

City Renewal Authority and Suburban Land Agency (City Renewal Authority) Statement of Expectations 2026*

Notifiable instrument NI2026–44

made under the

City Renewal Authority and Suburban Land Agency Act 2017, s 17 (Ministerial statement of expectations)

1 Name of instrument

This instrument is the *City Renewal Authority and Suburban Land Agency (City Renewal Authority) Statement of Expectations 2026*.

2 Commencement

This instrument commences on the day after its notification day.

3 Statement of expectations

I make the statement of expectations at schedule 1.

4 Revocation

This instrument revokes the *City Renewal Authority and Suburban Land Agency (City Renewal Authority) Statement of Expectations 2024* (NI2024-438).

Andrew Barr MLA
Chief Minister
28 January 2026

*Name amended under Legislation Act, s 60

Schedule 1

(see s 3)

ACT Government

Statement of Expectations 2026

City Renewal Authority

Overview

This statement of expectations is made by the Chief Minister in accordance with section 17(1)(a) of the *City Renewal Authority and Suburban Land Agency Act 2017* (the Act). In accordance with section 17(1)(b) of the Act, this statement will be given to the City Renewal Authority (the Authority) Board.

The purpose of this statement is to set out the Government's requirements and priorities in relation to urban renewal in the City Renewal Precinct (the precinct), which includes parts of Dickson, Northbourne Avenue, Haig Park, Braddon, the City Centre and Acton Waterfront. The precinct is declared by the Chief Minister under section 35 of the Act (see the *City Renewal Authority and Suburban Land Agency (Urban Renewal Precinct) Declaration 2024* (NI2024-77)).

Objectives

The Authority operates in partnership with Government, the community and business, and was established to:

- encourage and promote:
 - a dynamic city through the delivery of design-led, people-focused urban renewal;
 - social and environmental sustainability; and
- operate effectively, in a way that delivers value for money, in accordance with sound risk management practices.

The statutory functions given to the Authority are deliberately broad to enable it to lead, manage, facilitate and undertake urban renewal projects in the precinct, consistent with these overarching objectives.

The significance of these responsibilities is reflected in the depth and breadth of experience and expertise expected from, and provided by, the Authority Board.

The Government strongly believes in the fundamental purpose of the Authority in delivering the range and quality of urban renewal outcomes necessary to embed Canberra as a city of choice, a city of talent and a city of ambition that is open to all. This includes supporting, where relevant to the Authority's priorities and programs and the four missions set out in *CBR2030 ACT's Strategic Economic Development Framework* (CBR2030) – creating a city that gives people back time, building a climate-ready and net zero future, driving continued knowledge-based economic growth, and shaping Canberra's future through strategic city-shaping investment.

To achieve this purpose, it is essential that the city is planned, developed and managed to meet both current and future needs and that this is done with a people-focused perspective, founded on principles of good design and place-making. Urban renewal should be undertaken by the Authority in a way that will stand the test of time for all members of the community and for our city. The built form needs to promote connected and innovative communities that provide the activities, lifestyles and healthy environments that people want and need to thrive.

The Government's expectation is that the Authority will:

- consult and establish productive working relationships with key stakeholders, including all levels of Government and other relevant bodies and organisations;
- engage widely to inform both the design and delivery of works; and
- promote cooperation, collaboration and coherent urban renewal with other key entities including the City and Environment Directorate, the National Capital Authority, the Suburban Land Agency and Infrastructure Canberra.

The Government expects a high degree of accountability and transparency from the Authority in relation to the decision-making of its Board and Chief Executive Officer (CEO). In this regard, the Government expects the Authority to provide accurate and timely advice on significant issues in its core area of business.

The Authority is expected to act with integrity and proactively manage risk in accordance with best practice risk management.

Urban renewal requirements and priorities

The Government recognises the role of the Authority in implementing coordinated, exemplar urban renewal within the precinct as a whole.

The Government expects that this work will:

- identify and recommend prioritisation and sequencing of major public infrastructure works within the precinct;
- be developed in consultation with key stakeholders;
- promote Government, stakeholder and community understanding of, and confidence in, the total program of renewal initiatives to be undertaken and delivered within the precinct;
- enable, encourage, and promote innovative, integrated renewal and development outcomes, in accordance with triple bottom line ethics and the practice of financial, social and environmental sustainability;
- be supported by clear timeframes in which identified renewal projects need to be delivered, commencing with those of highest impact value;
- be consistent with the Territory Plan and the strategic planning framework established in the *Planning Act 2023*; and
- reflect and be consistent with the Government's publicly-stated policy commitments.

Consistent with this, the Government expects the Authority to prioritise the implementation of the City Precinct Renewal Program, which sets out a clear direction and detailed plan of action for urban renewal in the precinct over a 30-year delivery horizon.

Achieving this vision will require collaboration through strong partnerships. The Government expects the Authority to review the program regularly to

ensure it is using the best, most current information available to guide the precinct's ongoing transformation.

Acton Waterfront program

Delivery of the Acton Waterfront program will support the development of 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 Government expects the Authority to achieve the following outcomes at Acton Waterfront:

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

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; and
- payment of remediation costs to UNSW.

Specific projects and initiatives

Without limiting the ability of the Authority and its Board to instigate projects and initiatives consistent with its Act and the City Precinct Renewal Program, the Government expects the Authority to undertake the following activities over the coming year:

- **City Spine program** – progress public realm upgrades along the City Spine, connecting City West and East to the City Centre, including:
 - complete construction of stage 2 (Garema Place public realm upgrade);
 - complete preliminary designs for stages 3 (City Walk – Ainslie Place to Allara Street) and 4 (Alinga Street); and
 - commence further lighting and paving upgrades to improve safety in the City Centre.
- **Acton Waterfront program** – progress planning and development works for the Acton Waterfront Neighbourhood and commence construction of Ngamawari, the new waterfront park.
- **Dickson program** – progress public realm upgrades in and around the Dickson Group Centre, including:
 - commence construction of public realm upgrades at Dickson shops;
 - planning for further streetscape upgrades; and
 - commence planning for Section 72 Dickson to identify long term strategies for the future use and development of the area.
- **City Hill** – commence work on a concept masterplan to guide future design and construction work.
- **Sydney and Melbourne Buildings Revitalisation** – complete the façade repainting project, in consultation with building owners and in accordance with the buildings’ Revitalisation and Conservation Management Plans.
- **Precinct activation** – continue a comprehensive program of place curation, activation, and promotion for the public spaces across the precinct. The Authority will continue to engage, consult and partner with businesses, residents and the creative sector to strengthen the precinct’s social capital and economic prosperity. Partner with Infrastructure Canberra to deliver activity around the Light Rail corridor to help mitigate the impacts of construction.
- **Place management** – continue to deliver an elevated program of place management and maintenance of public spaces across the precinct.
- **Future land sales** – prepare for the future sale of land within the precinct in accordance with the Government’s Housing Supply and Land Release Program and identify new land development opportunities, including in the City South-East.
- **Development Application referrals** – continue to provide informed advice to the City and Environment Directorate for all referred development applications within the precinct to support high quality design, sustainability, and community wellbeing outcomes.

Relevant legislation and government policies

The Government expects the Authority Board and CEO to ensure that the Authority operates in accordance with all relevant legislation and legal instruments, in particular the following:

- *Annual Reports (Government Agencies) Act 2004*
- *City Renewal Authority and Suburban Land Agency Act 2017*
- *City Renewal Authority and Suburban Land Agency (City Renewal Authority Land Acquisition) Direction 2017*
- *City Renewal Authority and Suburban Land Agency (University of New South Wales) Direction 2025 (No 1)*
- *City Renewal Authority and Suburban Land Agency (University of New South Wales) Direction 2026 (No 1)*
- *Environment Protection Act 1997*
- *Financial Management Act 1996*
- *Freedom of Information Act 2016*
- *Government Agencies (Land Acquisition Reporting) Act 2018*
- *Government Procurement Act 2001*
- *Heritage Act 2004*
- *Human Rights Act 2004*
- *Information Privacy Act 2014*
- *Integrity Commission Act 2018*
- *Nature Conservation Act 2014*
- *Planning Act 2023*
- *Public Sector Management Act 1994*
- *Territory Records Act 2002*
- *Urban Forest Act 2023*
- *Work Health and Safety Act 2011.*

The Government is pursuing a strong one government agenda. This agenda recognises that Canberrans do not live their lives according to how government directorates and agencies are structured. Instead, it is up to Government to connect the experiences and services delivered by different entities to improve outcomes for the whole community and ensure Canberra continues to remain one of the most liveable cities in the world.

The Government's commitment to whole of government policies is reflected in the Act. This commitment requires that the Authority's operations be considered in the context of the following policies and strategies:

- CBR2030 ACT's Strategic Economic Development Framework

- ACT Wellbeing Framework 2020
- ACT Government Infrastructure Plan
- ACT Planning Strategy 2018
- ACT Transport Strategy 2020
- ACT Housing Strategy 2018 and Implementation Plan 2020
- ACT Climate Change Strategy 2019-2025
- Living Infrastructure Plan: Cooling the City (2019)
- City Plan (2023)