



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

19/659 – ACT Planning System Review and Reform

Summary of impacts:

- The key findings of the TBL assessment is that the proposal to review and reform the planning system will have a positive or neutral impact on matters of social, environmental and economic consideration.
- Social Impacts – the proposed improved spatial and detailed planning for areas will enable a more strategic understanding of future planning needs and intentions for areas. Facilitating increased development in proximity to rapid public transport, active travel infrastructure and well-designed public places and services will support a diverse, active and healthy community.
- Environmental Impacts – urban infill and a more compact built form with greater planning guidance reduces urban sprawl and land-take and improves built form quality. Protecting landscape character and enabling growth in certain areas of the city promotes biodiversity, ecological connectivity and protects habitats.
- Economic Impacts – changes to create an improved planning system and planning directions encourages productivity, investment and innovation by managing the growth of the city and providing the development industry with opportunities and greater clarity.
- The next phase of the project will further consider and, where appropriate, address social, environmental and economic matters through the development of the changes to the system and its elements.
- On balance this TBL assessment supports the proposal.

Level of impact	Positive	Negative	Neutral
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Social		
Level of impact	Impact	Summary
Neutral	Gender Equality	<ul style="list-style-type: none"> • The next phase of the project will consider gender equity in spatial and strategic planning.
Positive	Health (Community and mental health)	<ul style="list-style-type: none"> • The improved spatial planning at a more local level will enable a more strategic understanding of future planning needs and directions for areas.

Positive	Access to services	<ul style="list-style-type: none"> The improved spatial planning at a more local level will enable a more strategic understanding of future planning needs and directions for areas.
Positive	Housing and Affordable housing	<ul style="list-style-type: none"> The improved spatial planning will enable a more strategic understanding of directions for urban intensification areas. Provision of land and housing diversity will be a consideration of the planning directions and reforms.
Neutral	Homelessness support	<ul style="list-style-type: none"> No adverse impact. The project will not inhibit or increase the supply of emergency accommodation and services.
Positive	Access to social inclusion/participation and community activities	<ul style="list-style-type: none"> The engagement process has/will be undertaken with a diverse representation of the community. The improved spatial planning at a more local level will enable a more strategic understanding of future planning needs and directions for areas.
Neutral	Human rights	<ul style="list-style-type: none"> No nett adverse impact on human rights. The engagement for the review process has and will continue to recognise the fundamental human rights of individuals. The new system will continue to facilitate the provision of housing.
Positive	Aboriginal and Torres Strait Islander	<ul style="list-style-type: none"> It is proposed to require the purpose of the Planning Legislation to acknowledge, value, protect and promote Aboriginal and Torres Strait Islander, knowledge, culture and tradition and to enable the preparation of cultural plans. Engagement will be undertaken with representatives of Aboriginal and Torres Strait Islander communities and specifically with the Ngunnawal community to understand how indigenous culture could be reflected in the ACT planning system.
Neutral	Multicultural	<ul style="list-style-type: none"> Proposal will not have an adverse impact on people from multicultural or ethnic backgrounds.
Neutral	Impacts on different age groups	<ul style="list-style-type: none"> The next phase of the project will consider the effect on different age groups directly or indirectly through the development of the planning system elements.
Neutral	Disability	<ul style="list-style-type: none"> The proposal will not have an impact on people living with a disability. The next phase of the project will consider accessibility through the development of the planning system elements.
Neutral	Justice and Crime	<ul style="list-style-type: none"> No adverse impact. The next phase of the project will consider crime prevention through the development of the planning system elements.

Economic		
Level of impact	Impact	Summary
Neutral	ACT Government Budget	<ul style="list-style-type: none"> • Work for this phase of the project, consisting of research and policy works, will be undertaken within the half year budget allocation. • The proposed work will be undertaken within the allocated budget. • The creation of practice notes and guidance material, training and education, will improve the information available to development proponents and members of the public and is expected to reduce the number of queries raised. • The improved planning system will not impact the number of Authority staff resources. <p>An efficient planning system may pass on savings to other Directorates through opportunities to streamline some processes.</p>
Positive	Productivity	<ul style="list-style-type: none"> • The property and development sector will be the primary industry affected by the proposal. The system improvements will respond to their request for changes to the development assessment processes. • A clearer planning system, that is outcomes focussed, will provide the opportunity to direct effort into achieving desired outcomes. • The planning system will be easier to navigate and provide a clearer connection with the strategic settings.
Positive	Innovation	<ul style="list-style-type: none"> • The opportunity to consider alternate development proposals will have the planning system more responsive to new technology and other innovations.
Neutral	Employment and labour force	<ul style="list-style-type: none"> • The project will have no adverse impact on the employment levels in either the public or private sector.
Neutral	Small business impact	<ul style="list-style-type: none"> • There will be no adverse impacts on small business in terms of regulatory or taxation environment.
Neutral	Skills	<ul style="list-style-type: none"> • The ACT workforce who prepare planning submissions and development proposals will need to strengthen their consideration of development outcomes. This is a natural progression of the existing planning system and the workforce will be able to readily adapt.
Neutral	Education	<ul style="list-style-type: none"> • No adverse impact on access to education and training or qualifications of the ACT workforce.
Positive	Investment and Economic Growth	<ul style="list-style-type: none"> • An outcomes focused planning system will have a positive impact on the level of public or private investment in the ACT economy. • The primary sectors affected by the change to the planning system will be the property and development industries.

Positive	Competition	<ul style="list-style-type: none"> The proposal will strengthen the competitiveness of the ACT economy. By implementing elements of the ACT Planning Strategy 2018 to foster and support a city with high levels of productivity, liveability and sustainability in order to attract and retain our most important resource – people.
Neutral	Cost of living	<ul style="list-style-type: none"> No adverse impact on the level or pattern of household consumption of goods and services.
Neutral	Procurement	<ul style="list-style-type: none"> No adverse impact on procurement practices, efficiency, effectiveness or costs.

Environmental		
Level of impact	Impact	Summary
Neutral	Biodiversity	<ul style="list-style-type: none"> No adverse impact on the ecology of the region. The environmental consideration of impacts on flora and fauna will be retained.
Neutral	Landscape changes	<ul style="list-style-type: none"> No adverse impact or material change in the landscape beyond what occurs with the current ACT planning system.
Neutral	Heritage	<ul style="list-style-type: none"> No adverse impact on any premises or land that are heritage registered. Culturally significant or heritage registered objects will continue to be protected via the Heritage Act.
Neutral	Environmental Quality	<ul style="list-style-type: none"> No adverse impact or material change in the air pollution level beyond what occurs with the current ACT planning system.
Positive	Climate Change mitigation	<ul style="list-style-type: none"> The next phase of the project will consider measures to mitigate climate change through improved relationship of strategies and incorporation of strategies into development controls and planning directions.
Positive	Climate Change adaptation	<ul style="list-style-type: none"> The next phase of the project will consider measures to address climate change adaptation through the development of the considerations such as micro-climate assessment.
Neutral	Water	<ul style="list-style-type: none"> No adverse impact or material change in the impact of water use, water pollution, water sensitive urban design, storm water or exposure to flood beyond what occurs with the current ACT planning system.
Positive	Urban Heat	<ul style="list-style-type: none"> The next phase of the project will consider measures to address urban heat through the development of consideration such as micro-climate assessment.
Positive	Visual quality	<ul style="list-style-type: none"> The next phase of the project will include more detailed planning for local level including the consideration of the visual quality of development.

Neutral	Waste	<ul style="list-style-type: none">• No adverse impact or material change in the waste management systems and waste policies beyond what occurs with the current ACT planning system.
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