

Australian Capital Territory

City Renewal Authority and Suburban Land Agency (City Renewal Authority) Statement of Operational Intent 2026

Notifiable instrument NI2026-194

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 2026*.

2 Commencement

This instrument commences on the day after its notification day.

3 Approval

I approve the statement of operational intent for the City Renewal Authority at schedule 1.

4 Revocation

This instrument revokes the *City Renewal Authority and Suburban Land Agency (City Renewal Authority) Statement of Operational Intent 2025 (NI2025-46)*.

Andrew Barr MLA
Chief Minister

21 April 2026

Schedule 1

(see s 3)



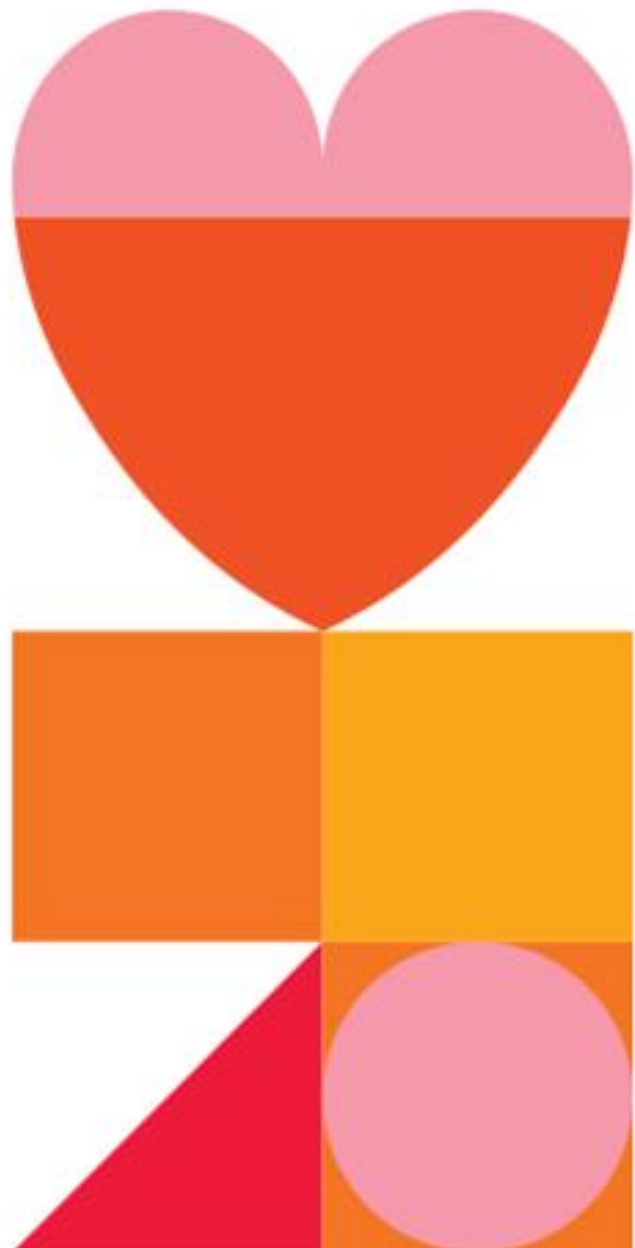
ACT
Government

**CITY
RENEWAL
AUTHORITY**

Statement of Operational Intent

2025-26

February 2026





ACT
Government

**CITY
RENEWAL
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Acknowledgement of Country

We acknowledge the Ngunnawal people as traditional custodians of the ACT and recognise any other people or families with connection to the lands of the ACT and region. We acknowledge and respect their continuing culture and the contribution they make to the life of this city and this region.

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 responds to the ACT Government's 2026 Statement of Expectations issued in January 2026.

Approved by the City Renewal Authority Board, 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.



Marcia Doheny
Board Chair
City Renewal Authority



Craig Gillman
Chief Executive Officer
City Renewal Authority

Preamble

City Renewal Authority (the Authority) is responsible for coordinating 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 the Precinct further evolves into a thriving destination with well-designed buildings and public spaces that significantly improve 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. We will continue to work in close partnership with the community, the private sector and other government agencies to accomplish this.

Together, we will create an active city heart that contributes to the quality of life for all Canberrans through design-led, people-focused renewal, guided by a commitment to social progress, inclusion, and economic 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 in 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 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, as well as the creative and not-for-profit sectors.

Our vision

The City Centre is the heart of Canberra: a captivating gathering place where creativity, work, life and leisure come together.

Our mission

We will transform Canberra's City Centre into a contemporary and magnetic destination by:

1. creating culturally rich, sustainable and thoughtfully-designed places
2. encouraging and facilitating opportunities for new investment
3. celebrating our places and their points of difference
4. attracting people to support local businesses
5. engaging genuinely with our community
6. maintaining and activating our spaces so they are welcoming and lively.

Our guiding principles

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

High quality outcomes - Design-led and focused on delivering excellence

Sustainability - Environmentally, socially and economically

People focused - Informed by community, First Nations and stakeholder engagement

Exemplary governance - Upholding risk management, transparency, and accountability

Value for money - Achieving value for the community and economic viability

Our strategic goals

Our strategic goals to 2030 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: Create an attractive destination where people want to live, work and visit.**
We will continue to enhance, activate and promote the Precinct's unique places and opportunities, to cultivate destinations that appeal to and attract locals and visitors.
- Goal 2: Establish clear strategies to shape our precinct places.**
We will guide the revitalisation of our precinct places to ensure urban renewal is integrated and cohesive.

Goal 3: Attract and generate new investment to the precinct.

We will widely promote the City Centre’s renewal as an attractive investment opportunity.

Goal 4: Deliver the City Precinct Renewal Program.

We will continue to deliver the City Precinct Renewal Program. Our projects will be prioritised according to the Government’s annual Statement of Expectations.

Goal 5: Ensure financial sustainability to support urban renewal.

We will refine our long-term plan to deliver a sustainable and responsive land development program to stimulate urban renewal and provide greater revenue certainty for the Territory.

Our response to the Government's expectations

Our intentions

This document is a statement of the City Renewal Authority's intentions for 2026.

Our intentions are informed by our experience to date and our commitment to continual improvement. We will apply these learnings to the implementation of the City Precinct Renewal Program, ensuring our work is consistent with the Territory's strategic planning framework, including the *Planning Act 2023*, and aligns with the National Capital Authority's (NCA) planning responsibilities across Designated Land. We remain focused on delivering the Government's commitments and policy directions in a way that is meaningful, contemporary and responsive to community needs.

As we deliver the next phase of the City Precinct Renewal Program, we will continue to refine our approaches, embrace new opportunities and pursue innovative and integrated renewal outcomes. Our work will be supported by ongoing review and continuous improvement to ensure it remains aligned with best practice in design-led, people-focused urban renewal.

Creating great places requires us to remain deeply engaged with the people who live, work and visit within the Precinct.

We will continue to collaborate with stakeholders, businesses and community members to help shape the direction of our projects, and we will seek new and more inclusive ways to involve those who are directly affected by our strategies and initiatives.

Our focus for 2026 remains on leading exemplary renewal and revitalisation activities within the Precinct. Achieving this requires strong partnerships across government, industry and the community. The NCA plays a central role in renewal outcomes, particularly across areas of Designated Land. The Authority will continue to work closely with the NCA, the City and Environment Directorate, Chief Minister, Treasury and Economic Development Directorate, Suburban Land Agency, the Cultural Facilities Corporation, among others. These partnerships are essential to delivering coherent planning, high-quality outcomes and a shared vision for the future of the Precinct.

The significant level of private land ownership across the Precinct also highlights the importance of clearly communicating our renewal vision and building support among landholders, businesses and residents.

We will continue to advocate for high-quality design and sustainability outcomes, while fostering strong relationships that encourage active participation in the Precinct's transformation. We will also continue to support local businesses, both by strengthening visitation to the City Centre and by minimising disruption associated with capital works.

The Government and community expect a high degree of transparency, integrity and accountability from the Authority. We remain committed to the principles of Open Government and to providing timely, clear and accurate information. We will continue to maintain accessible communication channels, including our website, social media platforms and contributions to whole-of-government initiatives such as Built for CBR. These platforms

provide up-to-date information on renewal activities and make available our governance documents, including Board publishable outcomes and Annual Reports.

Strong governance underpins our work. The Authority's management of risk, its obligations under relevant legislation, and its responsibilities for due diligence and compliance are supported by our Audit and Risk Committee and an ongoing internal audit program. Our approach ensures that project delivery, procurement, financial controls and operational processes reflect best practice and uphold the trust placed in us by government, stakeholders and the community.

Urban renewal priorities

Acton Waterfront

Delivery of the Acton Waterfront program will support a new neighbourhood that realises ACT and Federal government objectives in line with the National Capital Plan and West Basin Precinct Guidelines, and community aspirations outlined in the Acton Waterfront Place Plan. Through its renewal effort, the Authority will pursue the following outcomes:

- residential and mixed-use development that is world-class, socially and environmentally sustainable, and supports the ACT Government's housing objectives
- high-quality public realm outcomes and innovation in streetscape character
- parks and connected open space networks that reflect the unique lakeside setting
- connections to transport corridors (light rail and active travel networks)
- acknowledgement of the Ngunnawal people and their connections with the land.

In 2025–26 we will progress planning and development works for the Acton Waterfront neighbourhood and commence construction of Ngamawari, the new waterfront park, with construction beginning in early 2026 and completion forecast for 2028, as set out in the Statement of Intent 2025–26.

We will support, where relevant to our priorities and programs, the Government's intent set out in *CBR2030 ACT's Strategic Economic Development Framework* (CBR2030). Acton Waterfront is one of the precincts highlighted in CBR2030, seeking to inspire and connect through designing communities.

University of New South Wales (UNSW) Canberra City Campus

Under the Act, the Government has directed the Authority to coordinate the UNSW Canberra City campus development on behalf of the Territory, consistent with the UNSW Precinct Deed and the *Planning Act 2023*. This includes:

- overseeing UNSW's delivery of requirements under the Precinct Deed
- coordinating and undertaking governance functions
- stakeholder liaison, management and site coordination

- review of UNSW’s development works applications prior to their submission to the National Capital Authority
- payment of remediation costs to UNSW.

The UNSW campus is also highlighted in CBR2030, providing a destination for learning and supporting knowledge-based economic growth. We will oversee this land development, providing the foundation for this initiative.

Specific projects and initiatives

In 2026 we will progress and deliver the following projects as specified by the Government in its [2026 Statement of Expectations](#):

- **City Spine program** – complete construction/Operational Acceptance for Stage 2 (Garema Place public realm upgrade); complete preliminary designs for Stages 3 (City Walk – Ainslie Place to Allara Street) and 4 (Alinga Street); undertake further lighting and paving upgrades to improve safety
- **Acton Waterfront** – progress planning and development works for the Acton Waterfront Neighbourhood; commence construction of Ngamawari (new waterfront park)
- **Dickson program** – commence construction of public realm upgrades at Dickson shops (including stormwater network upgrades); progress planning for further streetscape upgrades; commence place planning for Section 72 Dickson to identify long-term strategies and improve connectivity to public transport hubs
- **City Hill** – commence a concept masterplan to guide future design and construction work
- **Canberra Civic and Cultural District** – progress design, planning and due diligence to support land release of Block 23 Section 19 City in 2027
- **Sydney and Melbourne Buildings revitalisation** – complete the façade repainting project in accordance with the Conservation Management Plans
- **Precinct activation** – continue comprehensive place curation, activation and promotion across the Precinct (e.g. Winter in the City, La Fiesta)
- **Place management** – deliver an elevated program of place management and maintenance of public spaces across the Precinct
- **Future land sales** – continue feasibility and due diligence for future land releases consistent with the Housing Supply and Land Release Program; identify new land development opportunities, including in the City South-East
- **Development Application referrals** – provide informed design and sustainability advice for all referred development applications within the Precinct.

Further opportunities

City Renewal actively seeks out further opportunities, guided by our statutory functions and the City Precinct Renewal Program, beyond those described in the Government’s Statement of Expectations. In 2026 these strategic objectives and priorities include:

- Preparing for future land releases through comprehensive due-diligence, feasibility and market-readiness activities. Our approach ensures that upcoming land release opportunities within the Precinct are supported by robust planning analysis, reflect sound development economics, and align with broader Government objectives for housing supply, urban density, and sustainable growth. Our approach includes early engagement with industry, assessment of development constraints and opportunities, and identification of infrastructure requirements to support successful redevelopment.
- Undertaking place planning and concept development to inform later stages of renewal, including key strategic locations such as Section 72 Dickson and the next stages of the City Spine (Stages 3 and 4). Our continued efforts help the long-term structure and character of the Precinct, guide future investment decisions, and set the foundation for coordinated public realm and infrastructure delivery.
- Collaborating closely with delivery partners to ensure alignment between Precinct development, major transport infrastructure and the Light Rail program. This includes sequencing works to minimise disruption, addressing construction impacts on businesses and residents, and integrating public realm improvements with broader city-shaping infrastructure investments. These partnerships are essential to maintaining precinct vibrancy and ensuring renewal and transport projects reinforce one another.
- Continuing to strengthen communications, engagement and transparency to build and maintain community confidence in the renewal program. We will provide clear and timely project information, and ensure our processes create meaningful opportunities for community contribution. This includes tailored communications for precinct businesses, landholders and residents.
- Supporting planning reform and policy development in partnership with relevant agencies by contributing technical advice, design expertise and place-based evidence. This may include work on precinct-specific design guidance, implementation support for components of the new Territory Plan, and advice on planning settings that enable high-quality, sustainable and people-focused urban renewal outcomes.
- Continuing to strengthen sustainability outcomes across our initiatives by embedding financial, social and environmental sustainability considerations into planning, design and delivery. This work includes identifying opportunities for social and affordable housing, improving climate resilience, enhancing canopy cover and green infrastructure, and supporting the delivery of inclusive public spaces that contribute to wellbeing and social connection.
- Working collaboratively across government and industry to optimise place experience and activation opportunities. This may include partnering with agencies such as Economic Development, VisitCanberra, Brand Canberra, Events ACT, Infrastructure Canberra and ArtsACT to deliver engaging precinct events, cultural initiatives and marketing activities that attract visitors, encourage repeat visitation, and support local businesses.

- Continuing to engage with the Ngunnawal community early in project planning and design, ensuring our work continues to raise visibility of Ngunnawal culture and supports culturally informed design and place-making outcomes throughout the Precinct. This includes co-design processes, integration of cultural narratives, and opportunities for interpretation that acknowledge Country and its continuing significance.
- Demonstrating the value of the City Centre Marketing and Improvements Levy (CCMIL) through proactive engagement with levy payers. This will support mutual benefit by ensuring levy-funded activities respond to business needs, strengthen the Precinct's economic performance, and provide meaningful improvements to place experience and public amenity.
- Continuing to promote future urban renewal opportunities at a national and international level to attract investment, support economic growth and position the City Renewal Precinct as a destination of choice for new businesses, residents and visitors. This includes showcasing opportunities created through the City Precinct Renewal Program and emphasising the long-term potential of Canberra's central city.