
TSZ1 – Transport
NUZ3 – Hills Ridges and Buffer

## 2.0 CONSULTATION WITH THE PUBLIC

### 2.1 Consultation period

Written comments on MA2026-07 are invited from the public by: **30 June 2026**.

### 2.2 Written comment requirements

Comments need to include your name and reference to MA2026-07. The Authority may contact you in relation to your comments to request further information. If you wish to be contacted, include your contact details, including an email address and/or telephone number.

### 2.3 How to submit written comments

Written comments can be submitted by:

- email to [terrplan@act.gov.au](mailto:terrplan@act.gov.au)
- mail to: GPO Box 158, Canberra ACT 2601
- hand delivery to: Access Canberra Building Services Shopfront at 8 Darling Street, Mitchell ACT 2911

Where comments are mailed or hand delivered to the addresses above, envelope and documents should be attention to: Territory Plan and Planning Reform Section, CED and include a reference to MA2026-07.

### 2.4 Public release of written comments

Written comments received on this MA will be published on the authority's website for at least 15 working days, starting 10 working days after the consultation period for the MA ends. Your personal information will be managed in accordance with the *Information Privacy Act 2014* and the CED Information Privacy Policy (the latter is viewable on CED's website).

Unless requested otherwise:

- names and contact details of individuals making written submissions will not be published
- contact information of business or community, industry, political and interest groups making written submission may be published.

You may request part of your submission to be excluded from public release under part 14.2 of the Act.

### 3.0 PROPOSED TERRITORY PLAN CHANGES

#### 3.1 Territory Plan Map

The Territory Plan map is proposed to be amended by rezoning Block 1 Section 2 and part Block 9 Section 3 Macnamara under FUA in the following ways:

Current zoning
Residential RZ1 – Suburban
Residential RZ3 – Urban Residential
CFZ - Community Facility
PRZ1 - Urban Open Space

Proposed zoning
Residential RZ1 – Suburban
Residential RZ3 – Urban Residential
Residential RZ4 – Medium Density Residential
Residential RZ5 – High Density Residential
Commercial CZ5 – Mixed Use
Commercial CZ6 – Leisure and Accommodation
CFZ – Community Facility
PRZ1 - Urban Open Space
TSZ1 – Transport
NUZ3 – Hills Ridges and Buffer

The proposed rezoning under FUA is not inconsistent with the Belconnen District Strategy where the site is identified as Key Site 8 and a Category 1 change area (where change could happen within 0-5 years). The proposal will support the supply of additional well-located dwellings and supports the District Strategy's vision for the Ginninderry community. The vision states: *'the Ginninderry community, ultimately home to around 30,000 residents, will be renowned as a model of sustainable development, where planning and designing with Country is the hallmark. Ginninderry will sit harmoniously in the landscape and provide a mix of housing types, from separate houses to compact attached dwellings and low-rise apartments, the latter focussed in and around the thriving new group centre. Social and affordable housing and community facilities will be integrated throughout, ensuring the community is socially diverse and inclusive'*.

The intent of the rezoning is to establish the future development intention for Macnamara North to enable compact, efficient, and sustainable urban development on identified greenfield land. Concentrating residential density along Pro Hart Avenue and around the neighbourhood centre represents an

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efficient use of land and infrastructure, supports public transport viability, and reduces reliance on private vehicles, consistent with sustainable urban growth objectives.

While this proposal is for a rezoning under FUA and changes the indicative zoning only, the revised zoning will enable a range of diverse housing types improving housing choice, affordability and demographic diversity. It will allow for future housing, public open spaces and networks and commercial and community facilities. The significant area of CFZ: Community Facility zone will be retained and an area of CZ6: Leisure and Accommodation zoned land is proposed to be provided which will be co-located with the Community Facility zoned land.

Varied residential zoning is proposed, enabling diverse housing types, including missing-middle housing, at densities appropriate to proximity to services, public transport, and open space. Increased densities are focused along Pro Hart Avenue and within the surrounding area, supporting sustainable movement patterns and aligning with established development outcomes in Macnamara South and Strathnairn. The future street and movement framework will prioritise walking, cycling, and public transport, ensuring legibility, equitable access, and sustainable travel choices.

The proposed rezoning will assist in delivering an integrated, environmentally responsive, and well-connected urban structure that supports sustainable growth, housing diversity, employment opportunity, and long-term place-making outcomes for Macnamara North.

Figure 1 Location Map – Macnamara North

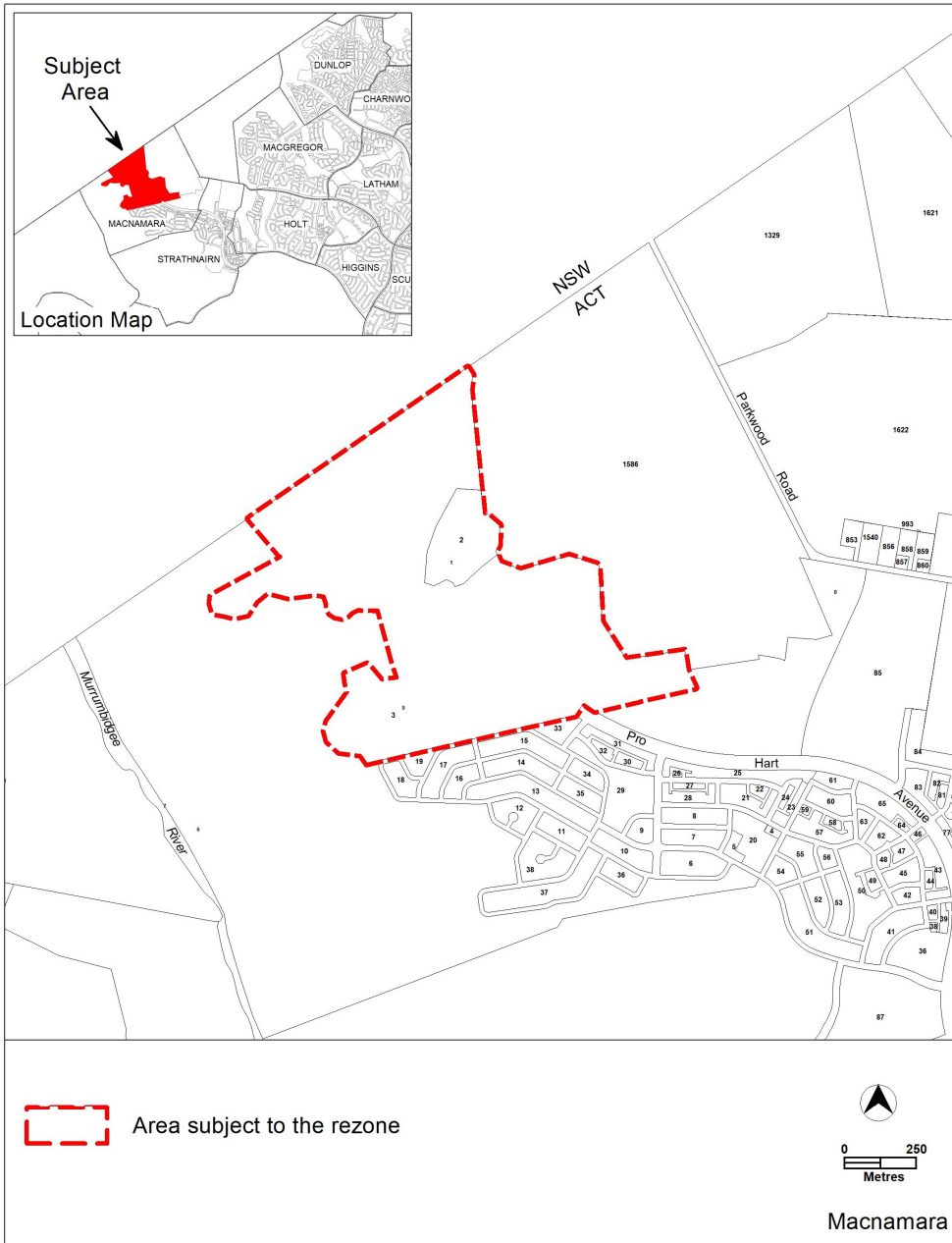
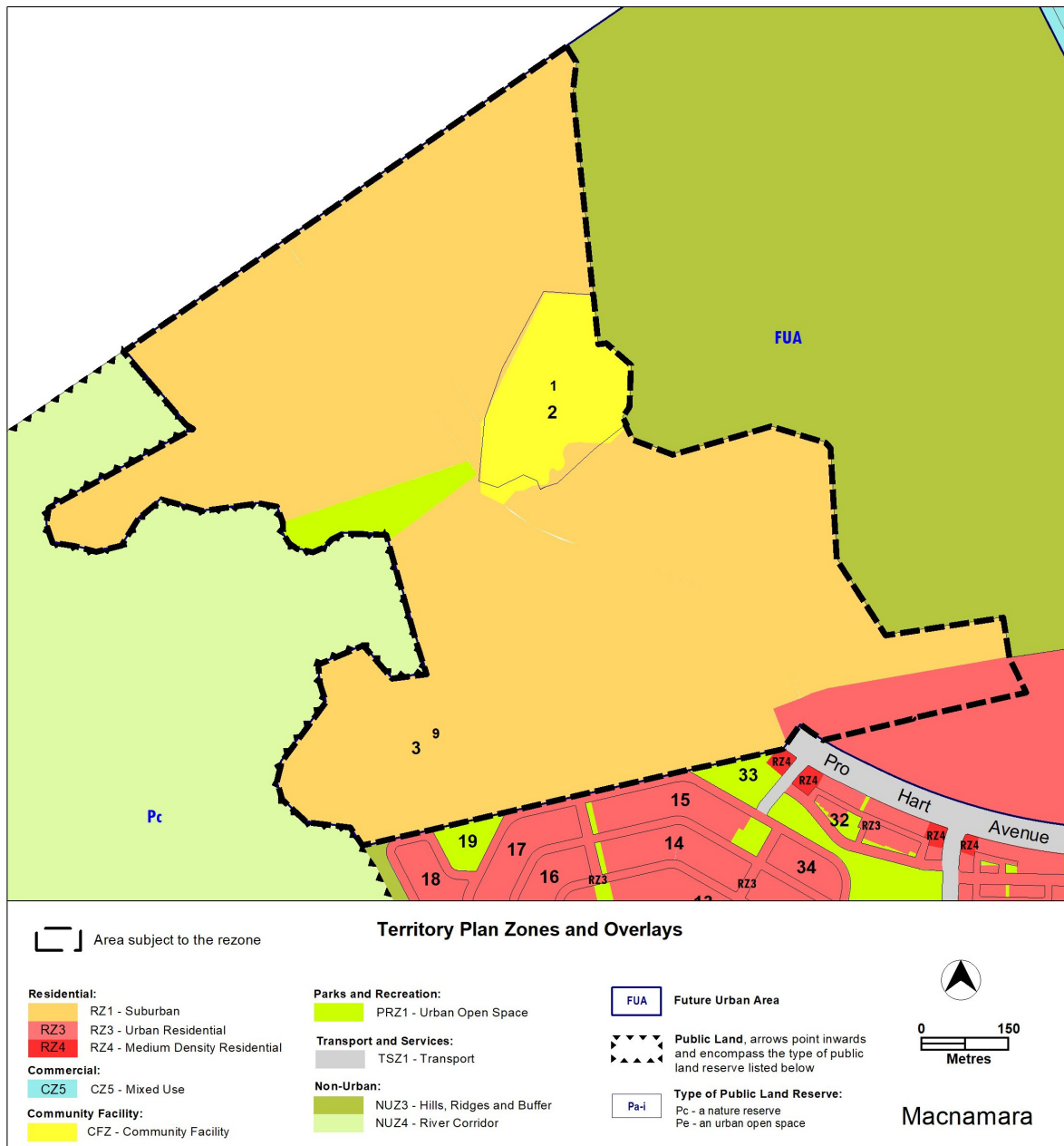


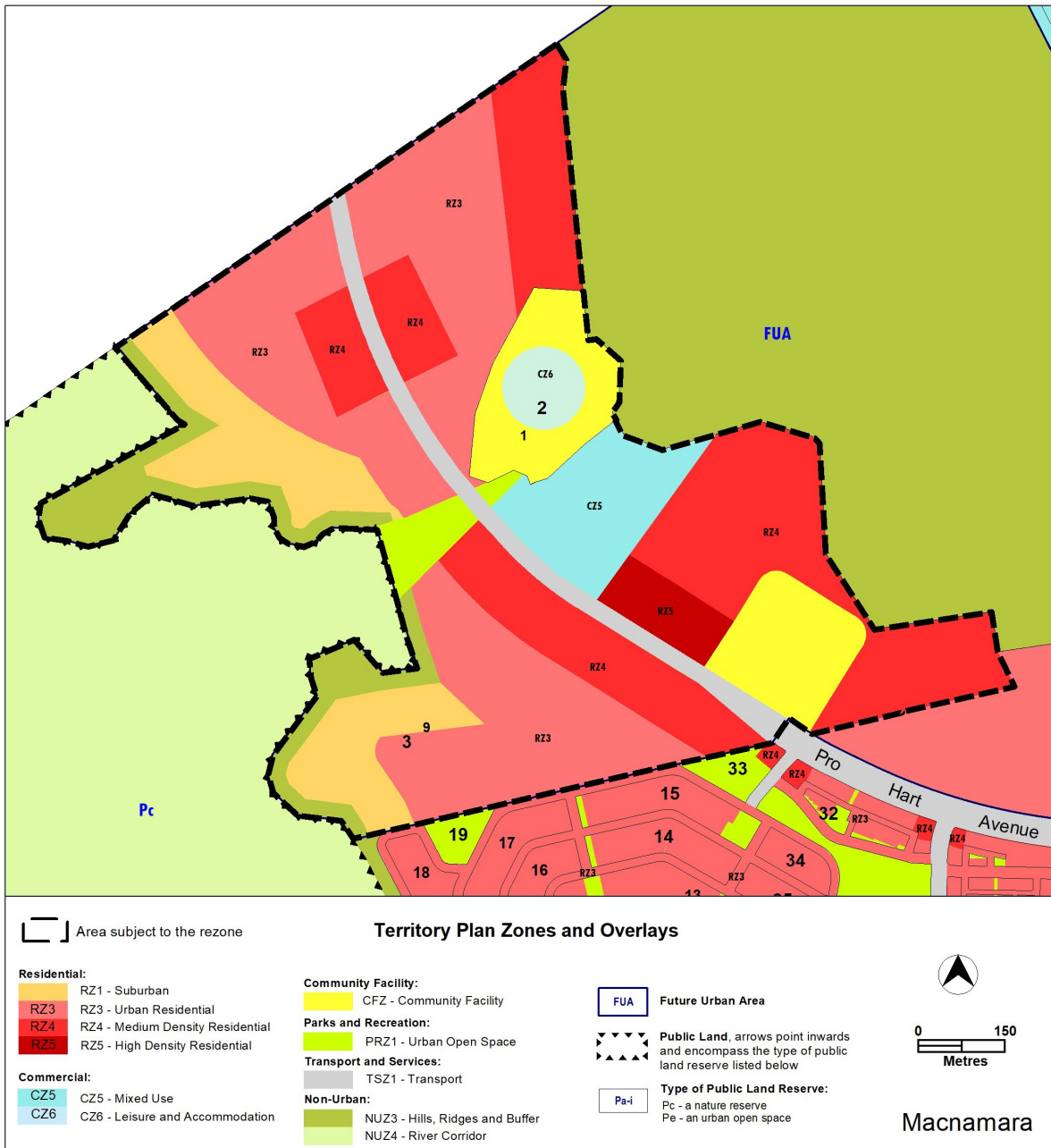
Figure 2 Existing Territory Plan Map – Macnamara North



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The Territory Plan Map is proposed to be amended as follows:

Figure 3 Proposed Territory Plan Map – Macnamara North



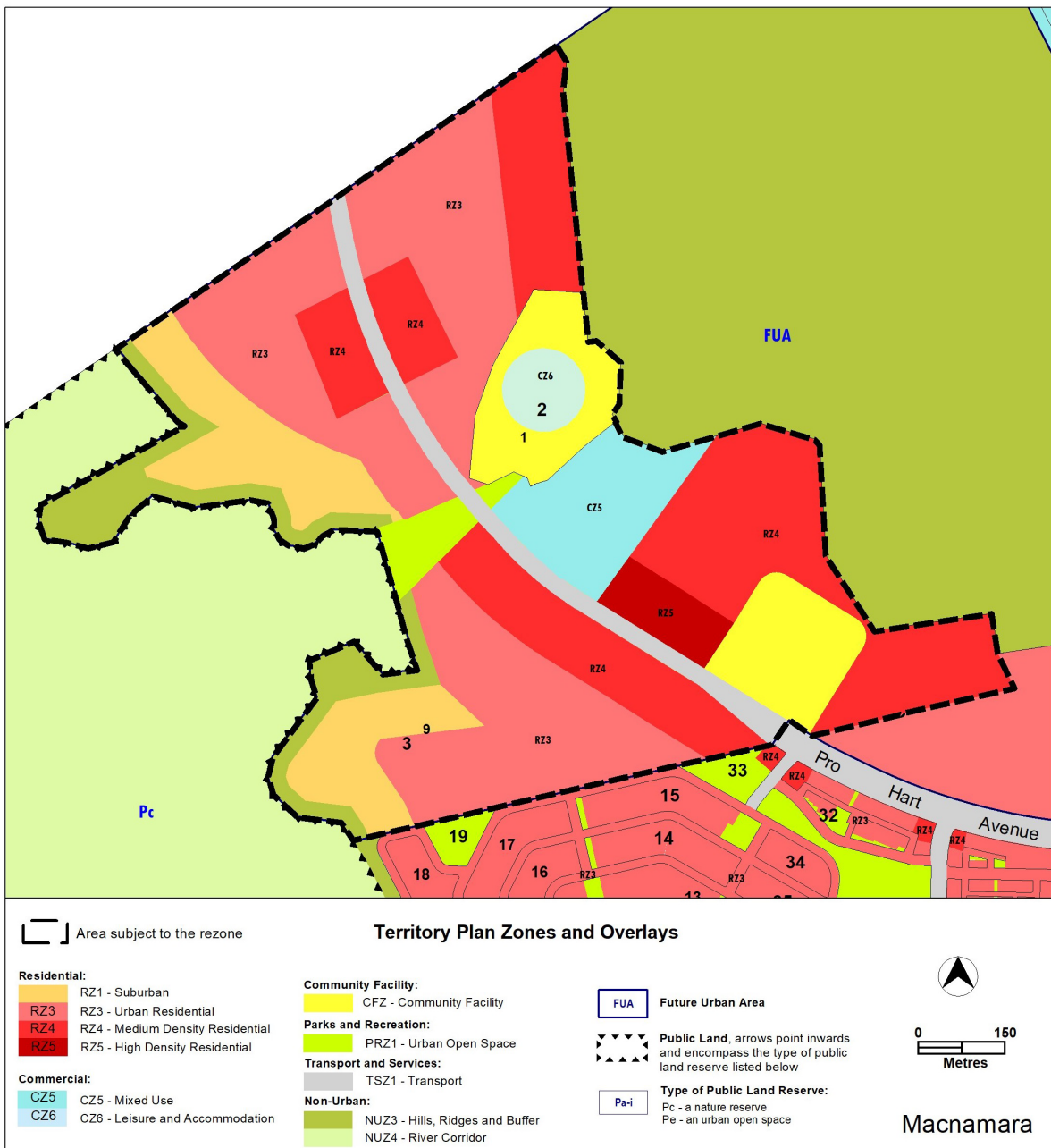
## 4.0 TERRITORY PLAN AMENDMENT INSTRUCTIONS

This section provides the legal instructions for how MA2026-07 proposes to amend the Territory Plan.

### 4.1 Part B – Territory Plan Maps

The relevant part of the Territory Plan map is varied as indicated below.

#### Macnamara North



## INTERPRETATION SERVICE

To speak to someone in a language other than English please telephone the Telephone Interpreter Service (TIS) 13 14 50

LANGUAGE	DETAILS
English	If you need an interpreter please call: 13 14 50
Mandarin (Simplified Chinese) / 简体中文	如果您需要翻译，请致电：13 14 50
Arabic / العربية	إذا كنت بحاجة إلى مترجم شفهي اتصل بالرقم: 13 14 50
Cantonese (Traditional Chinese) / 繁體中文	如果你需要傳譯員，請致電：13 14 50
Vietnamese / Tiếng Việt	Nếu bạn cần thông dịch viên, xin gọi: 13 14 50
Korean / 한국어	통역사가 필요할 경우 다음 번호로 전화하시기 바랍니다: 13 14 50
Spanish / Español	Si necesita un intérprete, llame al 13 14 50
Persian (Farsi) / فارسی	اگر به مترجم نیاز دارید، لطفاً به این شماره تلفن کنید: 13 14 50
Dari / دری	اگر به یک ترجمان شفاهی نیاز دارید لطفاً به شماره 131450 زنگ بزنید.
Punjabi / ਪੰਜਾਬੀ	ਜੇਕਰ ਤੁਹਾਨੂੰ ਵਿਸ਼ੇ ਦੁਆਰਾ ਸੇਵਾ ਦੀ ਲੋੜ ਹੈ ਤਾਂ ਕਿਰਪਾ ਕਰਕੇ ਫੋਨ ਕਰੋ: 13 14 50
Tamil / தமிழ்	உங்களுக்கு மொழிபெயர்த்துரைப்பாளர் ஒருவர் தேவைப்பட்டால் 13 14 50 என்ற எண்ணை அழைக்கவும்
Greek / Ελληνικά	Αν χρειάζεστε διερμηνέα, τηλεφωνήστε: 13 14 50
Italian / Italiano	Se hai bisogno di un interprete, chiama: 13 14 50
Hazaragi / هزاره گی	اگه ده ترجمان ضرورت ده رید، لطفاً ده شماره 13 14 50 تماس بگیریډ
Thai / ภาษาไทย	หากคุณต้องการล่าม กรุณาโทรไปที่ 13 14 50
Karen / ကညီကျိင်	ဖဲန့မ့ါလိာ်ဘာ်ပုၤကတိၤကျိးထံတၢ်တဂၤအခါဝံသးစူၤကိးဘာ်-၁၃၁ ၄၅၀ တက့ၢ်.

Telephone and Interpreter Service 13 14 50 - Canberra and District - 24 hours a day, seven days a week