

Australian Capital Territory

City Renewal Authority and Suburban Land Agency (CRA) Statement of Operational Intent 2017*

Notifiable Instrument NI2017-547

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 (CRA) Statement of Operational Intent 2017*.

2 Commencement

This instrument commences on the day after its notification day.

3 Approval

I approve the Statement of Operational Intent in the schedule.

Andrew Barr
Chief Minister
23 October 2017

*Name amended under Legislation Act, s 60

**Schedule to *Approved Statement of Operational Intent 2017*
(see section 3)**



ACT
Government

**City Renewal
Authority**

City Renewal Authority

STATEMENT OF OPERATIONAL INTENT 2017-18



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)*.

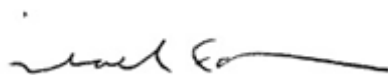
Working with the community, the Authority recognises that Canberra's civic places are there for the people to live in, enjoy and to deliver a quality of life Canberrans expect and deserve. As defined by the Objects detailed in our Act, we will:

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

This Statement of Operational Intent, which focuses on the 2017-18 Budget year, responds to the Government's 2017 Statement of Expectations.

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

We look forward to implementing the Government's vision for the Precinct.



Dr Michael Easson AM
Chair, City Renewal Authority Board



Malcolm Snow
Chief Executive Officer, City Renewal Authority

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Preamble

The ACT Government has set out an exciting urban renewal vision that will transform central Canberra to enliven it and make it even more liveable.

Establishment of the City Renewal Authority is a reflection of Canberra's maturity as it continues to evolve from its roots as the seat of Federal Parliament, to a diverse and vibrant city with an urban identity of its own.

Reinforcing that identity will be central to much of the work of the Authority as we continue to engage the community to bring the future of Canberra to life, and deliver on the Government's expectations. Our response to those expectations is set out in this Statement.

The Authority will lead urban renewal in the City Renewal Precinct (the Precinct). To achieve this we will forge strong and constructive partnerships with the community, industry and all stakeholders to create a place for people to live, explore and enjoy.

We will be a champion of excellence. We will work with the community, business and Government to deliver new buildings and places within the Precinct that are of exemplary design quality, excite interest and participation and attract new investment. We will help to create contemporary, vibrant spaces that will generate creativity, innovation and a diversity of possibilities. The Precinct will stand the test of time and be a place that Canberrans will be proud of and visitors will remember.

The Authority will facilitate activities across government to deliver on the Government's ambitions. New opportunities will be identified, barriers removed and processes will be improved through this collaborative approach.

Plan of City Renewal Precinct Area



We will work to quickly deliver projects in cooperation with other government agencies, private owners, developers, businesses and the community to transform public spaces, strengthen social inclusiveness and foster economic growth.

Together, we will create new public buildings, homes, offices and businesses, parks and landscapes.

Our success will be measured by:

- a revitalised precinct that is sustainable, liveable and attractive;
- a diverse and active residential population that has a strong sense of community; and
- the take-up of economic and business incubation opportunities for enterprises, small start-ups and creative people.

Response to the Government's expectations

We have responded to each element of the Government's Statement of Expectations and our responses are set out at Table 1 below.

Our intentions

This document represents a statement of our aspirations in this, our first year of operation. Our intentions are predicated on what we know now, and we are committed to achieving them. As new opportunities arise, we will take advantage of them.

We recognise that many of our activities will, by their nature and scope, involve other parties. The community is our critical partner in all of our work. No-one knows Canberra like Canberrans – ideas and opinions are diverse, and we value and respect them. We will find different ways to engage with the community and always work collaboratively.

Recognising the importance of collaboration

As a new Authority, we are eager to progress innovative, leading edge renewal and revitalisation activities within the Precinct, but in doing so we acknowledge that other stakeholders have an important role in supporting our work. In particular, the National Capital Authority (NCA) has administrative responsibility for control of development on designated land identified in the National Capital Plan, as being "areas of land that have the special characteristics of the national capital."

With many areas in the Precinct identified as designated land, the Authority acknowledges the important role the NCA plays in this

regard. We will work closely with the NCA to achieve outstanding built form outcomes that meet our shared objectives for the Precinct.

Our Operating Framework

The Authority will be an exemplar in its relationships with other government agencies and the community. We will build a strong reputation for compliance, accountability, transparency and good risk management. Our Board has adopted an operating framework to reflect these intentions and this is provided below. This framework will guide the delivery of our responsibilities and achievement of our objectives. We acknowledge that the Authority will receive Corporate, Governance and Finance services through other government entities. We will be a good corporate partner and work closely with those entities to establish effective and measurable service arrangements.

Further opportunities

The Authority will actively seek out further opportunities beyond those set out in the Statement of Expectations. These opportunities will be guided by our statutory functions, and the City Precinct Plan will be developed with the community. For 2017-18 those opportunities include:

- a Design Study for the Civic Square Cultural Precinct;
- a Public Realm Strategy;
- an Arts and Cultural Precinct Planning Strategy;
- a Sustainability Strategy; and
- a long term Community Engagement Program.

Table 1

Government Expectation	Our Intention
<p>Deliver a cohesive coordinated plan for the City Renewal Precinct.</p>	<p>We will deliver a plan for revitalisation of the Precinct. The City Precinct Plan will be people-centric with quality urban environment at its heart.</p>
<p>The plan will:</p> <ul style="list-style-type: none"> • Identify and recommend prioritisation and sequencing of major public infrastructure works within the precinct. 	<p>We will work with Government and the community to identify opportunities for new major public infrastructure within the Precinct.</p>
<ul style="list-style-type: none"> • Be developed in consultation with stakeholders. 	<p>We will collaborate to the community and other stakeholders, using a range of different ways for people to become involved. The Board appointed Engagement Committee will oversee this work.</p>
<ul style="list-style-type: none"> • Promote Government, stakeholder and community understanding of, and confidence in the total program of works to be developed and delivered within the boundaries of the Precinct. 	<p>Our plans will in large part be the product of our relationship with the community and we will collaborate actively with other stakeholders so as many people as possible can develop a sense of ownership for the program of works. Not everyone will agree with all elements of our plans but we aim for our engagement to engender mutual trust and respect.</p>
<ul style="list-style-type: none"> • Enable, encourage and promote cohesive urban renewal and development. 	<p>We will talk to, and work with, government agencies and private developers to seek and secure opportunities for collaboration and co-creation across all our programs. This work will be overseen by the Board appointed Design, Planning and Public Realm Committee.</p>
<ul style="list-style-type: none"> • Be supported by clear timeframes in which identified renewal works need to be delivered commencing with those of highest productivity value. 	<p>The City Precinct Plan will set out the priority projects and timeframes, which will be guided by the community and other stakeholders.</p>
<ul style="list-style-type: none"> • Be consistent with the Territory Plan and the Strategic Planning Framework established under the Planning and Development Act 2007. 	<p>We will put processes in place to ensure that all of our work fully complies with planning, legislative and procedural requirements.</p>
<ul style="list-style-type: none"> • Reflect and be consistent with the Government's publicly stated 	<p>We will require that all proposals developed by the Authority are consistent with</p>

policy commitments.	the Government's policy commitments.
Haig Park	
Work in consultation with Transport Canberra and City Services (TCCS) to finalise and implement the draft Haig Park Master Plan.	<p>We will progress finalisation of a Conservation Management Plan (CMP). We will work with TCCS and be guided by the community to finalise the Haig Park Master Plan once the CMP has been approved.</p> <p>We will develop an implementation strategy once the CMP has been approved and the master plan has been finalised.</p>
West Basin Precinct	
Completion of Stage 1 and commencement of Stage 2 West Basin Precinct.	<p>We will complete Stage 1 of the West Basin Precinct.</p> <p>We will work with the Australian Government and other stakeholders to progress West Basin Stage 2, recognising the broad community support and strategic importance of renewing the city's urban waterfront.</p>
City Bus Interchange	
Planning of renewal works to enliven and renew the City Bus Interchange.	We will collaborate with the TCCS to progress improvements to the City Bus Interchange and its important functional interrelationship with the Light Rail Network.
Sydney and Melbourne Buildings	
<p>Proactive engagement with building owners in the Precinct to ensure delivery of cohesive renewal and maintenance works.</p> <p>Act as key liaison between the ACT Government and owners of the iconic Sydney and Melbourne Buildings to encourage support and revitalisation of these significant areas.</p>	We will engage with building owners and government agencies to develop a plan for the Sydney and Melbourne buildings that will ensure that these important buildings and the surrounding public realm are revitalised as key heritage and community sites.
Northbourne Avenue	

<p>Engagement with TCCS to ensure continued delivery of open boulevard space along Northbourne Avenue to enable safe pedestrian movement and connection to services and facilities along the gateway.</p>	<p>We will work with the NCA and TCCS to set guidelines and standards that will ensure the landscape environment along Northbourne Avenue is befitting the primary gateway to the National Capital.</p>
<p>Dickson Group Centre</p>	
<p>Continuation of planning and renewal works to establish Dickson as a key community and transport hub connecting the city to the surrounding northern suburbs.</p>	<p>We will identify opportunities for future development and renewal in the Dickson Group Centre. Place making will be a guiding principle of this work, as it will be throughout the Precinct.</p>
<p>Asset Recycling Initiative</p>	
<p>Progress the sale of Asset Recycling Initiative sites within the Precinct.</p>	<p>We will progress land sales within the Precinct associated with the Asset Recycling Initiative to meet the timeframes that have been agreed by Government.</p>
<p>City Activation</p>	
<p>Actively contribute to the liveability and vitality of the city centre through - planning and delivery of events, capital works upgrades , public realm and amenity improvements and stakeholder partnerships, including:</p> <ul style="list-style-type: none"> • Testing and trialling public space through events and interventions, • Partnering with local event providers and businesses, • Testing regulatory barriers to events and innovation, • Leading the market by demonstrating event styles and locations, • Facilitating events and activities in public spaces, including laneways. <p>Identifying opportunities for large scale festivals or seasonal events to enliven the city centre and support the development of the Territory’s event sector.</p>	<p>We will develop a comprehensive program of place making and activation for the public spaces of the Precinct, including: Floriade interventions, activation at Garema Place, Rabaul Lane, Northbourne Corridor/Haig Park and Dickson Group Centre.</p> <p>We will partner with local businesses and the creative sector to support the cultural capital of the city centre.</p>

CITY RENEWAL AUTHORITY'S OPERATING FRAMEWORK

