



Inquiry into Appropriation Bill 2026–2027 and Appropriation (Office of the Legislative Assembly) Bill 2026–2027

Answer to question taken on notice

Asked by: Ms Jo Clay MLA

Addressed to: Treasurer

Redirected to: Minister for Planning and Sustainable Development

In relation to: Treasury and Expected number of DA

Hearing: 27 July 2026

Uncorrected Proof Transcript pp 42

Transcript provided: 29 July 2026

Answer Due: 11 August 2026

Mr Mitch Pirie: took on notice the following question(s):

MS CLAY: Thank you, Chair. On the LVC original question, I think, Treasurer, you told us last week that the \$2 million revenue foregone was based on 40 homes for missing middle?

Mr Steel: That was not me, but it was an official, yes.

MS CLAY: Yes, excellent. Somebody told us that. That is great. I just want to know, was that based on the expected number of DA's of a particular type and scale. Did you model that or like how was that?

Mr Steel: We can take that one on notice unless you want to provide some further information.

Mr Pirie: I think we will take it on notice. My team work closely with CD officials and it is a conservative estimate, but we can take that on notice and provide further detail.

MS CLAY: On notice would be great, yes. Yes, that would be great.

Chris Steel MLA: The answer to the Member's question is as follows:

The response to QON 117 details the methodology used to estimate LVC revenue foregone from the Missing Middle remission in the 2026–27 Budget. The estimate of foregone revenue was based on historical LVC revenue patterns for development expected to proceed in the absence of the remission. This is separate from the scenario modelling of additional development induced by the policy. The modelling conservatively assumes the remission will support an additional 40 missing middle dwellings each year.

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Applying the lower-end Schedule 1 LVC of \$49,000 per additional dwelling (after the 50 per cent remission from \$98,000) results in approximately \$1.96 million in additional LVC revenue in 2026–27, offsetting much of the revenue foregone from the remission.

Approved for circulation to the Select Committee on Estimates 2026-2027

Signature: 

Date: 12/8/26

By the Minister for Planning Sustainable Development, Chris Steel MLA