Australian Capital Territory

Planning (Lease Variation Charges) Determination 2026 (No 2)

Disallowable instrument DI2026–235

made under the

***Planning Act 2023*, s 331 (2) (Standard chargeable variations)**

---

1 Name of instrument

This instrument is the *Planning (Lease Variation Charges) Determination 2026 (No 2)***.**

2 Commencement

This instrument commences on the commencement of the *Planning (Missing Middle Housing) Amendment Act 2026*, section 3.

3 Definitions

In this instrument:

Act means the *Planning Act 2023.*

chargeable variation—see the Act, dictionary.

development application—see the Act, dictionary.

dwelling means—

(a) a dwelling—as defined in the *Planning (General) Regulation 2023*, section 6.

(b) a unit—as defined in the *Unit Titles Act 2001*, dictionary.

GFA means gross floor area.

gross floor area—see the Act, dictionary.

lease—see the Act, dictionary.

lease variation charge means, for a variation of a nominal rent lease, the lease variation charge applying under the Act, section 331.

nominal rent lease—see the Act, dictionary.

residential lease —see the Act, dictionary.

standard chargeable variation—see the Act, section 331.

suburb means a district as defined in the *Districts Act 2002*, dictionary.

Authorised by the ACT Parliamentary Counsel—also accessible at www.legislation.act.gov.au

zone—see the Act, dictionary.

4 Working out lease variation charge for more than 1 standard chargeable variation—Act, s 330 (a) and s 331 (1)

The lease variation charge is the total of the determined charges for each standard chargeable variation under section 331 of the Act.

5 Specific lease variation charges—Act, s 331 (2)

(1) This section applies to a chargeable variation of a kind mentioned in an item in—schedule 1, columns 2 and 3, to which any criteria in column 4 for the item apply;

(2) The determined lease variation charge for the chargeable variation is the amount mentioned in column 5 for the item; and

(3) If a lease variation charge under another schedule applies to the chargeable variation, the charge under schedule 1 prevails.

Example

Development approval has been given for a lessee to vary a lease in Braddon to increase the maximum GFA of the service station on the land under the lease. The lease variation charge for that variation is the charge mentioned in sch 1 for service stations, not the charge mentioned in relation to the zone and suburb in sch 3.

Note 1 See s 5 for working out the total lease variation charge if a development relates to 2 or more standard chargeable variations.

Note 2 An example is part of the instrument, is not exhaustive and may extend, but does not limit, the meaning of the provision in which it appears (see Legislation Act, s 126 and s 132).

Note 3 Section 48 of the Legislation Act provides that a power given under an Act to make a statutory instrument includes power to make different provisions in relation to different matters or different classes of matters.

6 Lease variation charges for increased number of dwellings—Act, s 331 (2)

(1) This section applies—

(a) to a lease that authorises a residential use of the land described in the lease in a suburb mentioned in schedule 2; and

(b) if a chargeable variation of the lease to increase the maximum number of dwellings permitted on the land under the lease is approved or declared as an exempt development under section 149C of the Act.

(2) The determined lease variation charge for the chargeable variation of the lease is worked out as follows:

increased number of dwellings* × *additional dwelling amount

(3) In this section:

additional dwelling amount means the amount for the approved maximum number of dwellings mentioned in schedule 2, columns 2 to 9 for the suburb.

approved maximum number of dwellings means the maximum number of dwellings permitted on the land under the lease after the chargeable variation is executed.

Authorised by the ACT Parliamentary Counsel—also accessible at www.legislation.act.gov.au

increased number of dwellings means the difference between the maximum number of dwellings permitted on the land under the lease before the chargeable variation of the lease is executed and after the variation is executed.

7 Lease variation charges for increased GFA—Act, s 331 (2)

(1) This section applies—

(a) to a lease that authorises:

(i) a commercial use of the land described in the lease in a suburb and zone mentioned in schedule 3, tables 3.1 to 3.3, columns 1 and 2, to which any criteria in column 3 for the zone apply; or

(ii) an industrial use of the land described in the lease in a suburb and zone mentioned in schedule 3, table 3.4, column 1 and 2, to which any criteria in column 3 for the zone apply; and

(b) if a chargeable variation of the lease to increase the maximum GFA of any building or structure permitted for industrial or commercial use on the land under the lease is approved or declared as an exempt development under section 149C of the Act.

(2) The determined lease variation charge for the chargeable variation of the lease is worked out as follows:

increased GFA × additional GFA amount

(3) In this section:

additional GFA amount means—

(a) for a lease that authorises a commercial use of the land—the amount mentioned in schedule 3, tables 3.1 to 3.3, column 4 for the suburb, zone and any applicable criteria in column 3; and

(b) for a lease that authorises an industrial use of the land—the amount mentioned in schedule 3, table 3.4, column 4 for the suburb, zone and any applicable criteria in column 3.

increased GFA means the difference, expressed in square metres, between the maximum GFA of any building or structure permitted for non- residential use on the land under the lease before the chargeable variation of the lease is executed and after the variation is executed.

8 Reasons etc for determining lease variation charges—Act, s 331 (5)

The reasons for determining the lease variation charges in this instrument and a statement about how the charges were determined are set out in schedule 4.

Authorised by the ACT Parliamentary Counsel—also accessible at www.legislation.act.gov.au

9 Revocation

This instrument revokes the *Planning (Lease Variation Charges) Determination 2026*, DI2026-142.

Chris Steel MLA
Treasurer
28 October 2026

Authorised by the ACT Parliamentary Counsel—also accessible at www.legislation.act.gov.au

Schedule 1

Lease Variation Charge Determination—Specific charges

column 1 Item	column 2 Chargeable variation	column 3 Relevant provision under Act or regulation	column 4 Additional criteria (if any)	column 5 Lease variation charge
1	Variation to limit the maximum number of dwellings permitted on the land under a residential lease.	*Planning (General) Regulation 2023*, s 75 (1) (b)	Lease is in one of the following zones: * RZ1; * RZ2; * RZ3; * RZ4; * RZ5.	$49,000 for each dwelling
2	Variation to limit the maximum number of non-residential units (however described) permitted on the land under a non-residential lease to 3 non-residential units or less.	*Planning (General) Regulation 2023*, s 75 (1) (j)	Lease is in one of the following zones: * IZ1; * IZ2.	$7,500 for each non-residential unit
3	Variation to limit the maximum number of non-residential units (however described) permitted on the land under a non-residential lease to a number greater than 3.	*Planning (General) Regulation 2023*, s 75 (1) (j)	Lease is in one of the following zones: * IZ1; * IZ2.	$7,500 for each of the first 3 non-residential unit plus $5,000 for each additional unit
4	Variation to consolidate 2 or 3 leases.	*Planning (General) Regulation 2023*, s 75 (1) (d)		$7,500
5	Variation to consolidate 4 or more leases.	*Planning (General) Regulation 2023*, s 75 (1) (d)		$7,500 for the first 3 leases plus $5,000 for each additional lease
6	Variation to subdivide a lease into 2 or 3 leases.	*Planning (General) Regulation 2023*, s 75 (1) (e)		$7,500 for each additional lease

Authorised by the ACT Parliamentary Counsel—also accessible at www.legislation.act.gov.au

column 1	column 2	column 3	column 4	column 5
Item	**Chargeable variation**	**Relevant provision under Act or regulation**	**Additional criteria (if any)**	**Lease variation charge**
7	Variation to subdivide a lease into 4 or more leases.	*Planning (General) Regulation 2023*, s 75 (1) (e)		$7,500 for each of the first 2 additi onal leases and $5,000 for each additional lease
8	Variation to increase maximum gross floor area of service station (as defined in the Territory Plan).	*Planning (General) Regulation 2023*, s 75 (1) (c) (ii)	(1) Lease authorises the land to be used for a service station; and (2) Lease limits the maximum gross floor area that can be used for the purpose of a service station	$375 for each additional square metre of gross floor area
9	Variation to increase maximum gross floor area of a club (as defined in the Territory Plan) holding a club licence under the *Liquor Act 2010.*	*Planning (General) Regulation 2023*, s 75 (1) (c) (ii)	(1) Lessee of the lease holds a club licence under the *Liquor Act 2010*; and (2) Lease authorises the land to be used for a club that is authorised to sell liquor under the *Liquor Act 2010*	$187.50 for each additional square metre of gross floor area
10	Variation to increase the maximum number of self care units in a retirement complex.	*Planning (General) Regulation 2023*, s 75 (1) (h) (i)	(1) Lease authorises the land to be used for a retirement complex; and (2) Lease limits the maximum number of self-care units	$40,000 for each additional self-care unit
11	Variation to increase the maximum number of care beds in a retirement complex.	*Planning (General) Regulation 2023*, s 75 (1) (h) (ii)	(1) Lease authorises the land to be used for a retirement complex; and (2) Lease limits the maximum number of self-care units	$10,000 for each additional care bed
12	Variation of a lease that authorises an incorporated association to use the land in the lease for a stated purpose to remove the reference in the lease to the association in the relation to the stated purpose.	*Planning (General) Regulation 2023*, s 75 (1) (i)		$7,500

Authorised by the ACT Parliamentary Counsel—also accessible at www.legislation.act.gov.au

Schedule 2

Lease Variation Charge Determination—Residential

column 1	column 2	column 3	column 4	column 5	column 6	column 7	column 8	column 9
	Approved maximum number of dwellings							
Suburb	2 Dwellings	3 Dwellings	4 Dwellings	5-10 Dwellings	11-20 Dwellings	21-40 Dwellings	41-100 Dwellings	>101 Dwellings
Ainslie	$180,750	$124,000	$107,500	$88,500	$73,250	$54,500	$43,000	$39,250
Amaroo	$90,000	$75,000	$67,500	$60,000	$52,500	$45,000	$33,750	$30,000
Aranda	$99,000	$83,750	$76,000	$53,250	$49,500	$38,000	$34,250	$30,500
Banks	$68,000	$60,500	$53,000	$45,250	$41,500	$37,750	$34,000	$30,250
Barton	$279,000	$168,500	$126,750	$126,750	$119,250	$81,250	$68,500	$55,750
Belconnen	$100,250	$81,750	$74,250	$55,750	$52,000	$41,000	$37,250	$29,750
Bonner	$90,000	$75,000	$67,500	$60,000	$52,500	$45,000	$33,750	$30,000
Bonython	$67,750	$60,250	$52,750	$45,250	$41,500	$37,750	$33,750	$30,000
Braddon	$215,000	$149,500	$134,750	$113,750	$91,500	$69,250	$61,750	$58,000
Bruce	$93,500	$78,500	$71,000	$52,250	$48,500	$37,500	$33,750	$30,000
Calwell	$68,000	$60,500	$53,000	$49,250	$45,500	$41,500	$37,750	$34,000
Campbell	$213,750	$135,000	$127,500	$116,250	$86,250	$71,250	$56,250	$45,000
Casey	$90,000	$75,000	$67,500	$60,000	$52,500	$45,000	$33,750	$30,000
Chapman	$83,250	$72,000	$64,500	$56,750	$53,000	$45,500	$41,750	$38,000
Charnwood	$76,250	$68,500	$57,000	$49,500	$45,750	$38,000	$30,500	$22,750
Chifley	$145,750	$116,000	$93,500	$63,500	$56,000	$48,500	$41,250	$33,750

Authorised by the ACT Parliamentary Counsel—also accessible at www.legislation.act.gov.au

column 1	column 2	column 3	column 4	column 5	column 6	column 7	column 8	column 9
	Approved maximum number of dwellings							
Suburb	2 Dwellings	3 Dwellings	4 Dwellings	5-10 Dwellings	11-20 Dwellings	21-40 Dwellings	41-100 Dwellings	>101 Dwellings
Chisholm	$64,500	$57,000	$49,250	$45,500	$41,750	$38,000	$34,250	$30,375
Conder	$68,750	$61,000	$53,500	$49,750	$45,750	$42,000	$34,250	$30,500
Cook	$97,500	$82,500	$75,000	$52,500	$50,000	$37,500	$35,000	$30,000
Coombs	$78,500	$67,250	$63,500	$56,000	$48,500	$41,000	$37,250	$30,000
Crace	$105,000	$90,000	$82,500	$75,000	$67,500	$56,250	$41,250	$37,500
Curtin	$175,250	$119,250	$108,000	$63,250	$52,250	$48,500	$48,500	$41,000
Deakin	$257,000	$171,750	$155,750	$127,250	$108,750	$68,000	$54,500	$50,750
Denman Prospect	$79,500	$68,250	$60,500	$53,000	$49,250	$41,750	$37,875	$30,250
Dickson	$196,750	$128,750	$113,500	$98,500	$72,000	$49,250	$45,500	$41,500
Downer	$197,250	$129,000	$110,000	$91,000	$64,500	$45,500	$41,750	$38,000
Duffy	$84,750	$73,750	$62,500	$59,000	$51,500	$44,250	$40,500	$36,750
Dunlop	$75,000	$67,500	$56,250	$48,750	$45,000	$37,500	$33,750	$26,250
Evatt	$78,750	$71,250	$56,250	$52,500	$48,750	$37,500	$33,750	$26,250
Fadden	$84,250	$69,000	$65,000	$57,500	$53,500	$46,000	$42,000	$38,250
Farrer	$142,500	$93,750	$82,500	$60,000	$56,250	$45,000	$41,250	$37,500
Fisher	$75,000	$63,750	$56,250	$48,750	$45,000	$41,250	$33,750	$30,000
Florey	$90,000	$78,750	$71,250	$52,500	$48,750	$37,500	$33,750	$30,000
Flynn	$78,750	$71,250	$63,750	$48,750	$45,000	$37,500	$33,750	$26,250
Forde	$97,500	$82,500	$75,000	$67,500	$60,000	$52,500	$37,500	$33,750
Forrest	$346,000	$272,000	$192,750	$155,750	$81,500	$68,000	$61,750	$61,750
Franklin	$97,500	$82,500	$75,000	$67,500	$60,000	$52,500	$37,500	$33,750
Fraser	$75,000	$67,500	$60,000	$48,750	$45,000	$37,500	$33,750	$26,250
Garran	$175,250	$152,750	$108,000	$78,250	$63,250	$52,250	$44,750	$41,000
Gilmore	$64,500	$56,750	$49,250	$45,500	$41,750	$38,000	$34,000	$30,250

Authorised by the ACT Parliamentary Counsel—also accessible at www.legislation.act.gov.au

column 1	column 2	column 3	column 4	column 5	column 6	column 7	column 8	column 9
	Approved maximum number of dwellings							
Suburb	2 Dwellings	3 Dwellings	4 Dwellings	5-10 Dwellings	11-20 Dwellings	21-40 Dwellings	41-100 Dwellings	>101 Dwellings
Giralang	$82,500	$67,500	$60,000	$52,500	$48,750	$41,250	$37,500	$26,250
Gordon	$65,000	$53,500	$46,000	$46,000	$42,000	$34,500	$30,500	$26,750
Gowrie	$66,000	$58,250	$50,500	$46,750	$42,750	$38,750	$31,000	$27,250
Greenway	$52,500	$48,750	$45,000	$37,500	$33,750	$30,000	$22,500	$22,500
Griffith	$258,750	$213,750	$170,000	$132,500	$98,750	$70,000	$58,750	$55,000
Gungahlin	$105,000	$90,000	$82,500	$75,000	$67,500	$56,250	$41,250	$37,500
Hackett	$200,750	$121,250	$102,250	$87,250	$72,000	$56,750	$41,750	$38,000
Hall	$120,000	$97,500	$82,500	$75,000	$67,500	$56,250	$41,250	$37,500
Harrison	$97,500	$82,500	$75,000	$67,500	$60,000	$52,500	$37,500	$33,750
Hawker	$97,500	$82,500	$75,000	$52,500	$48,750	$37,500	$33,750	$30,000
Higgins	$75,500	$67,750	$60,250	$49,000	$45,250	$37,750	$34,000	$30,250
Holder	$79,250	$71,750	$60,250	$52,750	$49,000	$41,500	$34,000	$30,250
Holt	$75,750	$68,250	$60,750	$49,250	$45,500	$38,000	$34,000	$30,250
Hughes	$163,000	$137,000	$103,750	$66,750	$55,500	$44,500	$40,750	$37,000
Isaacs	$143,250	$135,750	$124,250	$113,000	$75,500	$52,750	$37,750	$37,750
Isabella Plains	$64,250	$56,750	$49,250	$45,500	$41,500	$37,750	$34,000	$30,250
Jacka	$90,000	$75,000	$67,500	$60,000	$52,500	$45,000	$33,750	$30,000
Kaleen	$90,000	$78,750	$71,250	$52,500	$48,750	$37,500	$33,750	$30,000
Kambah	$65,000	$57,250	$49,750	$45,750	$42,000	$38,250	$30,500	$26,750
Kingston	$276,250	$196,000	$158,250	$96,750	$89,250	$66,500	$51,500	$47,750
Latham	$75,500	$67,750	$60,250	$49,000	$45,250	$37,750	$34,000	$26,500
Lyneham	$195,750	$132,500	$121,250	$102,250	$87,000	$68,250	$45,500	$41,750
Lyons	$152,750	$108,000	$97,000	$67,000	$52,250	$48,500	$37,250	$22,250
Macarthur	$64,500	$56,750	$49,250	$45,500	$41,750	$38,000	$30,250	$26,500

Authorised by the ACT Parliamentary Counsel—also accessible at www.legislation.act.gov.au

column 1	column 2	column 3	column 4	column 5	column 6	column 7	column 8	column 9
	Approved maximum number of dwellings							
Suburb	2 Dwellings	3 Dwellings	4 Dwellings	5-10 Dwellings	11-20 Dwellings	21-40 Dwellings	41-100 Dwellings	>101 Dwellings
Macgregor	$75,750	$68,250	$60,750	$49,250	$45,500	$38,000	$34,000	$26,500
Macnamara	$79,500	$75,750	$71,750	$53,000	$49,250	$37,750	$30,250	$30,250
Macquarie	$97,750	$82,750	$75,250	$52,500	$48,750	$37,500	$33,750	$30,000
Mawson	$154,000	$97,750	$90,250	$79,000	$75,250	$71,500	$45,000	$41,250
McKellar	$75,250	$67,750	$60,250	$49,000	$45,250	$37,750	$33,750	$26,250
Melba	$78,750	$71,250	$63,750	$52,500	$48,750	$41,250	$33,750	$30,000
Monash	$68,000	$60,500	$53,000	$45,500	$41,500	$37,750	$34,000	$30,250
Moncrieff	$90,000	$75,000	$67,500	$60,000	$52,500	$45,000	$33,750	$30,000
Narrabundah	$205,750	$168,000	$130,000	$103,500	$80,750	$55,500	$48,000	$40,500
Ngunnawal	$90,000	$75,000	$67,500	$60,000	$52,500	$45,000	$33,750	$30,000
Nicholls	$105,000	$90,000	$82,500	$75,000	$67,500	$56,250	$41,250	$37,500
O'Connor	$206,750	$133,250	$125,750	$99,000	$83,750	$68,500	$45,750	$42,000
O'Malley	$238,500	$201,750	$176,000	$157,750	$139,250	$121,000	$95,250	$84,250
Oaks Estate	$64,250	$56,750	$49,000	$41,500	$37,750	$34,000	$30,250	$26,500
Oxley	$67,500	$60,000	$52,500	$45,000	$41,250	$37,500	$33,750	$30,000
Page	$90,000	$78,750	$71,250	$52,500	$48,750	$37,500	$33,750	$30,000
Palmerston	$97,500	$82,500	$75,000	$67,500	$60,000	$52,500	$37,500	$33,750
Pearce	$187,000	$142,000	$119,500	$93,500	$71,000	$52,250	$41,000	$37,500
Phillip	$150,000	$112,500	$63,750	$56,250	$52,500	$48,750	$26,250	$22,500
Red Hill	$265,000	$168,750	$135,000	$91,250	$80,000	$66,250	$58,750	$51,250
Reid	$212,500	$141,250	$128,750	$98,750	$83,750	$65,000	$53,750	$46,250
Richardson	$68,250	$60,750	$53,000	$45,500	$41,750	$38,000	$34,000	$30,250
Rivett	$75,500	$64,000	$56,500	$49,000	$45,250	$41,500	$34,000	$30,250
Scullin	$90,000	$78,750	$71,250	$52,500	$48,750	$37,500	$33,750	$30,000
Spence	$75,000	$67,500	$60,000	$48,750	$45,000	$37,500	$33,750	$30,000

Authorised by the ACT Parliamentary Counsel—also accessible at www.legislation.act.gov.au

column 1	column 2	column 3	column 4	column 5	column 6	column 7	column 8	column 9
				Approved maximum number of dwellings				
Suburb	**2 Dwellings**	**3 Dwellings**	**4 Dwellings**	**5-10 Dwellings**	**11-20 Dwellings**	**21-40 Dwellings**	**41-100 Dwellings**	**>101 Dwellings**
Stirling	$74,750	$67,250	$56,000	$52,250	$48,500	$41,000	$33,750	$30,000
Strathnairn	$79,500	$75,750	$71,750	$53,000	$49,250	$37,750	$30,250	$30,250
Taylor	$90,000	$75,000	$67,500	$60,000	$52,500	$45,000	$33,750	$30,000
Tharwa	$97,500	$86,250	$71,250	$48,750	$45,000	$37,500	$30,000	$26,250
Theodore	$68,500	$60,750	$53,250	$45,750	$41,750	$38,000	$34,250	$26,750
Throsby	$97,500	$82,500	$75,000	$67,500	$60,000	$52,500	$37,500	$33,750
Torrens	$215,750	$156,250	$130,250	$96,750	$70,750	$52,000	$44,750	$37,250
Turner	$218,750	$144,000	$129,250	$114,250	$85,750	$63,250	$52,250	$48,500
Wanniassa	$68,500	$60,750	$53,250	$45,500	$41,750	$38,000	$34,250	$26,500
Waramanga	$75,500	$68,000	$56,750	$52,750	$49,000	$41,500	$34,000	$30,250
Watson	$184,250	$112,250	$90,750	$72,000	$68,250	$45,500	$41,750	$41,750
Weetangera	$97,500	$82,500	$75,000	$52,500	$48,750	$37,500	$33,750	$30,000
Weston	$74,750	$67,250	$56,000	$52,250	$48,500	$41,000	$33,500	$29,750
Whitlam	$80,000	$68,750	$61,000	$53,500	$49,500	$42,000	$38,250	$30,500
Wright	$83,500	$72,250	$64,500	$57,000	$53,250	$45,500	$38,000	$30,500
Yarralumla	$281,250	$243,750	$221,250	$185,000	$128,750	$88,750	$58,750	$51,250

Authorised by the ACT Parliamentary Counsel—also accessible at www.legislation.act.gov.au

Schedule 3

Lease Variation Charge Determination—Commercial and Industrial

Table 3.1: Commercial—Town Centres

column 1	column 2	column 3	column 4
Suburb	**Zone**	**Applicable criteria (f any)**	**Additional GFA amount per square metre (/m2)**
Belconnen	Commercial CZ1	Town Centre – Core	$525
	Commercial CZ2	Town Centre – Business:	
		• Less than 10,000m² GFA maximum	$525
		• 10,000m² to less than 20,000m² GFA maximum	$413
		• 20,000m² GFA maximum and above	$338
	Commercial CZ3	Town Centre – Services:	
		• Less than 5,000m² GFA maximum	$525
		• 5,000m² GFA maximum and above	$450
City	Commercial CZ1	• Less than 10,000m² GFA maximum	$675
		• 10,000m² to less than 20,000m² GFA maximum	$488
		• 20,000m² GFA maximum and above	$413
Greenway	Commercial CZ1	Town Centre – Core	$450
	Commercial CZ2	Town Centre – Business	$300
	Commercial CZ3	Town Centre – Services	$300
Gungahlin	Commercial CZ1	Town Centre – Core	$450
	Commercial CZ2	Town Centre – Business	$338
	Commercial CZ3	Town Centre – Services	$300
	Commercial CZ5	Mixed Use	$300
Phillip	Commercial CZ1	Town Centre – Core	$525
	Commercial CZ2	Town Centre – Business:	
		• Less than 10,000m² GFA maximum	$525
		• 10,000m² to less than 20,000m² GFA maximum	$413
		• 20,000m² GFA maximum and above	$338
	Commercial CZ3	Town Centre – Services	$600

Authorised by the ACT Parliamentary Counsel—also accessible at www.legislation.act.gov.au

Table 3.2: Commercial—Group Centres

column 1	column 2	column 3	column 4
Suburb	**Zone**	**Applicable criteria (if any)**	**Additional GFA amount per square metre (/m2)**
Amaroo	Commercial CZ3	Group Centre – Services	$450
Barton	Commercial CZ5		$638
Braddon	Commercial CZ2	Group Centre – Business	$1,125
	Commercial CZ3	Group Centre – Services	$1,125
Bruce	Commercial CZ5	Mixed Use	$413
Calwell	Commercial CZ1	Group Centre – Core	$600
	Commercial CZ3	Group Centre – Services	$450
Charnwood	Commercial CZ1	Group Centre – Core	$600
	Commercial CZ2	Group Centre – Business	$450
	Commercial CZ3	Group Centre – Services	$375
Chisholm	Commercial CZ1	Group Centre – Core	$525
	Commercial CZ3	Group Centre – Services	$450
Conder	Commercial CZ1	Group Centre – Core	$638
	Commercial CZ2		$563
	Commercial CZ3	Group Centre – Services	$450
Curtin	Commercial CZ1	Group Centre – Core	$750
	Commercial CZ2	Group Centre – Business	$450
	Commercial CZ3	Group Centre – Services	$563
Deakin	Commercial CZ2	Group Centre – Business	$1,125
	Commercial CZ5	Mixed Use	$563
Dickson	Commercial CZ1	Group Centre – Retail	$1,125
	Commercial CZ1	Group Centre – Core	$750
	Commercial CZ2	Group Centre – Business	$750
	Commercial CZ3	• 10,000m² to less than 20,000m² GFA maximum	$450
		• 20,000m² GFA maximum and above	$375
	Commercial CZ5	• Less than 10,000m² GFA maximum	$750
Forrest	Commercial CZ5		$563
Franklin	Commercial CZ5	Mixed Use	$338
Griffith	Commercial CZ1	Group Centre – Core	$1,875
	Commercial CZ2	Group Centre – Business	$1,125
Harrison	Commercial CZ5	Mixed Use	$338
Hawker	Commercial CZ1	Group Centre – Core	$938
	Commercial CZ2	Group Centre – Business	$638
	Commercial CZ3	Group Centre – Services	$375
Holt	Commercial CZ1	Group Centre – Core	$563
	Commercial CZ2	Group Centre – Business	$506
	Commercial CZ3	Group Centre – Services	$506

Authorised by the ACT Parliamentary Counsel—also accessible at www.legislation.act.gov.au

column 1	column 2	column 3	column 4
Suburb	**Zone**	**Applicable criteria (if any)**	**Additional GFA amount per square metre (/m2)**
Kaleen	Commercial CZ1	Group Centre – Core	$675
Kambah	Commercial CZ1	Group Centre – Core	$675
	Commercial CZ2	Group Centre – Business	$375
	Commercial CZ3	Group Centre – Services	$413
Kingston	Commercial CZ1	Group Centre – Core	$1,500
	Commercial CZ2	Group Centre – Business	$938
	Commercial CZ5	Mixed Use	$563
Lyneham	Commercial CZ5	Mixed Use	$563
Macquarie	Commercial CZ1	Group Centre – Core	$675
	Commercial CZ2	Group Centre – Business	$563
	Commercial CZ3	Group Centre – Services	$450
Mawson	Commercial CZ1	Group Centre – Core	$675
	Commercial CZ2	Group Centre – Business	$563
	Commercial CZ3	Group Centre – Services	$563
Oaks Estate	Commercial CZ5	Mixed Use	$270
Turner	Commercial CZ2	Group Centre – Business	$750
	Commercial CZ5	Mixed Use	$563
Wanniassa	Commercial CZ1	Group Centre – Core	$638
	Commercial CZ2	Group Centre – Business	$563
	Commercial CZ3	Group Centre – Services	$450
Weston	Commercial CZ1	Group Centre – Core	$638
	Commercial CZ3	Group Centre – Services	$450
Wright	Commercial CZ5	Mixed Use	$375

Authorised by the ACT Parliamentary Counsel—also accessible at www.legislation.act.gov.au

Table 3.3: Commercial—Local Centres

column 1	column 2	column 3	column 4
Suburb	**Zone**	**Applicable criteria (if any)**	**Additional GFA amount per square metre (/m2)**
Ainslie	Commercial CZ4		$900
Aranda	Commercial CZ4		$413
Banks	Commercial CZ4		$375
Bonner	Commercial CZ4		$488
Bonython	Commercial CZ4		$338
Bruce	Commercial CZ4		$450
Calwell	Commercial CZ4		$338
Campbell	Commercial CZ4		$863
Casey	Commercial CZ4		$488
Charnwood	Commercial CZ4		$413
Chifley	Commercial CZ4		$488
Chisholm	Commercial CZ4		$375
Cook	Commercial CZ4		$413
Curtin	Commercial CZ4		$563
Deakin	Commercial CZ4		$863
Dickson	Commercial CZ4		$638
Downer	Commercial CZ4		$563
Duffy	Commercial CZ4		$450
Dunlop	Commercial CZ4		$488
Evatt	Commercial CZ4		$450
Fadden	Commercial CZ4		$375
Farrer	Commercial CZ4		$488
Fisher	Commercial CZ4		$413
Florey	Commercial CZ4		$563
Forde	Commercial CZ4		$488
Franklin	Commercial CZ4		$488
Fraser	Commercial CZ4		$413
Garran	Commercial CZ4		$600
Giralang	Commercial CZ4		$413
Gordon	Commercial CZ4		$375
Gowrie	Commercial CZ4		$375
Griffith	Commercial CZ4		$600
Hackett	Commercial CZ4		$600
Hall	Commercial CZ4		$450
Harrison	Commercial CZ4		$488
Higgins	Commercial CZ4		$413
Holder	Commercial CZ4		$525

Authorised by the ACT Parliamentary Counsel—also accessible at www.legislation.act.gov.au

column 1	column 2	column 3	column 4
Suburb	**Zone**	**Applicable criteria (if any)**	**Additional GFA amount per square metre (/m2)**
Holt	Commercial CZ4		$413
Hughes	Commercial CZ4		$675
Hume	Commercial CZ4		$188
Isabella Plains	Commercial CZ4		$413
Isaacs	Commercial CZ4		$525
Kaleen	Commercial CZ4		$525
Kambah	Commercial CZ4		$375
Latham	Commercial CZ4		$413
Lyneham	Commercial CZ4		$900
Lyons	Commercial CZ4		$563
Macgregor	Commercial CZ4		$413
Macquarie	Commercial CZ4		$488
Mawson	Commercial CZ4		$488
McKellar	Commercial CZ4		$488
Melba	Commercial CZ4		$488
Mitchell	Commercial CZ4		$263
Monash	Commercial CZ4		$375
Narrabundah	Commercial CZ4		$788
Ngunnawal	Commercial CZ4		$488
Nicholls	Commercial CZ4		$488
O'Connor	Commercial CZ4		$975
Page	Commercial CZ4		$413
Palmerston	Commercial CZ4		$413
Pearce	Commercial CZ4		$525
Red Hill	Commercial CZ4		$825
Richardson	Commercial CZ4		$338
Rivett	Commercial CZ4		$525
Scullin	Commercial CZ4		$413
Spence	Commercial CZ4		$488
Tharwa	Commercial CZ4		$315
Theodore	Commercial CZ4		$375
Torrens	Commercial CZ4		$525
Waramanga	Commercial CZ4		$563
Watson	Commercial CZ4		$788
Weetangera	Commercial CZ4		$413
Weston	Commercial CZ4		$488
Yarralumla	Commercial CZ4		$975

Authorised by the ACT Parliamentary Counsel—also accessible at www.legislation.act.gov.au

Table 3.4: Industrial Centres

column 1	column 2	column 3	column 4
Suburb	**Zone**	**Applicable criteria (if any)**	**Additional GFA amount per square metre (/m2)**
Fyshwick	Industrial IZ1	General Industrial	$263
	Industrial IZ2	General Industrial	$300
	Commercial CZ2	Business	$375
Hume	Industrial IZ1	General Industrial:	
		• Less than 5,000m² GFA maximum	$263
		• 5,000m² to less than 10,000m² GFA maximum	$225
		• 10,000m² GFA maximum and above	$188
Mitchell	Industrial IZ1	General Industrial	$300
	Industrial IZ2	Mixed Use Industrial	$338
Symonston	Industrial IZ1	General Industrial	$338
Beard	Broad Acre NUZ1 / Industrial IZ1	General Industrial	$225

Authorised by the ACT Parliamentary Counsel—also accessible at www.legislation.act.gov.au

Schedule 4

Lease Variation Charge Determination—Statement of Reasons

This Determination has been updated to take into account amendments to the *Planning Act 2023* resulting from the *Planning (Missing Middle Housing) Amendment Bill 2026*, and in particular to codify Lease Variation Charges (LVC) for exempt developments under the newly introduced section 149C of the Act.

The LVC codified amounts are unchanged from the previous instrument *Planning (Lease Variation Charges) Determination 2026.*

Determining Lease Variation Charges—s 331 (4) (a) of the Act

Since the 2009-10 Budget, LVC have been codified in response to industry concerns about the degree of uncertainty in change of use charge determinations. The agreed codification is achieved in part through determining the charges covered by this LVC Determination.

The LVC Determination assigns clear, fixed, unambiguous LVC values to specified lease variations. Only one LVC value is assigned to any given lease variation. This approach has several benefits.

The assessment of the LVC for lease variations covered by the LVC Determination are efficient, transparent and straightforward. A lessee is able to determine the LVC for a proposed lease variation essentially by looking at the dollar value the LVC Determination applies to the proposed variation at the block, section and suburb of the lease.

The approach also means that the LVC codified amounts (also known as standard chargeable variations) and the calculation for every lease variation covered are clear and therefore accountable.

The above benefits of transparency and efficiency also:

- assist the property development industry with upfront project planning;
- reduce holding costs because the LVC can be determined more quickly;
- reduce administrative costs for applicants because a valuation report prepared by an accredited valuer will not be required; and
- provide increased certainty and predictability in LVC determinations.

The intention is for the above benefits to be applied to as broad a range of lease variations as possible. As a result, the LVC Determination includes all lease variations to increase the maximum number of dwellings, all variations to increase the maximum gross floor area for non-residential use and several other categories.

Schedules 1, 2 and 3—charges

Since 1 July 2025, schedule 2 uses a new simplified charging structure for standard chargeable variations.

Authorised by the ACT Parliamentary Counsel—also accessible at www.legislation.act.gov.au

Consistent with section 331 (2) and (3) of the Act, the Treasurer has consulted with the Minister for Planning and Sustainable Development and had regard to the advice of an accredited valuer in updating the standard chargeable variations.

How the Lease Variation Charge is determined—s 331 (5) (b) of the Act

The LVCs for lease variations to which schedule 1 applies (specific charges) have been worked out as follows:

The charges in schedule 1 apply to specified types of standard chargeable variations irrespective of where the parcel of land is located in the ACT.

Charges in schedule 1 are maintained at amounts as per the *Planning (Lease Variation Charges) Determination 2025 (No 2),* except Item 1 was previously increased from $46,000 to $49,000 under the *Planning (Lease Variation Charges) Determination 2026* in line with the changes announced in the 2023-24 Budget to increase the amount to $55,000 over five years.

The LVCs for lease variations to which schedule 2 applies (lease variations to increase the maximum number of dwellings permitted under the lease) have been worked out as follows.

The charges in schedule 2 apply to a chargeable variation to increase the maximum number of dwellings permitted under the lease.

The LVCs for schedule 2 are based on average market values up to 1 January 2026. A rolling 3-year average of market values of land in each suburb is used, which provides a buffer from market changes. A 25 per cent reduction is applied to adjust charges to 75 per cent of the average market value.

The suburbs are districts determined under the *Districts Act 2002*.

The LVCs are based on land values only and do not take account of improvements to the land.

The above methodology for residential land determined the added value associated with current land components of a typical benchmark property for each suburb. The schedule provides the average increase per additional dwelling unit, taking into account the scale of the development.

For each suburb, different values are set for the total number of approved dwellings (from 2 dwellings to over 100 dwellings) on a site according to a sliding scale.

The LVCs for lease variations to which schedule 3 applies (lease variations to increase the maximum gross floor area permitted under the lease for non-residential use) have been worked out as follows:

The charges in schedule 3 apply to a chargeable variation to increase the maximum gross floor area permitted under the lease to be used for non-residential purposes.

The LVCs for schedule 3 are based on a 3-year average of market values up to

Authorised by the ACT Parliamentary Counsel—also accessible at www.legislation.act.gov.au

1 January 2026. A 25 per cent reduction is applied to adjust charges to 75 per cent of market values.

The LVC was calculated using average market values and other relevant property data per square metre of gross floor area (GFA) for each suburb. The calculation is based on market sales transactions relevant to the suburb.

The suburbs are districts determined under the *Districts Act 2002*.

Authorised by the ACT Parliamentary Counsel—also accessible at www.legislation.act.gov.au