

NORTHERN TERRITORY OF AUSTRALIA
PLANNING AMENDMENT REGULATIONS 2026

Subordinate Legislation No. 20 of 2026

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Subordinate Legislation No. 20 of 2026

Planning Amendment Regulations 2026

I, David Robert Connolly, Administrator of the Northern Territory of Australia, acting with the advice of the Executive Council, make the following regulations under the *Planning Act 1999*.

Responsible Minister:

J. R. BURGOYNE
Minister for Lands, Planning and Environment

D. R. CONNOLLY
Administrator

Date of making: 29 June 2026

1 Title

These Regulations may be cited as the *Planning Amendment Regulations 2026*.

2 Commencement

These Regulations commence on the day after the day on which they are made.

3 Regulations amended

These Regulations amend the *Planning Regulations 2000*.

4 Regulation 3 amended (Exempt subdivisions)

(1) Regulation 3(1)(f)

omit

forestry.

insert

forestry;

(2) After regulation 3(1)(f)

insert

(g) a subdivision created by the grant of any of the following leases or licences to use or occupy a part of land for a term of more than 12 years:

(i) a lease granted under Part 3, Division 1, of the *Crown Lands Act 1992* for the purpose of developing community infrastructure;

(ii) a lease granted under Part 3, Division 1, of the *Crown Lands Act 1992* over an area of water or seabed;

(iii) a licence granted under Part 7 of the *Crown Lands Act 1992*.

(3) After regulation 3(1)

insert

(1A) For subregulation (1)(g), a lease or licence is taken to be for a term of more than 12 years if:

(a) it contains:

(i) an option to renew the lease or licence for an additional term from the date of expiration of the lease or licence; or

(ii) a provision for the granting of a further lease or licence for an additional term from the date of expiration of the lease or licence; and

(b) the aggregate of all terms is more than 12 years.

5 Regulation 5B inserted

After regulation 5A

insert

5B Reports and information required for prescribed classes of development applications

(1) For section 46(3A) of the Act, each class of development application described in the Table is prescribed.

(2) A development application of a prescribed class may contain only the reports and information mentioned under the provision of the Act specified opposite the class in the Table.

Table

Item	Class of development application	Provision
1	Application to carry out a permitted development that requires consent only because the development will not fully comply with the applicable development requirements in the NT Planning Scheme	Section 46(3)(aa), (a) and (b)
2	Application for the subdivision of land that creates no more than 2 lots	Section 46(3)(aa), (a), (b), (e), (ja) and (k)

Item	Class of development application	Provision
3	Application for the consolidation of land	Section 46(3)(aa), (a), (b), (ja) and (k)
4	Application for the subdivision of land for the purpose of a boundary realignment	Section 46(3)(aa), (a), (b), (ja) and (k)
5	Application for the subdivision of land under the <i>Unit Titles Act 1975</i> or the <i>Unit Title Schemes Act 2009</i> , other than to subdivide vacant land	Section 46(3)(aa), (a), (b), (ja), (k) and (l)

6 Part 7 inserted

After regulation 22

insert

Part 7 Transitional matters for Planning Amendment Regulations 2026

23 Definitions

In this Part:

amending Regulations means the *Planning Amendment Regulations 2026*.

commencement means the commencement of regulation 3 of the amending Regulations.

24 Application of amendments to regulation 3

Regulation 3, as amended by the amending Regulations, applies only in relation to a lease or licence granted after the commencement.

25 Application of regulation 5B

Regulation 5B, as inserted by the amending Regulations, applies only in relation to a development application made after the commencement.

7 Repeal of Regulations

These Regulations are repealed on the day after they commence.