QTON No. 6

Legislative Assembly for the **Australian Capital Territory**
Standing Committee on Environment and Planning

Inquiry into Planning (Missing Middle Housing) Amendment Bill 2026

Answer to question taken on notice

Asked by: Ms Fiona Carrick MLA

Addressed to: Treasurer

Redirected to:

In relation to: Commissioner for ACT Revenue and small-scale developments

lease variation charge

Hearing: 19/05/2026
Uncorrected Proof Transcript p 12
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Answer Due: 02/06/2026

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MS CARRICK: I was just going to ask, what proportion of the lease variation charge comes from the small-scale residential developments, the missing middle?

Mr Pirie: I would have to take that on notice, but generally, historically, the majority of LVC revenue come from larger mixed-use type developments, rather than smaller scale developments.

MS CARRICK: Okay. Thanks. If you take that on notice, what the percentage is between small ones and the big mixed-use ones.

Mr Pirie: Sure.

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

A large majority of LVC revenue is drawn from larger, mixed-use developments in commercial zones. Only around 11 per cent of LVC revenue is currently drawn from residential developments in suburban (RZ1) and suburban core (RZ2) zones, where missing middle developments would typically occur. This proportion will likely increase as more missing middle developments, facilitated by the current missing middle reforms, are undertaken.

Approved for circulation to the Standing Committee on Environment and Planning

Signature:

Date: 3/6/26

By the Treasurer, Chris Steel MLA