

Planning (Reduction and Deferral of Lease Variation Charges—RZ1 and RZ2) Determination 2026

Disallowable instrument DI2026–143

made under the

Planning Act 2023, s 338 (Reduction of lease variation charges) and s 343 (1) (a) (Approval to defer payment of lease variation charges)

1 Name of instrument

This instrument is the *Planning (Reduction and Deferral of Lease Variation Charges—RZ1 & RZ2) Determination 2026*.

2 Commencement

This instrument commences on 1 July 2026.

3 Definitions

In this instrument:

RZ1 means the zone identified in the territory plan as RZ1.

RZ2 means the zone identified in the territory plan as RZ2.

Note Terms used in this instrument have the same meaning that they have in the *Planning Act 2023* (see *Legislation Act 2001*, s 148).

4 Determination of circumstances—s 338 (1)

As Minister for Planning and Sustainable Development, I determine that the amount of lease variation charge applying under part 10.7 of the Act to a chargeable variation of a nominal rent lease must be reduced if:

- (a) the chargeable variation is a standard chargeable variation for a development proposal to add 1 or more dwellings on the land under the lease in RZ1 or RZ2; and
- (b) the development application for the variation is approved under chapter 7 of the Act before 30 June 2029; and
- (c) an application to defer payment of the lease variation charge under section 342 of the Act is made to the commissioner for revenue on or after 10 June 2026; and

- (d) the commissioner approves the application mentioned in paragraph (c);
and
- (e) a certificate of occupancy is issued for each additional dwelling by
31 December 2030.

5 Determination of amount to be reduced—s 338 (2)

As Treasurer, I determine that a lease variation charge subject to a reduction under clause 4 must be reduced by 50% of the charge.

6 Determination of amount to be deferred—s 343 (1) (a)

As Treasurer, I determine that, for a lease variation charge subject to a reduction under section 4, the total lease variation charge to be deferred is at least \$1.

7 Expiry

This instrument expires on 31 December 2030.

Chris Steel MLA
Treasurer and Minister for Planning and Sustainable Development
24 June 2026