



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

19/131 Territory Plan Variation for Housing Choices

Summary of Impacts	
	<ul style="list-style-type: none"> The submission contributes to the Government priority of Infrastructure – Building a better city. The Territory Plan Variation (TPV) will change planning policies to implement the Collaboration Hub recommendations and facilitate housing diversity and affordable housing. The TPV will provide social, economic and environmental benefits for residential areas of the ACT. It will allow a greater range of housing types and sizes, while also ensuring the protection of the Garden City character with requirements for soft landscaping plannable area on residential blocks. Social Impacts – increased housing choice in proximity to rapid public transport, active travel infrastructure, public places and services will support a diverse, active and healthy community. Environmental Impacts – urban infill and a more compact built form with greater housing choices reduces urban sprawl and land-take, and in combination with rapid public transport and active travel options reduces car dependency and related carbon emissions. The protection of the Garden City character and soft landscaping plannable area on residential blocks promotes biodiversity, ecological connectivity and habitats. Economic Impacts – the changes to residential policies encourage and maximise productivity, investment and innovation by managing growth of the city and providing planning, design and housing construction industry with opportunities.

Level of impact	Positive	Negative	Neutral

Social

Justice and rights	<ul style="list-style-type: none"> The Housing Choices project has involved the participation of the broad community as well as key community and industry stakeholders. This included a stakeholder reference group, which had a representative from the Aboriginal and Torres Strait Islander Elected Body. The TPV does not negatively impact human rights. Opportunities will be created for an increased mix of housing types and sizes to suit the future needs of Canberrans. Improving the availability of appropriate housing in Canberra can boost supply and assist in the delivery of more affordable options. Increased housing diversity supports enhanced liveability and social inclusion by making it easier for everyone to find a home that suits their needs and budgets.
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Economic

ACT Government Budget	<ul style="list-style-type: none"> The costs of preparing the TPV can be met within existing resources, and as part of current and upcoming projects by EPSDD. The TPV does not have any impact on the Budget.
Productivity	<ul style="list-style-type: none"> The TPV implements government priorities for housing choices and affordable housing and will support policy changes to increase housing choices in the ACT. The proposed changes mean that the ACT will be able to support a growing and ageing population and changing households in a range of housing types and sizes with the finite supply of land available to accommodate urban development, thereby using our land more productively and efficiently. This helps reduce the demand, and associated cost, of new infrastructure.

	<ul style="list-style-type: none"> • The proposed changes to encourage greater housing choice complements the drive for Canberra to be more sustainable, compact and well-connected. The ACT Planning Strategy 2018 has a target for 70% of new housing to be built in existing urban areas, rather than extending our urban footprint into greenfield areas. This is an important contributor to reducing Canberra’s ecological footprint. • The proposed changes create opportunities for innovative housing types to be designed and built to support new lifestyle opportunities to suit the needs of future Canberrans and provide opportunities for the housing construction industry. • Enabling a range of housing options has the potential to boost supply across the board and help government to deliver more affordable homes to those on lower incomes.
Investment	<ul style="list-style-type: none"> • Opportunities will be created for innovative and sustainable housing types to be planned, designed and built. This will provide for new lifestyle opportunities to suit the needs of future Canberrans and support the housing and construction industry. • This may attract investment into the ACT from interstate developers. Some of the new housing product may attract investors in the new housing options that may be created in an urban environment. • Making changes to the planning system and residential policies can improve economic feasibility of developing a range of housing types and sizes, including multi-unit housing, in existing urban areas. • The development industry has indicated during consultation on the Housing Choices project that residential policies are restrictive and providing greater housing choices in established areas is not often economically viable. This concern was supported by an economic analysis for the ACT Government (Real Sustainability, 2012), which showed that no development in the RZ2 to RZ4 residential zones were found to be viable under the current economic conditions and planning provisions. • Current economic, social and environmental research supports a move towards providing a diverse range of housing choices
Competition	<ul style="list-style-type: none"> • Opportunities will be created for innovative and sustainable housing types to be designed and built. • The proposed changes have the capacity to stimulate activity in the housing and construction industry, with a greater range of housing product potentially being delivered into the market. • Providing more housing choice will contribute to making Canberra a more compact, liveable and competitive city that better meets the housing needs of residents into the future. • Meeting the demand for a greater range of housing choice, while also maintaining the amenity of Canberra’s suburbs and neighbourhoods, requires policies that encourage diverse and quality developments in residential areas. This is fundamental to maintaining Canberra’s reputation as a garden city.
Environmental	
Energy	<ul style="list-style-type: none"> • Opportunities for innovative, sustainable housing types and landscaping plantable area on residential blocks will assist with mitigating the impacts of climate change.