

City Renewal Authority and Suburban Land Agency (City Renewal Authority) Statement of Operational Intent 2021

Notifiable instrument NI2021–293

made under the

City Renewal Authority and Suburban Land Agency Act 2017, s 18 (Statement of operational intent)

1 Name of instrument

This instrument is the *City Renewal Authority and Suburban Land Agency (City Renewal Authority) Statement of Operational Intent 2021*.

2 Commencement

This instrument commences on the day after its notification day.

3 Approval

I approve the Statement of Operational Intent in Schedule 1.

4 Revocation

The *City Renewal Authority and Suburban Land Agency (City Renewal Authority) Statement of Operational Intent 2019* (NI2019-787) is revoked.

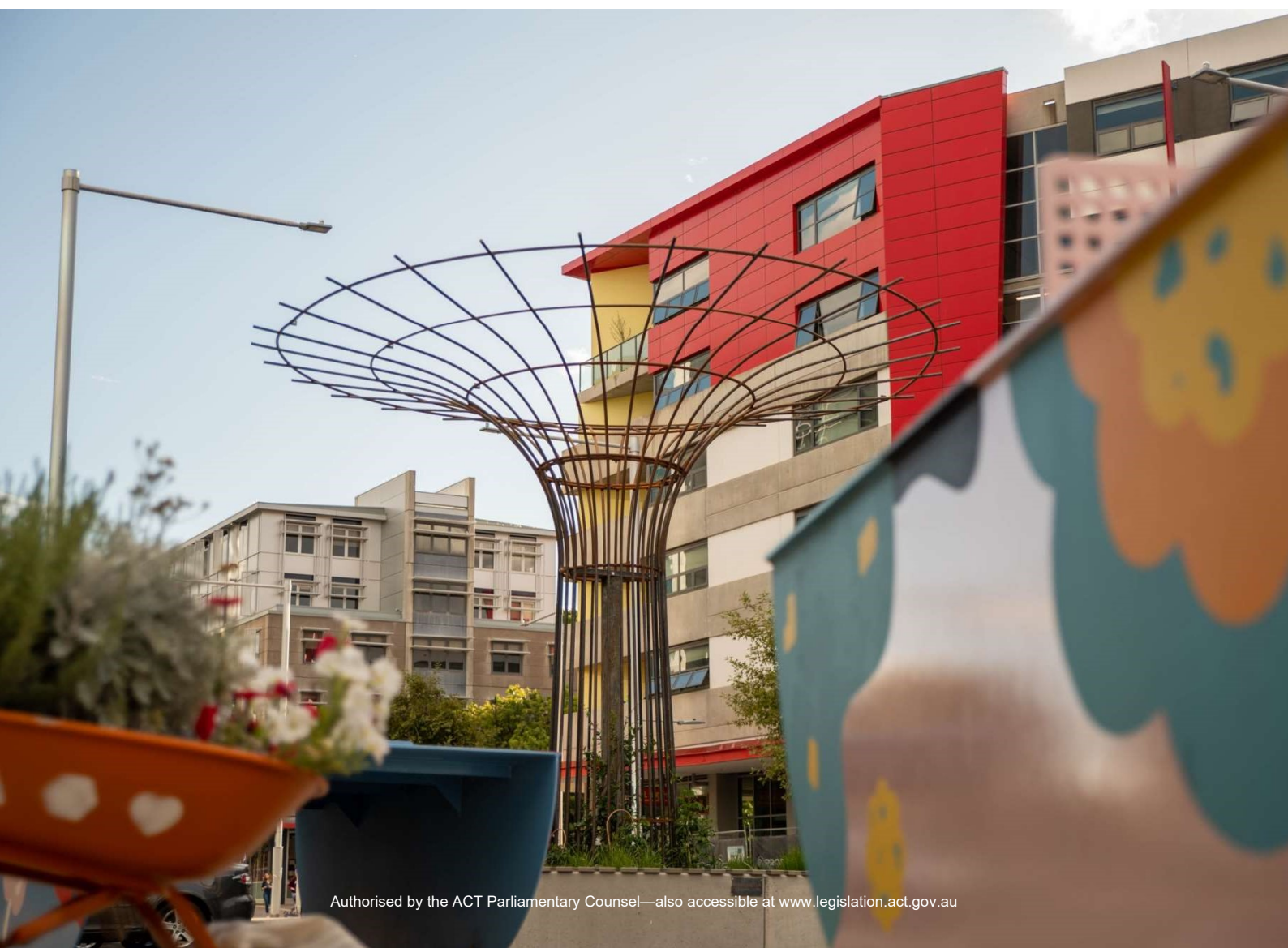
Andrew Barr MLA
Chief Minister
12 May 2021

Schedule 1
(see s 3)

Statement of Operational Intent

2021

March 2021



The City Renewal Authority

The City Renewal Authority (the Authority) is a Territory Authority established under *the City Renewal Authority and Suburban Land Agency Act 2017* (the Act).

Working with the community, the Authority recognises that our city's places are there for the people to live in, work in, enjoy and support a quality of life Canberrans expect and deserve. As defined by the Objects detailed in our Act, we:

- **encourage and promote an active city through the delivery of design-led, people-focused urban renewal**
- **encourage and promote social and environmental sustainability**
- **operate effectively with sound risk management practices to ensure value for money.**

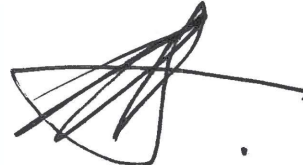
This Statement of Operational Intent, which relates to the 2021 calendar year, responds to the ACT Government's 2021 Statement of Expectations.

Approved by the Board of the Authority, this statement has been developed in the context of applying a strategic approach to our renewal work over future years' programs and projects.

We look forward to driving the implementation of the Government's vision for the City Renewal Precinct.



Christine Covington
Chair
City Renewal Authority Board



Malcolm Snow
Chief Executive Officer
City Renewal Authority

Preamble

The City Renewal Authority is responsible for co-ordinating and implementing visionary urban renewal within the designated City Renewal Precinct (the precinct) to make it a great place to live, work, explore and enjoy.

We are laying the foundations to ensure Canberra's city centre further evolves into a thriving precinct with well-designed buildings and public spaces that significantly improves the level of activity, connectivity, and sustainability.

Successful urban renewal cannot be achieved by Government alone. It requires collective urban leadership to create great places and so we will continue to work in close partnership with the community, the private-sector and other government agencies.

Together we will create an active city heart that meets the needs and ambitions of the Canberra community through design-led, people-focused renewal guided by a commitment to economic, social and environmental sustainability.

We will draw on our strong, established partnerships and continue to forge new ones, to support the creation of new buildings, places and experiences within the precinct that are of exemplary design quality, excite interest and participation, and stimulate new investment.

We will continue to activate the precinct with events and attractions that bring more people into the city centre and improve the experience for residents, workers and visitors.

We will meet the Government's expectations in delivering a range of high-quality urban renewal outcomes that firmly embed Canberra's standing as a city of choice, a city of talent, and a city of ambition that is open to all.

Our response to those expectations is set out in this Statement.

Our success will be measured by:

- **A revitalised city centre precinct that is economically prosperous, sustainable and liveable.**
- **A diverse, active and engaged residential population that has a strong sense of community.**
- **The take-up of economic and business opportunities for new enterprises, start-ups, new investors and the creative sector.**



CITY WALK UPGRADE AND DESIGN CANBERRA INTERVENTION. SHOT BY 5 FOOT PHOTOGRAPHY

Our Vision

To be acknowledged as the most dynamic, inclusive, and competitive city precinct in Australia.

Our Mission

We will lead the revitalisation of our precinct and its places by delivering a people-centred, design-led, sustainable and commercially astute urban renewal program.

Our Guiding Principles

We believe and are committed to the following guiding principles in our work:

Community – Our community and stakeholders are at the heart of everything we do. We will talk, listen and act according to this principle and deliver public benefit through all of our activities.

Best practice urban design – We expect excellence in urban design. We will lead thinking, action and evidence-based practice to transform the urban quality of the precinct, so it is recognised as a national benchmark.

Active places – We will enliven our precinct. We will increase its attractiveness and opportunities for social and business interaction through well-considered place programs, creative interventions and events.

Efficient and effective delivery – Our activities will meet best practice renewal in project and program design, management and reporting and will be delivered on time, on budget and to a superior quality.

Financial, social and environmental sustainability – We believe in and apply triple-bottom-line ethics and practices.

Innovation – We will look over the horizon by encouraging innovation and embracing leading-edge practices in all our activities.

Exemplary governance, transparency and accountability – We will conduct our activities in a strategic, transparent and accountable way, meeting compliance standards and requirements, winning the trust of our stakeholders and the community.

Our people – Our people are our engine room. We will ensure diverse and inclusionary practices and create and conserve employment opportunities within an organisational culture that supports seamless delivery of our programs.

Values – We will be an exemplar in our relationships with other government agencies and our stakeholder community. We will uphold the ACT Public Sector values of respect, integrity, collaboration and innovation. At all times we are ethical and inclusive in how we conduct our business and relationships.

Our Strategic Goals

Our strategic goals to 2025 are distilled from our Act and informed by our Mission Statement, Guiding Principles and ongoing feedback and inspiration from our stakeholders.

The Authority's strategic goals are to:

- Goal 1:** Operate as a strong, strategic, influential, and capable organisation.
- Goal 2:** Curate high-quality places and precinct development, taking a people-focused and design-led approach.
- Goal 3:** Apply robust and innovative social and environmental sustainability principles and programs that will underpin precinct wide renewal.
- Goal 4:** Facilitate new and diverse economic investment into the precinct.
- Goal 5:** Demonstrate exemplary accountability and transparency in corporate governance and compliance.



YANNI POUNARTZIS PAINTING A GROUND MURAL FOR GREAT DAY GREAT PLACE SHOT BY PATRICK ROSE

Our response to the Government's Expectations

Our intentions

This document is a statement of the Authority's intentions for 2021.

Our intentions are based on our learnings over the past four years since our establishment. We are committed to applying those learnings to how we implement the foundation of our work, the City Precinct Renewal Program (CPRP)¹ in a way that is consistent with the Territory and National Capital Authority's (NCA) planning frameworks and delivers on the Government's commitments and policies in a meaningful way.

In doing so, we strive to be innovative and take advantage of new opportunities as they arise. Through ongoing review and a process of continuous improvement, we will ensure our work remains contemporary and reflects the ever-changing needs of our growing community.

In order to create great places for people, we must continue to engage with the people who will use them. We are committed to working with our stakeholders to help shape the renewal of the precinct and will look for new opportunities to include the people who are affected by our projects and policies in their development.

We remain focused on initiating leading-edge urban renewal and revitalisation activities within the precinct, recognising this will demand collaborative action from governments, the private sector and the community to achieve great urban renewal.

Many stakeholders will continue to have an important role in supporting and advocating our work. In particular, the NCA has administrative responsibility for control of development on Designated Land identified in the National Capital Plan.

With many areas in the precinct identified as Designated Land, the Authority recognises the important role the NCA plays in approving and facilitating our renewal projects. We will continue to work closely with the NCA, the Environment, Planning and Sustainable Development Directorate, Transport Canberra and City Services, Major Projects Canberra and the Suburban Land Agency to achieve outstanding planning and development outcomes that meet our common objectives for the precinct.

Equally, the high proportion of private land ownership within the precinct highlights the importance of effectively advocating our renewal vision and by doing so gaining the support of the precinct's land holders, businesses and residents so they can play a central role in shaping its revitalisation.

We will also continue to support businesses through the ongoing effects of COVID-19, not only through encouraging visitation to the precinct, but also through minimising the impact of our capital works program. For example, we have scaled back the extent of streetscape upgrades proposed for Lonsdale Street in Braddon and Woolley Street in Dickson over the coming year to lessen the disruptive construction impact on surrounding businesses, while still creating more visually appealing and accessible places to visit.

The Government expects a high degree of accountability and transparency from the Authority, as well as timely and accurate advice. The Authority is committed to the principles of Open Government and ensuring transparency in process and information in all that we do. We are committed to actively

¹ https://www.act.gov.au/_data/assets/pdf_file/0005/1539743/City-Renewal-Program.pdf

engaging with the community so that all interested citizens can participate in the governing process. To support this, we actively maintain our website and social media platforms. This includes current project updates and the publication of governance documents, such as Board publishable outcomes and Annual Reports. We are currently developing a new engagement portal to make it even easier for stakeholders to know and understand what we are doing and how they can participate in the renewal process.

In relation to good governance, the Authority's management of risk; responsibility to exercise due diligence; compliance with relevant legislation and legal instruments; and adequacy of financial controls is overseen by the Authority's Audit and Risk Committee and supported by an internal audit program.

Specific projects and initiatives

In 2021 the Authority will progress and deliver the following projects specified by the Government:

- **Canberra Civic, Arts and Cultural Precinct (CCACP)** – in consultation and collaboration with the proponents of the redevelopment of the Canberra Theatre Complex, the Authority will complete the precinct plan for the CCACP and identify opportunities for potential land release.
- **Haig Park** – in December 2020 the Authority lodged a Development Application for the construction of a much-anticipated community centre, along with lighting and footpath upgrades in Haig Park. Pending final planning approval, the construction of these upgrades will commence in 2021.
- **Acton Waterfront** – land reclamation and piling works to support the completion of the Acton Waterfront Boardwalk are underway and will be completed by late 2022. In addition, the Authority will upgrade beach access, paths and landscaping at the northern end of the boardwalk this year.

With regards to possible future estate works in Acton, the Authority has begun briefing the Government on development delivery and funding options. We now await direction on the preferred approach before progressing development plans.

- **Braddon** – the Authority will undertake community consultation on the Lonsdale Street upgrades from April 2021 prior to an anticipated construction commencement in the second half of 2021. Subject to the outcome of consultation, the streetscape improvements will include two new pedestrian crossings on Lonsdale Street; upgrades to the Girrahween and Cooyong Street intersections at either end of Lonsdale Street, including pedestrian crossings into Haig Park; and new urban artworks.
- **Dickson** – the Authority will undertake community consultation on the Woolley Street upgrades from late March 2021 prior to an anticipated construction commencement in the second half of 2021. Subject to the outcome of consultation, the streetscape improvements will include upgraded pedestrian crossings at either end of the street creating new gateways; a central plaza at the elbow of Woolley Street large enough to host community events; and new urban artworks.
- **City Hill Park** – the Authority will complete concept designs for improvements to City Hill Park, including improved pedestrian access and the incorporation of cultural spaces for the Aboriginal and Torres Strait Islander community.

- **Sydney and Melbourne Buildings** – the Authority will continue to consult with the building owners and ACT Heritage Council regarding how best to restore the public areas of these important heritage buildings through the revitalisation plan. The Conservation Management Plan is expected to be approved by the Heritage Council in mid-2021.
- **City place activation and management** – the Authority will encourage visitation, in a COVID-19 safe way, throughout the precinct through the implementation of a broad activation program, which will include major seasonal events linked to Enlighten (February/March 2021), Wintervention (July 2021), Floriade (September/October 2021) and Christmas (December 2021). In addition, the Authority will continue its intensive cleaning program of public spaces across the precinct, paired with enhancements such as seasonal plantings and street furniture.

Further opportunities

The Authority actively seeks-out further opportunities, guided by our statutory functions and the CPRP, beyond those described in its Statements of Expectations.

In 2021 those opportunities will include:

- collaboration with Major Projects Canberra to ensure strategic public transport, active travel and road infrastructure projects are aligned with land development and urban design outcomes
- collaboration with the Suburban Land Agency to ensure that future land releases along Northbourne Avenue ensure social, sustainable and high-quality design outcomes
- collaboration with the Environment, Planning and Sustainable Development Directorate to help prepare an Urban Design Framework to complement the City Plan
- collaboration with Economic Development, VisitCanberra, Brand CBR, Events ACT and Arts ACT to deliver place experience initiatives to meet the needs and wants of consumers, and promote the precinct as a place where all Canberrans and can live the life they want, with access to quality experiences, unexpected joys and optimism
- identifying potential new land releases, such as Block 40, Section 100 City, which was released onto the market in February 2021 to meet the Commonwealth Department of Education, Skills and Employment's need for inner-city office space.

