



## Triple Bottom Line (TBL) Assessment Summary

*The Triple Bottom Line Assessment is required to be published in accordance with Part 4, section 23 (1)(b) of the Freedom of Information Act 2016*

**20/047 – Sale of Part Blocks 37, 47 and 66 Section 51 Holt and Blocks 6, 22, 36, 64 Section 51 Holt and possible part of Kippax Place Road Reserve**

### Summary of impacts:

- The sale will facilitate the development of a new shopping centre and new community facilities, as well as creating opportunities for different housing typologies, within the Kippax Group Centre.
- The development of a new \$90 million shopping centre and off-site works will generate some 1,000 jobs and potentially form part of the economic recovery for the Territory.
- The method of sale of land will have no environmental impact.

**Level of impact**

**Positive**

**Negative**

**Neutral**

### Social

Level of impact	Impact	Summary
Positive	Health (Community and mental health)	<ul style="list-style-type: none"> <li>• The proposal includes the demolition of the existing health centre and a requirement to construct a new community building.</li> </ul>
Positive	Access to services	<ul style="list-style-type: none"> <li>• The sale and development of the land will provide access to new services.</li> </ul>
Positive	Housing and Affordable housing	<ul style="list-style-type: none"> <li>• The zoning allows the development of housing. The development of housing in the Group Centre is likely to lead to different housing typologies, increasing the housing choice in Holt and the surrounding suburbs.</li> </ul>

### Economic

Level of impact	Impact	Summary
Negative	ACT Government Budget	<ul style="list-style-type: none"> <li>• Revenue from the sale of the site is not currently in the SLA forecast.</li> <li>• There could be a negative impact on the budget if the cost of off-site works exceeds the land value and any developer contribution to the provision of off-site works.</li> </ul>

		<ul style="list-style-type: none"> <li>Should the cost of the balance of the off-site works exceed the land value funding will need to be sought as part of the Budget process.</li> </ul>
Positive	Employment and labour force	<ul style="list-style-type: none"> <li>Depending upon the nature of the development, up to 1,000 construction jobs and between 400 to 500 retail and ancillary jobs could be generated by the development.</li> </ul>
Positive	Investment and Economic Growth	<ul style="list-style-type: none"> <li>An estimated boost to the construction sector of \$90 million is expected depending upon the nature of the development.</li> </ul>
Positive	Competition	<ul style="list-style-type: none"> <li>Releasing the land through a competitive process will allow alternate delivery methodologies and other developers to participate.</li> </ul>

Environmental		
Level of impact	Impact	Summary
Negative	Landscape changes	<ul style="list-style-type: none"> <li>A portion of the land being sold is currently open space. Variation No 361 rezones the land to allow the proposed development to occur.</li> </ul>