



ACT
Government

**CITY
RENEWAL
AUTHORITY**

City Precinct Renewal Program

**CITY
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The Australian Capital Territory (ACT) is Ngunnawal country. The ACT Government acknowledges the Ngunnawal people as the traditional custodians of the Canberra region. The region is a significant meeting place to the Ngunnawal and surrounding Aboriginal Nations who have gathered here for thousands of years.

The City Renewal Authority acknowledges and respects the Aboriginal and Torres Strait Islander people, their continuing culture and the contribution they make to the life of this city and this region.

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Contact Details

Enquiries about this publication should be addressed to:

The Chief Executive Officer City Renewal Authority

Office Address: Canberra Nara Centre

1 Constitution Avenue, Canberra ACT 2601

Postal Address: GPO Box 158 Canberra ACT 2601

Telephone: (02) 6205 1878

Email: cityrenewal@act.gov.au

Web: www.cityrenewalCBR.com.au

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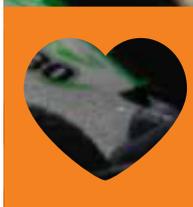
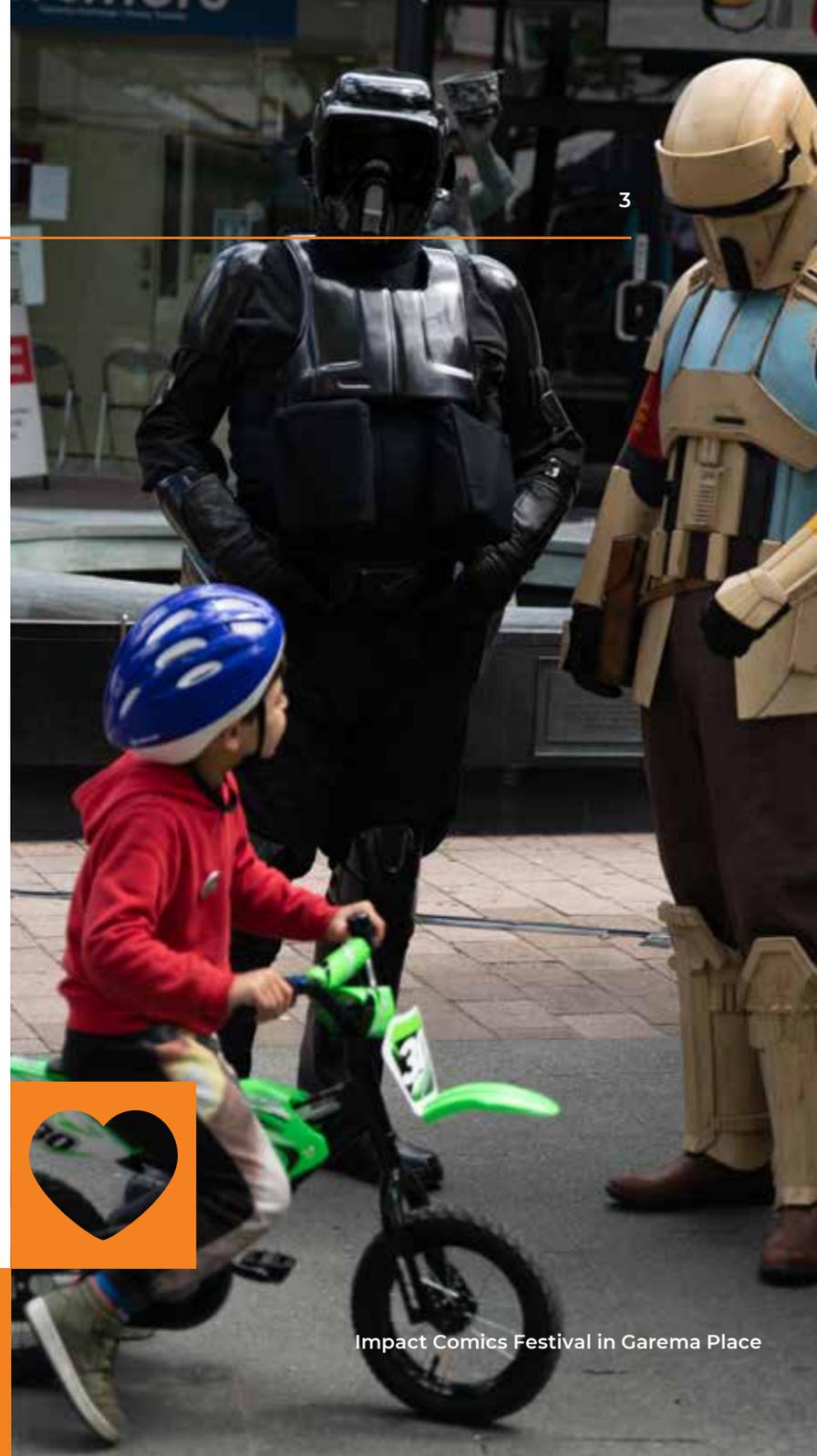
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Message from the Chief Minister



Cities don't succeed by accident or by leaving things to chance – they require outstanding design, good governance and great collaboration. These elements have helped make Canberra a thriving city, loved by its citizens and increasingly admired by visitors.

They are also the traits we need to apply to ensure that in a changing world it remains a city that meets the needs of its residents and is the

envy of people who experience it. Central to this goal is our people - our community. We are a progressive city with a reputation for openness, tolerance and inclusiveness that echoes around the world.

We are a growing city, with our population recently passing 420,000 and fast approaching half a million within the next decade. Our challenge as a government and a community, is to ensure that as our city grows, it continues to be successful.

My strong ambition for the city of Canberra is that it will become the city of choice – for talented people, business, and for investment. If we want our city to be one we can all be proud of, we need to take decisive action to guide its growth and manage its development.

Key to the successful growth of Canberra is the continued transformation of its city centre. The City Renewal Precinct doesn't just sit geographically at the centre of Canberra, it also sits at the heart of our future. An increasing population needs more homes, more jobs and more great public spaces to help us connect with each other and come together as a community.

Many of these homes and jobs are going to be within the inner city, where people can live close to where they work and spend their leisure time, with access to world-class public transport. At the same time, our city centre must also meet the needs of all Canberrans, full of places they can be proud of, feel safe and welcome in, and that represent who we are as citizens of the nation's capital.

This means having world-class buildings and public spaces that are well designed, well built and well used. It also means including the community in the process so that the continued growth and transformation of our city centre creates great places for people and nurtures their wellbeing.

The City Precinct Renewal Program sets a clear direction for how the government will implement its urban renewal agenda for the city centre. It is an ambitious plan, one which with the support of all government agencies, the private sector and wider community will reshape the heart of our city physically, economically, socially and environmentally.

*Andrew Barr
Chief Minister*

About the City Renewal Authority

The City Renewal Authority was established as a statutory authority on 1 July 2017.



Key elements

- A governing board, reporting to the Chief Minister
- A lean and agile organisation
- People-centric with a focus on engagement and collaboration, active community involvement and urban design-led renewal



Outcomes

- Co-ordinated urban renewal
- Economic and social revitalisation
- Managing precinct development



Strategic goals

The Authority's strategic goals have been refined from the *City Renewal Authority and Suburban Land Agency Act 2017* (CRASLA Act) and are informed by the Authority's mission statement, guiding principles and the ongoing feedback and inspiration from stakeholders.

The City Precinct Renewal Program responds directly to the first three strategic goals:

- **Goal 1:** Curation of high-quality places and precinct development, taking a people-focused and design-led approach.
- **Goal 2:** Facilitation of new and diverse investment into the precinct.
- **Goal 3:** Application of robust and innovative social and environmental sustainability principles and programs that will underpin precinct-wide renewal.

The City Precinct Renewal Program will be undertaken in accordance with the other two strategic goals:

- **Goal 4:** Strong, strategic, influential and capable organisation.
- **Goal 5:** Exemplary, accountable and transparent governance and compliance.



How we work

- The City Renewal Authority is committed to early and genuine engagement with government, industry and the community, and that the delivery of the strategies and actions are undertaken with community engagement. There will be opportunities to comment on and be involved with the planning and delivery of these initiatives.
- This recognises the importance of collaboration and accountability in delivering better outcomes for the people who live, work and play in the City Renewal Precinct now and in the future. Without genuine engagement, we will not be able to deliver on the vision for the precinct, or ensure Canberra's social, economic, environmental and cultural sustainability.

A place-led approach

The City Renewal Authority believes a place-led approach is the best way to implement an ambitious renewal program that delivers design excellence, and social, environmental and economic benefits, not only to those who live or work in the City Renewal Precinct but also the whole Canberra community.

We also believe in the importance of creating a positive and inclusive experience for residents and visitors in our quest to create a diverse and vibrant city centre, one with a distinctive urban identity. High-quality development surrounded by attractive places creates positive sentiment that extends to the wider community.

Great places are memorable. They invite you to stop and spend time, and they provide reasons to return. Place is about connection, between both people and the built environment they use. Great places offer opportunities to mix and connect with others, which is fundamental to a successful city.

In order to achieve these outcomes for our city, we are applying a placemaking mindset to how we approach the renewal task. The core philosophy of placemaking is “people first”. It is vital to include the community in the renewal process from the very beginning and to ensure they are heard and their ideas are pursued.

Local knowledge is key to creating a place with meaning and we will engage with the community to help us build on the existing identities of the different places across our precinct. Strengthening each place’s unique character is critical to the long-term success

of the precinct. It will be the community, and the approach we apply to help people make connections to their local community and each other, that make a place great once the physical works are finished.

Placemaking recognises that great places are made up of hard and soft elements that work together to create a quality urban environment. The hard elements are the physical attributes and functional conditions of a place; its roads, footpaths, green infrastructure, street furniture and services. These are shaped through the work of urban designers, landscape architects and engineers. In contrast, the soft elements are what happens in a place and how it feels to be there, experienced through events, activities, socialising and entertainment. This is facilitated through the involvement of local businesses, landowners, residents and visitors.

Encouraging the end users of a development to be involved from project inception through to project delivery can foster community and instil within those users a sense of ownership and responsibility for how it not only works but also supports community wellbeing.

Good urban design can offer significant benefits to the community; conversely, poor design can have significant adverse effects on the urban environment, society and economy.

*Ministry for the Environment,
New Zealand*



First life, then spaces, then buildings: the other way around never works

Jan Gehl



High quality urban design becomes even more important as we increase the density of our cities and cater for a growing and changing population.

*An Urban Design Protocol For
Australian Cities*



In architecture it isn't enough to just have the right building that works well. It can also be beautiful. It can also be different. It can create surprise. And surprise is the main thing in a work of art.

Oscar Niemeyer

Design excellence

While the City Renewal Precinct is at the heart of Canberra, design excellence is at the heart of the City Precinct Renewal Program.

It will be through high-quality design that we achieve the renewal outcomes that will benefit Canberra for decades to come.

Design excellence isn't just about making things that look great, although creating a sense of civic pride is important.

It's about providing demonstrable social, economic and environmental benefits for our community as we undertake together the transformation of our growing city.

Experience from other cities around the world shows that investing in good design doesn't need to be expensive, but that investment in it reaps ongoing rewards for governments, the private sector and the wider community.

It can add economic value through attractive and high quality development that realises higher returns on investment, contributes to more productive workforces and reduces management, maintenance, energy and security costs.

It also delivers social and environmental value by creating well-connected, inclusive and accessible places with facilities and services that equitably support the needs of a rich social mix.

Good urban design responds to the existing character places and the people in them, which is why we are applying a placemaking approach to the renewal of our precinct.

In short, design excellence is a critical prerequisite in creating public spaces, buildings and precincts that work for the people who will use them.

We are committed to creating memorable places that people want to spend time in – a precinct full of places that people love, and love to use.

We will advocate and strive for design excellence in how we implement the City Precinct Renewal Program.

We will lead by example in undertaking our own renewal initiatives and will expect the same from those we partner with.

In our role as a referral agency for development applications within the City Renewal Precinct we will apply the same design standards to those who want to contribute to its renewal.

When reviewing proposals, either before development applications are lodged or during the statutory process, we will apply our nine design principles to ensure high-quality outcomes for our precinct that contribute to its revitalisation.

Our design principles are available at cityrenewalCBR.com.au



City Walk, Civic

Guiding design principles

1. Context and neighbourhood character

Good design responds and contributes to its context. Namely, the relationships and interactions of natural and built forms with consideration of the social, economic, health and environmental conditions they create. Well-designed buildings respond to and enhance the qualities and identity of the area, including adjacent sites, streetscapes and neighbourhood. Consideration of local context is important for all sites, including sites in established areas, those undergoing change or identified for change. Place planning is considered an appropriate form of demonstrating neighbourhood character and place intent. Proposals with clearly defined place propositions and place plans are required to be submitted in support of Principal 1.

2. Built form and scale

Good design achieves a scale, bulk and height appropriate to the existing or desired future character of the street and surrounding buildings, inclusive of considerations of building alignments, proportions, building type, articulation and the manipulation of building elements. The built form defines the public domain, contributes to the character of streetscapes and parks, including their views and vistas, and provides internal amenity and outlook.

3. Density

Good design achieves a high level of amenity for residents through density appropriate to the site and its context. Appropriate densities are consistent with the area's existing or projected population. Densities can be sustained by existing or proposed infrastructure, public transport, access to jobs, services, community facilities and the environment.

4. Sustainability

Good sustainable design combines positive environmental, social and economic outcomes. Good sustainable design includes use of natural cross ventilation and passive solar design to reduce reliance on technology and operation costs. Other elements include recycling and reuse of materials and waste, use of sustainable materials, and deep soil zones for groundwater recharge and vegetation.



5. Landscape

Good landscape design recognises that built and natural systems operate as an integrated system. Landscape design strongly influences the amenity and contextual fit of a development sited within the streetscape and surrounding neighbourhood. Good landscape design enhances the development's environmental performance by retaining positive natural features that contribute to the local context, co-ordinating water and soil management, solar access, micro-climate, tree canopy, habitat values, and preserving green networks. Good landscape design optimises usability, privacy and opportunities for social interaction, equitable access, respect for neighbours' amenity, provides for practical establishment and long-term management.

6. Amenity

Good design positively influences internal and external amenity for residents and neighbours. Achieving good amenity contributes to positive living environments and resident well-being. Good amenity combines appropriate room dimensions and shapes, access to sunlight, natural ventilation, outlook, visual and acoustic privacy, storage, indoor and outdoor space, efficient layouts and service areas, and ease of access for all age groups and degrees of mobility.

7. Safety

Good design optimises safety and security, within the development and the public domain. It provides for quality public and private spaces that are clearly defined and fit for the intended purpose. Opportunities to maximise passive surveillance of public and communal areas promote safety. A positive relationship between public and private spaces is achieved through clearly defined secure access points and well-lit and visible areas that are easily maintained and appropriate to the location and purpose.

8. Housing diversity and social interaction

Good design achieves a mix of dwelling sizes, providing housing choice for different demographics, living needs and household budgets. Well-designed housing responds to social context by providing housing and facilities to suit the existing and future social mix. Good design involves practical and flexible features, including different types of communal spaces for a broad range of people, providing opportunities for social interaction among residents.

9. Aesthetics

Good design achieves a built form that has good proportions and a balanced composition of elements, reflecting the internal layout and structure. Good design uses a variety of materials, colours and textures. The visual appearance of well-designed housing responds to the existing or future local context, particularly desirable elements and repetitions of the streetscape.

Our approach to sustainability

A focus on social and environmental sustainability will be central to the success of the City Precinct Renewal Program. The City Renewal Authority Sustainability Strategy sets out the Authority's expectations for social, environmental and economic sustainability outcomes in the precinct, with a focus on:

- Climate-wise design
- Social and economic vibrancy
- Sustainable use of resources
- Enhanced active travel

The City Precinct Renewal Program will work in tandem with the sustainability strategy and remain consistent with the strategy's objectives, outcomes and targets.

The City Renewal Authority Sustainability Strategy can be found at www.cityrenewalCBR.com.au



Orienteering in Haig Park

Challenges and opportunities

Canberra is well placed to grow and build on the foundations laid down by the city's original planning. In contrast to other Australian cities, our urban renewal agenda is not in response to crippling congestion, the need to remove derelict buildings, or to reclaim land previously quarantined for industrial activity.

Instead, the existing attributes, location and scale of the City Renewal Precinct provides a unique opportunity to reconsider the role and function of the main entry into Canberra and the city centre, to realise a collective ambition for its future.

The City Renewal Precinct includes a diversity of settings and sites that will be transformed to meet an emerging appetite for urban and apartment living. An increased urban population brings with it new demand for night time economies, public transport and active travel options. The growth of knowledge intensive industries also supports new employment opportunities in the precinct.

The ACT Government is a significant landowner in the precinct and seeks to spur renewal and development through the sale and re-assignment of key sites. Intervention by the ACT Government to allow changes to leasehold and tenure arrangements within the precinct will also contribute to renewal and attract significant private investment.

The precinct is linked to an existing rich network of open space and community infrastructure which can be enhanced to meet the demands of new communities. Proximity to

key sites within the National Capital Zone, such as Capital Hill and Lake Burley Griffin, further add to the precinct's appeal for residents, businesses and investors.

Renewal within the precinct is not, however, without some challenges. Desired outcomes will only be achieved by shared investment and ownership by both public and private stakeholders. The capacity and willingness of industry and the private sector to deliver projects that meet the overall vision for the precinct must be negotiated to deliver optimal development, with adequate risk-sharing arrangements.

Considering most of the land throughout the precinct is privately owned, a key activity of the Authority is to engage effectively with private sector to facilitate renewal and new development that contributes to the identified roles, functions and desired outcomes for each precinct place.

The City Precinct Renewal Program

The City Renewal Precinct comprises an urban corridor that extends from the Federal Highway in the north, through the city centre and to West Basin in the south.

It includes the Dickson Group Centre, Haig Park, Braddon, the city centre, and West Basin. It incorporates portions of nine inner northern Canberra suburbs, and shares a strong interface with the Australian National University. The area is characterised by a mix of residential, commercial, community and open spaces, and plays an important role in the movement of people.

The delineation of the City Renewal Precinct responds to the location of two of the ACT Government's catalyst projects. The first of these is stage one of light rail, linking Gungahlin to the city centre along Northbourne Avenue, and its associated stations. The project is already providing the impetus for significant urban renewal activity. It is also creating a distinctive approach to the national capital and a sequence of increasingly urbanised environments that link northern Canberra to the heart of the city. The second catalyst project is the ACT Government's participation in the Commonwealth's Asset Recycling Initiative, which is replacing outdated government owned buildings with high-quality mixed-use development.

Together, these transformative projects are creating new opportunities for urban renewal, sustainable development and new investment in the precinct.

The City Renewal Authority has developed the City Precinct Renewal Program as a foundation for our work. Implementation of the program will ensure the renewal of the precinct results in great places that are well positioned to thrive in a national and global settings.

The program does not start from scratch. The City Renewal Precinct is already undergoing significant physical transformation and growth, with major development already happening. Much work has already been done to plan for its future and this document draws together the outcomes of our earlier conversations with the community, industry and government, and outlines an overall renewal vision for the precinct. Realigning this vision will require the co-operation and collaboration of industry, all spheres of government and all Canberrans.

The City Precinct Renewal Program is informed by existing precinct strategies and plans, and further distils these into a detailed plan of action with a 30-year delivery horizon. It outlines the current demographic and development context and sets clear goals with precinct-wide targets based on the government's policies.

While the program allows us to consider the bigger renewal picture as we determine the timing and scope of future projects, it should be seen as a dynamic suite of documents that will be updated as priority projects evolve, or as the need arises to adapt and consider emerging trends and priorities.

This will also link to the ACT Government's broader infrastructure plan to ensure initiatives in the City Renewal Precinct support the wider delivery of inclusive infrastructure and services across Canberra as a whole.

Some of the actions have already been completed, some are underway and others are funded within the forward year budget cycle. Other longer-term actions may be affected by the outcomes of current actions, decisions by government or other variables.

They may become less or more important, change completely or become unnecessary due to other factors.

We will review the program regularly to ensure that we are using the best, most current information available as we shape the precinct's ongoing transformation.

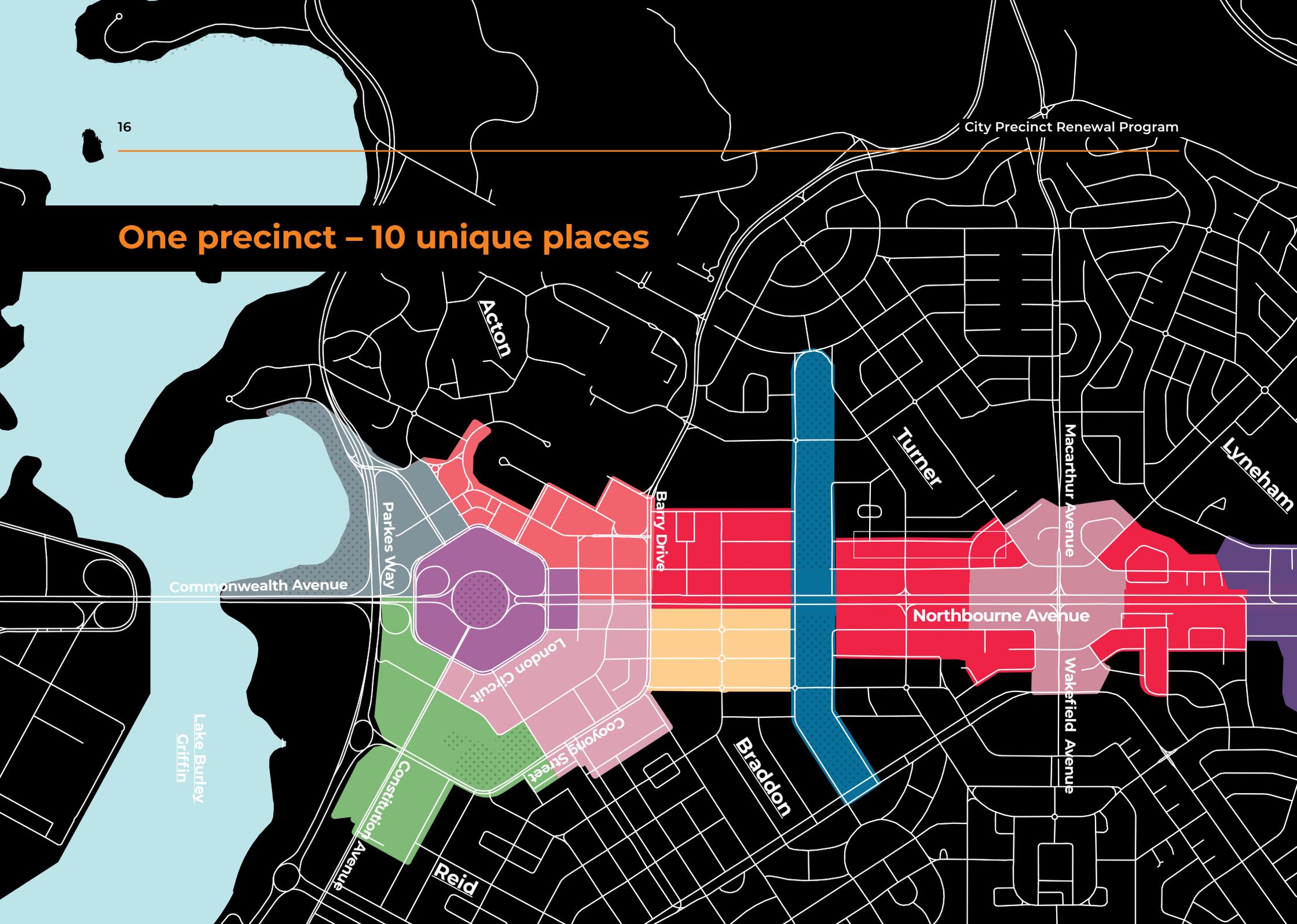
The diverse and vibrant nature of the City Renewal Precinct, comprising a mix of places with their own unique histories and characteristics at different stages of development, means that a place-based approach to implementation is required consistent with best-practice, large-scale renewal around the world.

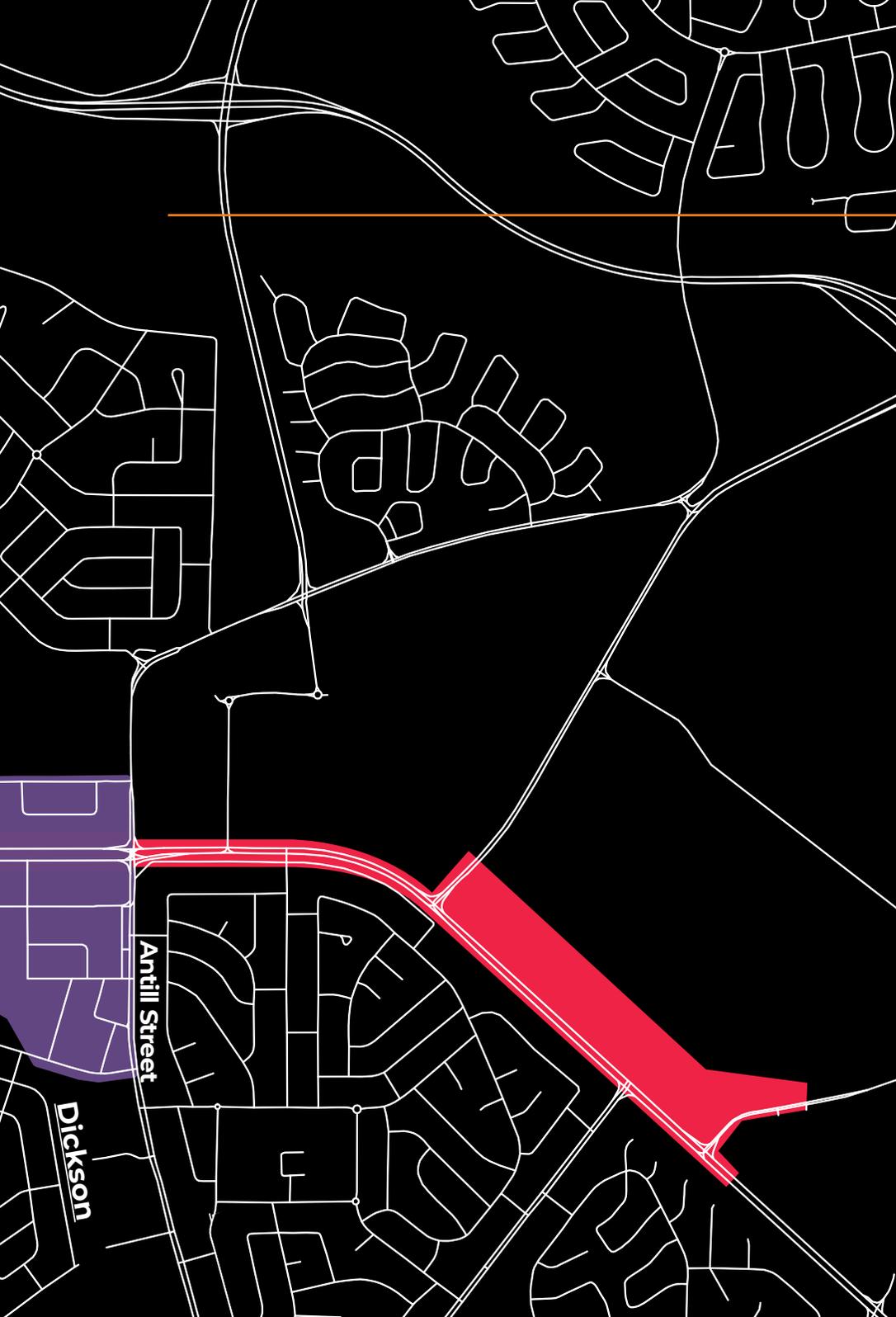
An integrated approach

In implementing the City Precinct Renewal Program, the City Renewal Authority acknowledges that it will require a collective effort to achieve success, and as such is aligned to key government strategies including:

- Dickson Group Centre Master Plan (2011)
- City Plan (2014)
- ACT Transport Strategy (2015)
- City Action Plan (2016)
- City and Gateway Urban Design Framework (2018)
- Dickson Place Plan (2018)
- Haig Park Place Plan (2018)
- City Renewal Authority Sustainability Strategy (2018)
- City Renewal Authority 2018 – 2025 Strategic Plan (2018)
- ACT Planning Strategy (2019)
- Braddon Place Plan (2019)

One precinct – 10 unique places





The City Renewal Precinct is 7 kilometres long and 420 hectares – with the role, function and feel varying greatly from place to place. There are also multiple drivers across the whole precinct for development, development markets, the built form, service infrastructure, economic and employment functions, movement patterns and the potential for urban renewal.

A tailored and fit-for-purpose approach is required to address the challenges and opportunities that exist in each place within the City Renewal Precinct. The City Precinct Renewal Program views the whole the precinct as a collection of places:

Legend

- **Northbourne Corridor** – The gateway to the city
 - **Dickson** – A thriving urban centre
 - **Macarthur Village** – A landmark mixed-use centre
 - **Haig Park** – A revitalised urban park
 - **Braddon** – A vibrant and creative cluster
- City Centre**
- City Hill
 - City West
 - Civic
 - City East
 - West Basin

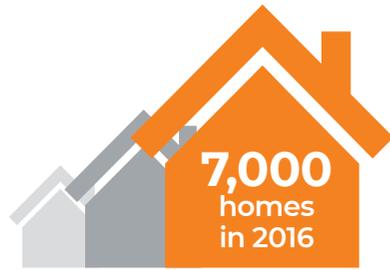
Our precinct now

Who lives here – now and future



What sorts of housing options exist?

Employment opportunities



or around **4%** of the ACT's total dwellings

Apartment buildings of four or more storeys provide the majority of homes



29%
one bedroom



There are around
42,000
jobs in the precinct

Between 2006 and 2016 the number of dwellings grew by approximately



The precinct has a small proportion of detached and semi-detached dwellings



34%
two bedroom



Existing jobs are dominated by Public Administration and Safety and also include a higher proportion of jobs in Professional, Scientific and Technical Services



Getting around



A walkscore provides a measure of the relative walkability of a location, based on its proximity to nearby amenities and pedestrian friendliness

Locations with a walkscore of between

90 and 100

are considered to be the most walkable, where daily errands do not require the use of a car



Average Walkscore for the precinct



Walkscores of **70–89** mean an area is very walkable and most errands can be accomplished on foot

In 2016, over

70%



of people working in the ACT travelled to their place of employment by car as a passenger or driver



Nishi at New Acton

Our precinct in the future

Population

Current (2016)	Baseline/BAU (2031)	Target (2031)	Target (2046)	Change 2016–2046
15,440	29,695	34,924	52,539	37,099

Dwellings

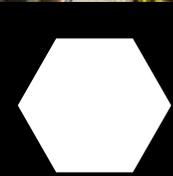
Current (2016)	Baseline/BAU (2031)	Target (2031)	Target (2046)	Change 2016–2046
7,018	13,740	17,440	26,000	18,982

- Using baseline data from the ABS Census of 2016, targets have been developed for the Precinct of 1.5 times the current growth rate to 2031, increasing to 2 times the current growth rate to 2046. In dwelling terms, this is growth per annum of 450 extra dwellings per year to 2031 before increasing to 600 dwellings per year through to 2046.
- In general, the implied staging of dwelling growth from these targets focuses on areas adjacent to the Light Rail Stage 1 corridor in the next 15 years. The city centre places, particularly currently undeveloped sites in these areas where no land release is currently scheduled, are expected to develop later, following planning for Light Rail Stage 2 and other planning and preparatory work.
- These preliminary dwelling growth targets will result in higher densities than currently exist in the Northbourne Corridor. Current density across the precinct is approximately 18 dwellings per hectare, whereas in 2046 this could be up to 58 dwellings per hectare.

Employment

Current (2016)	Baseline/BAU (2031)	Target (2031)	Target (2046)	Change 2016-2046
42,556	54,906	63,104	76,458	33,902

- **The targets for employment** in each place and for the precinct overall are based on the same two growth rates of 1.5 times the current growth rate to 2031, increasing to 2 times the current growth rate to 2046.
- **The number and type of jobs targeted** for each place will differ based on their existing characteristics. Some places will have more of a focus on employment growth, particularly the Civic places and key nodes like Macarthur and Dickson, while others will have more of a role in accommodating housing growth.
- **There is a need for future employment targets** to consider the relative employment and economic strengths of the precinct and the places within it as well. For this reason, different indicators and targets for the proportion of jobs in different industries have also been set for some places.

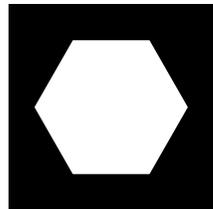


Our places

- **Northbourne Corridor** – The gateway to the city
- **Dickson** – A thriving urban centre
- **Macarthur Village** – A landmark mixed-use centre
- **Haig Park** – A revitalised urban park
- **Braddon** – A vibrant and creative cluster

City Centre

- City Hill
- City West
- Civic
- City East
- West Basin



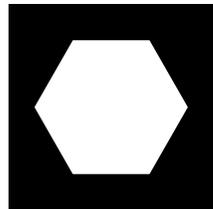
Henry Rolland Park, West Basin





Northbourne Corridor

The gateway to the city



Alinga Street Light Rail stop
on Northbourne Avenue



About this place

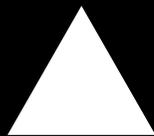
As the main approach to the national capital, Northbourne Avenue is intended to evolve into a distinctive mixed-use urban boulevard linking the Federal and Barton highways to the city centre. From the ACT border into the city, its role and character will transition from one of informal bushland to a formal urban avenue, defined by design excellence in its built form and its strong landscape character.

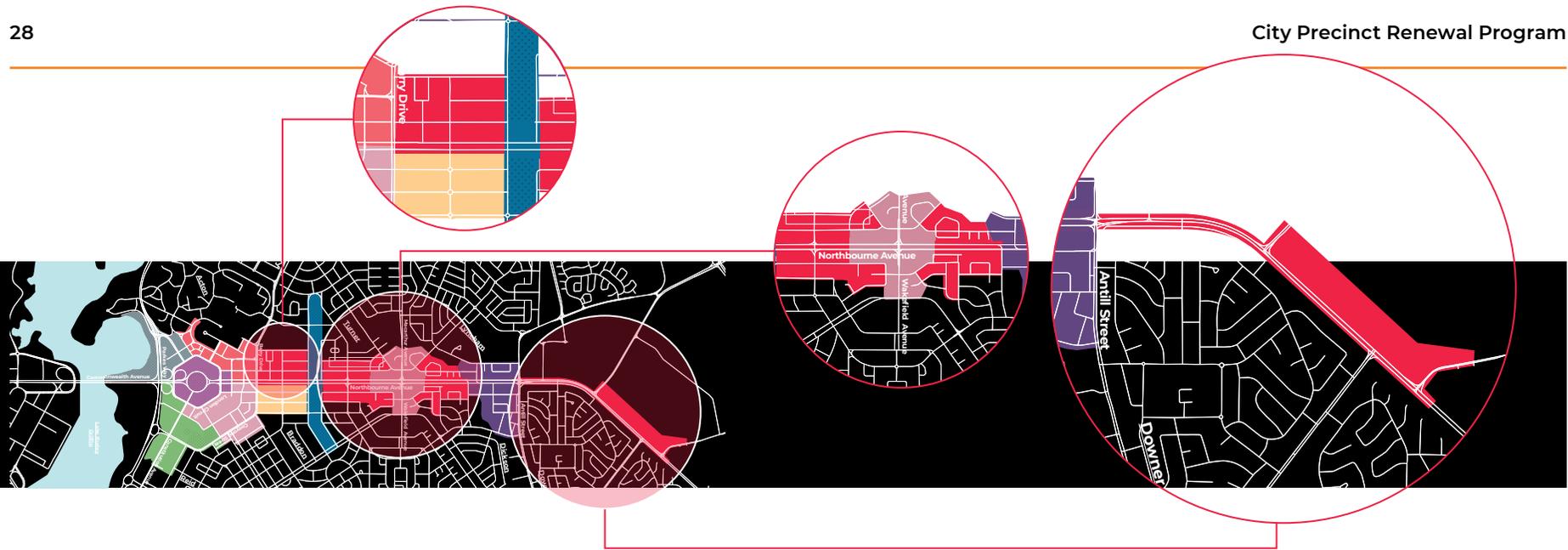
The hierarchy of the corridor's built form will shape the character of the approach route into the city centre. Key nodes will be highlighted with taller landmark buildings above the tree line, and an active public realm at street level. Landscaped spaces will complement and enhance the built form by providing an attractive setting for users of the corridor, protecting pedestrians, and mitigating against the urban heat island effect.

The introduction of light rail from Gungahlin to the city centre provides a catalyst for the corridor's development, including renewal of outdated public housing stock. Light rail in the corridor also encourages greater uptake of public transport and active travel modes by residents and workers. Improvements to infrastructure in adjacent streets will also support walking and cycling.

The corridor will continue to perform multiple roles. Its character will be predominately residential between the more densely built nodes located adjacent to light rail stops, providing a genuine mix of housing for families, low-income residents and key workers, as well as smaller households of professionals and retirees.

It will be a uniquely Australian avenue with a symbolic function for the city, while also supporting the daily life of the local community.



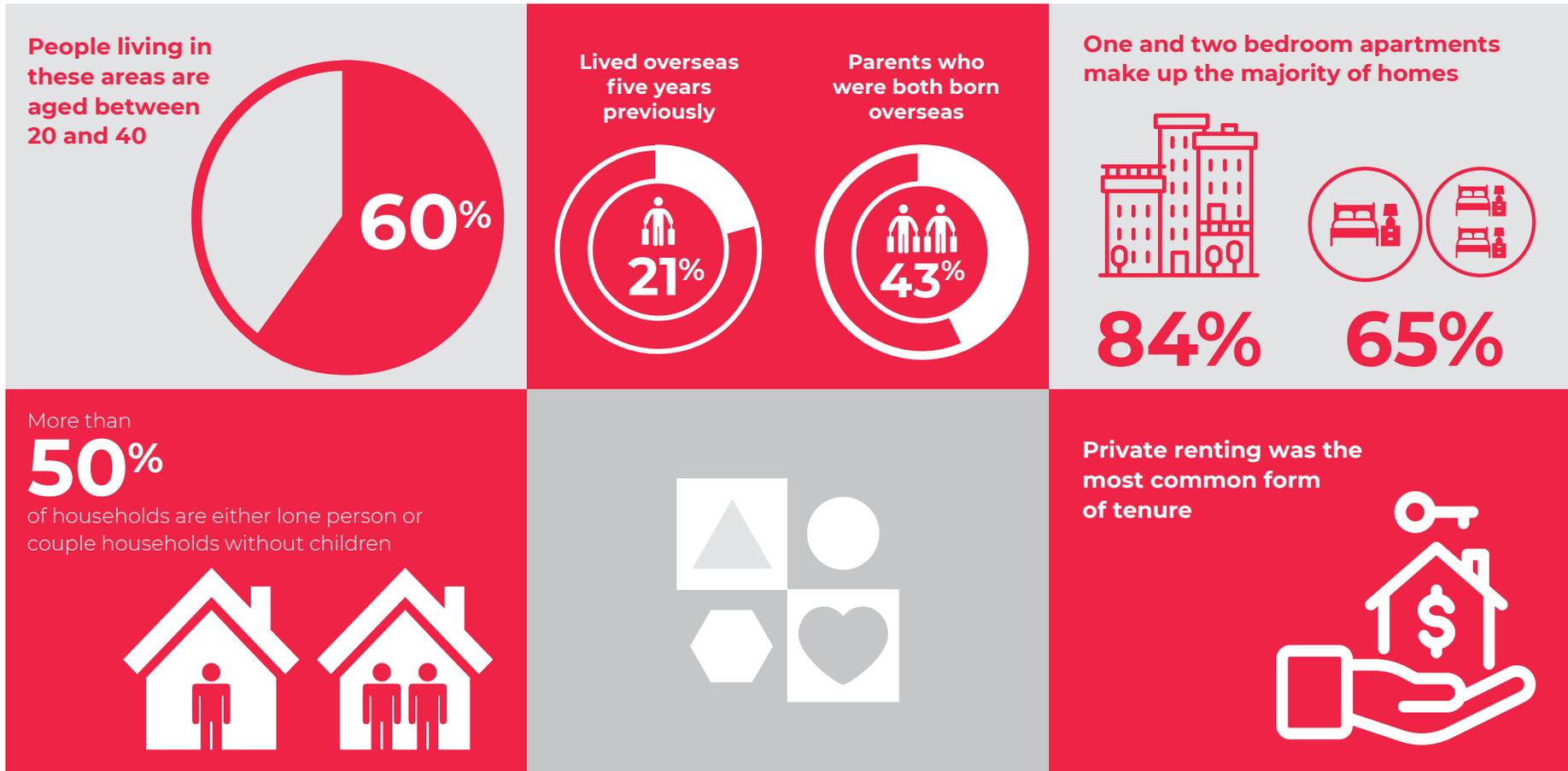


Objectives

Northbourne Corridor will be an internationally recognised boulevard, strengthening Canberra's unique landscape setting, and supporting mixed-use redevelopment, including affordable housing and sustainable transport. The architecture and landscaping will distinguish the approach to the city centre.

Strategic horizon	Objectives
Consolidate	<ul style="list-style-type: none"> Plan for high-quality residential and mixed uses Improve pedestrian connectivity and ground-level experience
Enhance	<ul style="list-style-type: none"> Embed social and affordable housing in new developments Be renowned for design excellence and liveability
Transform	<ul style="list-style-type: none"> Increase the diversity of housing including for families, older Canberrans, and group households Reduce the need to use a car for local trips Reduce through-traffic and make appropriate areas of the avenue safer

Demographics



Future (Targets)

Population

Current (2016)	Baseline/BAU (2031)	Target (2031)	Target (2046)
6,094	8,800	9,638	14,014

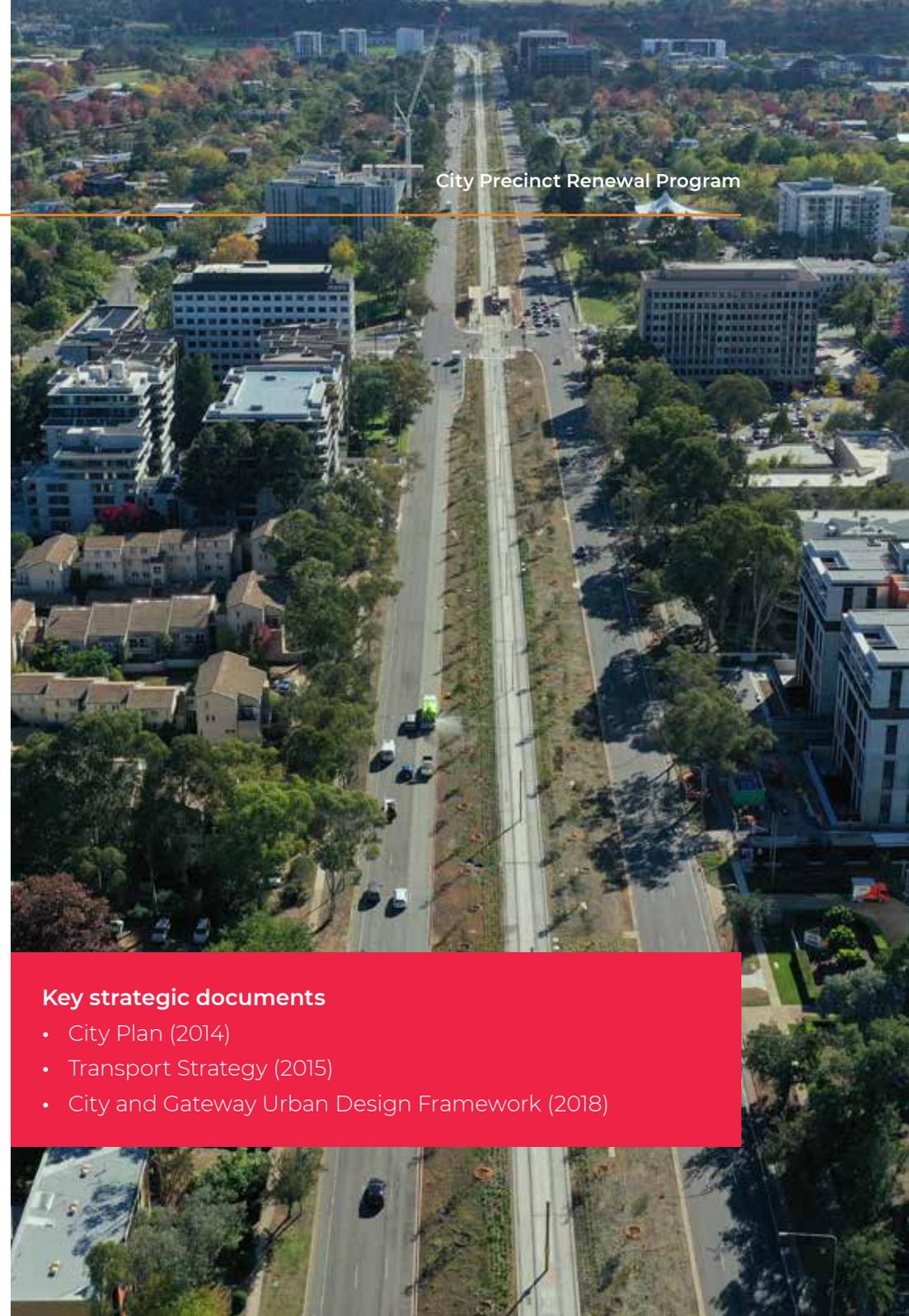
Dwellings

Current (2016)	Baseline/BAU (2031)	Target (2031)	Target (2046)
2,770	4,000	5,000	7,000

Northbourne Avenue

Key strategic documents

- City Plan (2014)
- Transport Strategy (2015)
- City and Gateway Urban Design Framework (2018)



Northbourne Corridor actions



Yet to commence



In progress



Complete

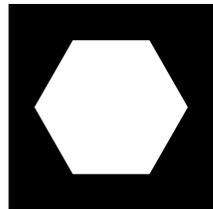


Funded

	Initiative	Agency	Horizon	Progress
Planning	Review the functional role of Northbourne Avenue as part of ACT road network consistent with the TCCS Draft Movement and Place Framework	ACT Government agencies	Short	
	Support the preparation of National Capital Plan and Territory Plan amendments, development control plans and associated urban design guidelines for the corridor	New for City Renewal Authority	Short	
Infrastructure	Comprehensive network plan for bus services to integrate with light rail	Transport Canberra and City Services	Short-medium	
	Staged implementation of active travel infrastructure	ACT Government agencies	Short-medium	
	Investigate road hierarchy and functional changes for Northbourne Avenue	ACT Government agencies	Medium-long	
Public realm	Develop public-realm guidelines for Northbourne Avenue (including detailed design strategy for Northbourne Avenue streetscape)	New for City Renewal Authority	Short	
	Undertake verge improvements – foot path widening, street furniture, trees and landscaping and cycle paths	City Renewal Authority legacy project	Short-medium	
	Investigate safety and network improvements to cycling and pedestrian facilities along Sullivans Creek	ACT Government agencies	Short-medium	
Place development	Encourage adaptive reuse of older buildings through incentives and working with building owners	New for City Renewal Authority	Short-medium	
	Advocate for high-quality development consistent with the City and Gateway Urban Design Framework	New for City Renewal Authority	Short-long	
Place management and engagement	Monitor changing housing mix and household types to inform future planning	New for City Renewal Authority	Short-long	

Dickson

A thriving urban centre



Woolley Street, Dickson



About this place

Dickson is already a rapidly evolving centre with a range of new uses and opportunities for commercial centres on Northbourne Avenue (including the new ACT Government office building and new public transport nodes). Dickson is at the heart of an already established community with a unique identity and with a growing residential population and established dining, shopping and commercial activities. The renewal of Dickson will be responsive to community aspirations and provide engaging places and services.

Outside the city, the Dickson Group Centre is the largest centre within the precinct. The framework presented in the 2011 Dickson Master Plan to guide development and redevelopment in the centre is being expedited with the introduction of light rail along the Northbourne Avenue corridor. In addition, the creation of a public transport interchange, together with the opening of key sites in the adjacent Northbourne Corridor is providing a strong catalyst for encouraging urban renewal, employment growth and new investment within and surrounding the centre.

The opportunity is at hand to transform Dickson as an urban centre, offering a “complete” lifestyle with housing choice, retail, business and employment opportunities serviced by rapid transit. It will retain its strong community focus and unique sense of identity built around its Asian and other dining, hospitality and local service activities.



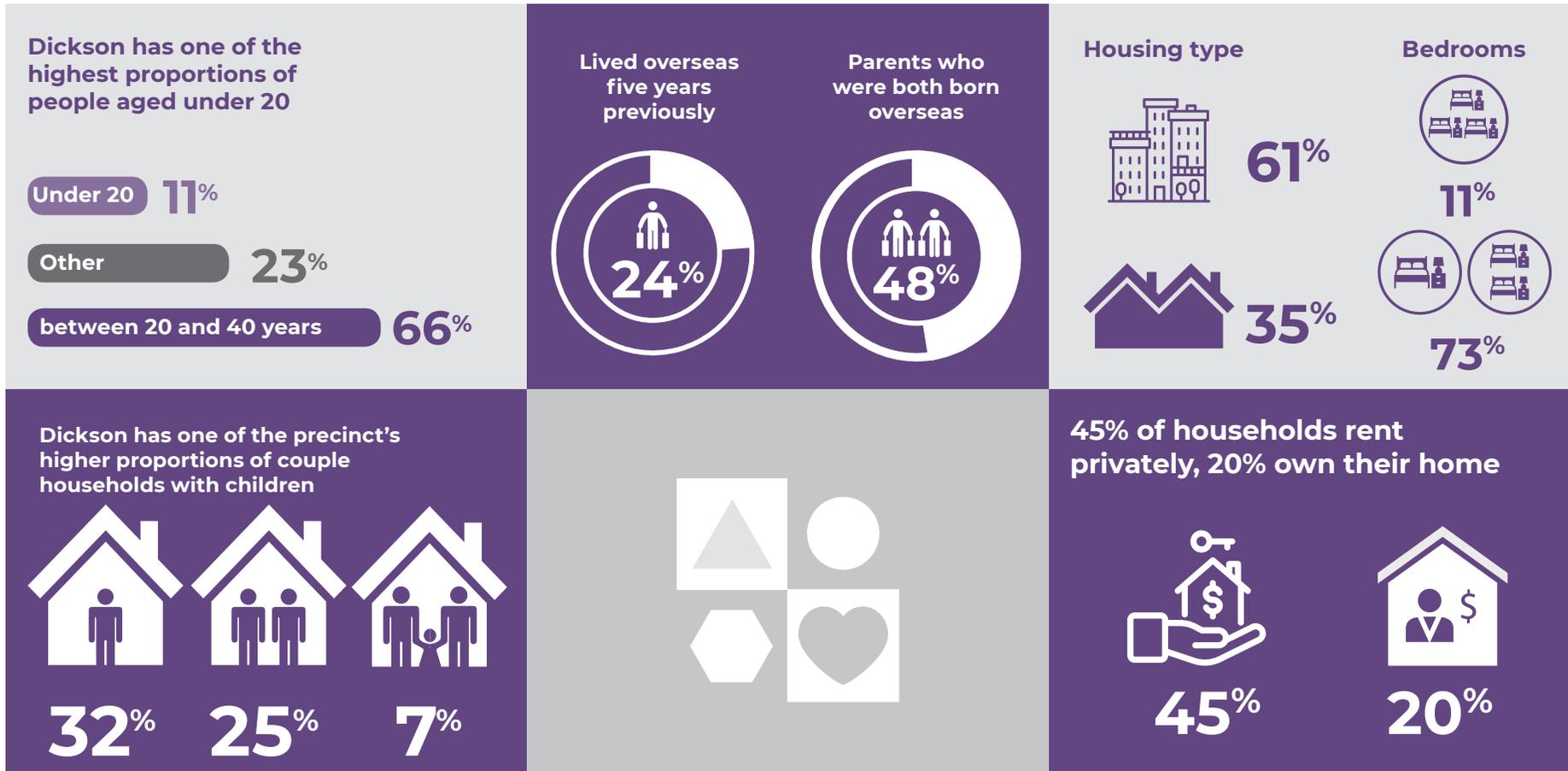


Objectives

The Dickson Group Centre will offer a “complete lifestyle” – with housing choices, leisure and dining, retail, business and employment opportunities, while retaining its multicultural uses, strong sense of identity and community focus. It is a transport hub with links to buses, light rail and active travel networks. New development will contribute a greater mix of uses while expanding its fine-grain elements

Strategic horizon	Objectives
Consolidate	<ul style="list-style-type: none"> • Improve the existing public realm and activation at ground level
Enhance	<ul style="list-style-type: none"> • Improve pedestrian accessibility and connectivity to public transport • Improve active travel connectivity across Northbourne Avenue • Enhance existing social infrastructure and seek opportunities to strengthen their role to meet community needs
Transform	<ul style="list-style-type: none"> • Create a destination centre offering a complete lifestyle based on a mix of employment, retail, accommodation, leisure and hospitality and attracting a range of business and complementary community uses

Demographics



Future (Targets)

Population

Current (2016)	Baseline/BAU (2031)	Target (2031)	Target (2046)
1,531	2,697	3,711	5,601

Jobs

Current (2016)	Baseline/BAU (2031)	Target (2031)	Target (2046)
2,462	4,459	5,526	6,610

Dwellings

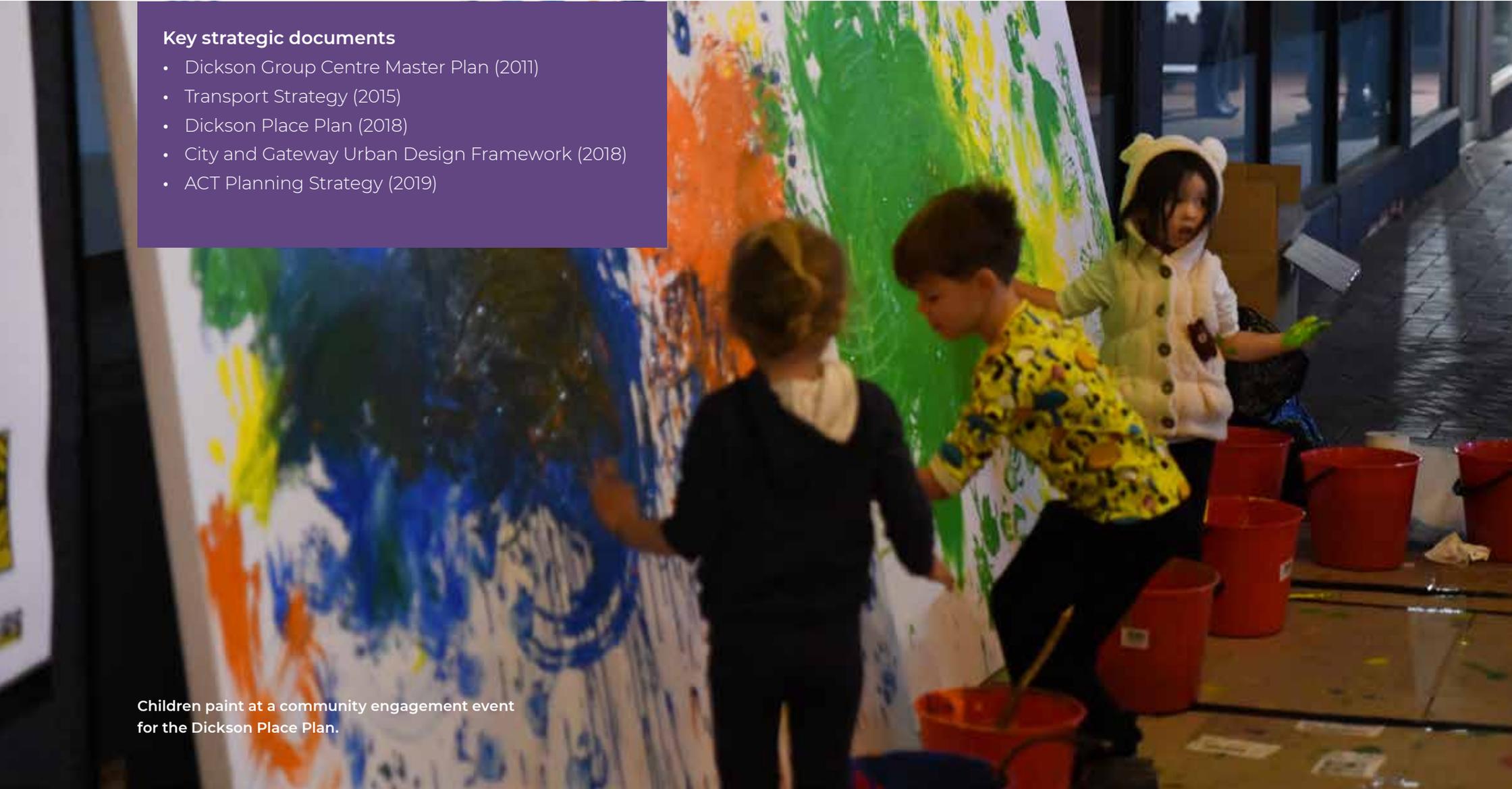
Current (2016)	Baseline/BAU (2031)	Target (2031)	Target (2046)
696	1,230	1,950	2,546

% Retail trade jobs compared to the whole of ACT

Current (2016)	Baseline/BAU (2031)	Target (2031)	Target (2046)
8.6%	8.5%	9.2%	9.9%

Key strategic documents

- Dickson Group Centre Master Plan (2011)
- Transport Strategy (2015)
- Dickson Place Plan (2018)
- City and Gateway Urban Design Framework (2018)
- ACT Planning Strategy (2019)

A photograph showing three children engaged in a community painting activity. They are standing in front of a large, vertical mural that features abstract, colorful brushstrokes in shades of blue, green, yellow, and orange. The children are dressed in winter clothing; one is wearing a white hooded jacket with bear ears, another a yellow patterned shirt, and a third a dark blue sweater. Several red plastic buckets are placed on the floor around them, some containing paintbrushes. The setting appears to be an indoor or sheltered outdoor space with large windows in the background.

Children paint at a community engagement event for the Dickson Place Plan.

Dickson actions



Yet to commence



In progress



Complete



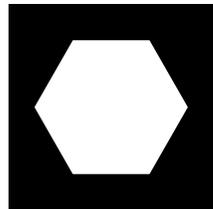
Funded

	Initiative	Agency	Horizon	Progress
Planning	Update planning controls to facilitate renewal consistent with roles and functions	EPSDD	Short-medium	
	Develop a place plan	New for City Renewal Authority	Short	
	Deliver initiatives consistent with the Dickson Place Plan	New for City Renewal Authority	Short-long	 19/20–22/23
	Conduct a strategic review of ACT Government owned assets within Dickson and development potential	New for City Renewal Authority	Short-medium	
	Formulate an implementation plan for capital works	New for City Renewal Authority	Short	 19/20–22/23
Infrastructure	Staged implementation of active travel streets	ACT Government agencies	Short-medium	
	Extend pedestrian and cycle links to public transport and enhance east-west connections	ACT Government agencies	Short-medium	 19/20–22/23
	Comprehensive network plan for bus services to integrate with light rail	Transport Canberra and City Services	Short-medium	
	Investigate and deliver stormwater improvements	ACT Government agencies	Medium	
Public Realm	Public-realm improvements	City Renewal Authority legacy project	Short-medium	 19/20–22/23
	Develop plans to integrate Dickson into the wider open-space system along Sullivans Creek	ACT Government agencies	Short-medium	

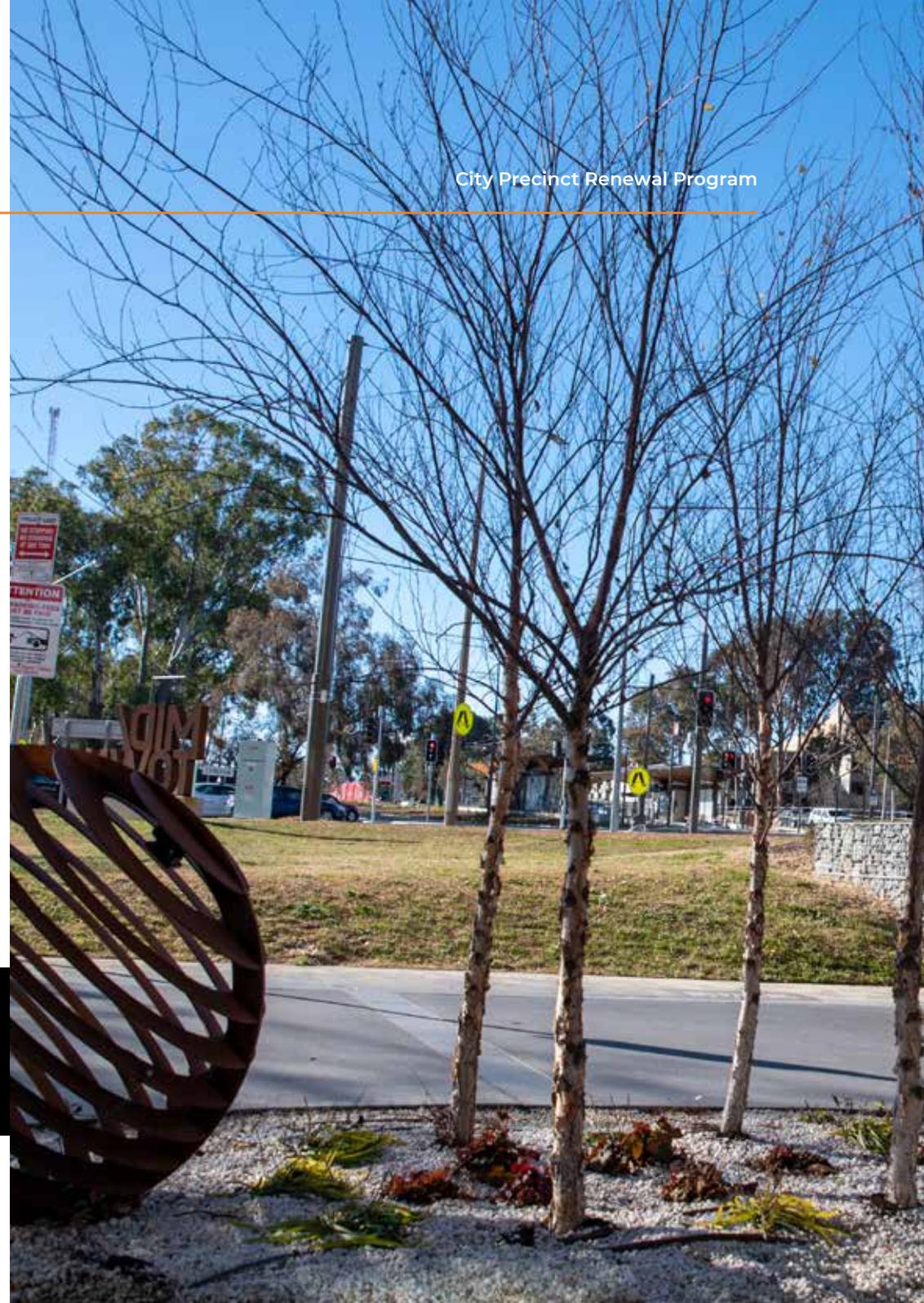
	Initiative	Agency	Horizon	Progress
Place development	Encourage redevelopment of sites facing Northbourne Avenue to include mix of uses and better ground-level interface	New for City Renewal Authority	Short-long	
	Work with landowners to facilitate improvements to existing and new buildings and streetscapes, consistent with the Dickson Group Centre Master Plan and Dickson Place Plan	New for City Renewal Authority	Short-long	
	Ensure development of land release sites along Northbourne Corridor capitalise on interface with light rail and active travel	ACT Government agencies	Short-medium	
Place management and engagement	Implement recommendations of place plan (including detailed strategies for short, medium and long-term interventions)	New for City Renewal Authority	Short-long	 19/20–22/23
	Facilitate local stewardship and community-led conservation initiatives for Sullivans Creek	City Renewal Authority legacy project	Medium	
	Facilitate use of Woolley Street and public space for regular events, such as markets, contributing to Dickson's unique multi-cultural and community role	New for City Renewal Authority	Short-medium	 19/20–22/23

Macarthur Village

A landmark mixed-use hub



Mantra Hotel, Northbourne Avenue



About this place

Centred around a light rail stop, at a key intersection connecting suburbs on either side of the corridor, Macarthur Village offers the opportunity to create a distinct destination and working activity hub within the precinct.

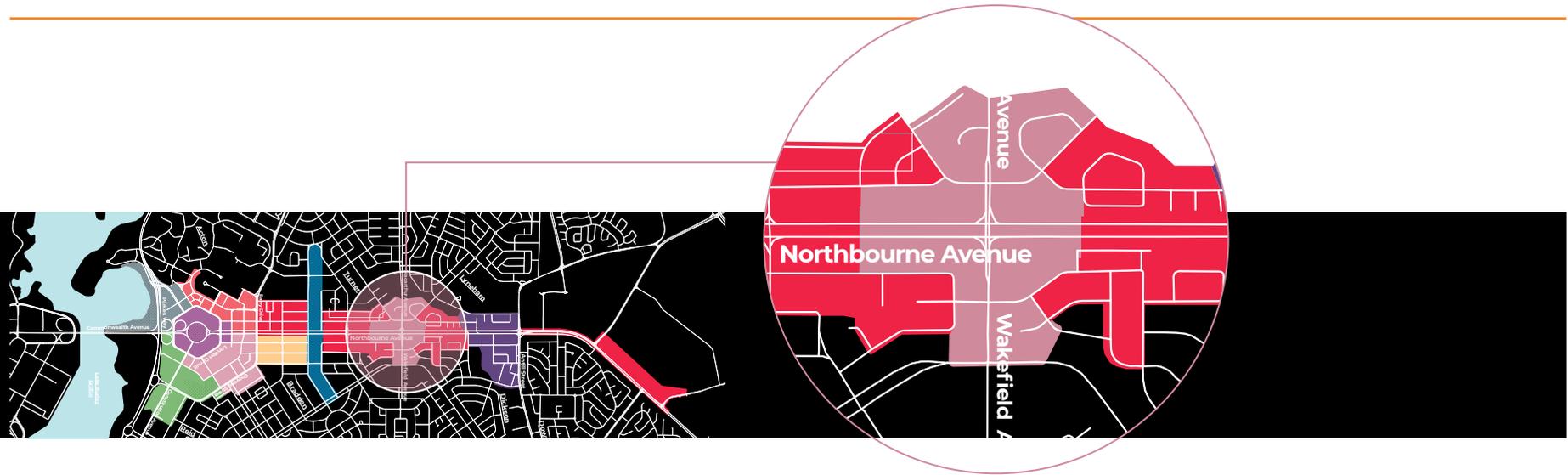
Macarthur Village will feature key marker buildings at the corners of the Macarthur Avenue and Northbourne Avenue intersection. These buildings will make a positive contribution to the character of the area and approach to the city centre. Key employment and new residential uses will be supported by the prioritisation of pedestrian and cycling access.

Integrating the two sides of Northbourne Avenue with a focus on a single node may be difficult – creating both west and east service and shopping hubs, conveniently located for residents and light rail passengers, should be pursued. These would feature a mix of land uses, including small convenience shops, service businesses and cafes, as well as office, hotel and other employment uses. These uses will complement an improved public domain in this part of the city.

Macarthur Village will be transformed to create a more people-friendly environment, with active day and night economies.

It will also include improved east-west connections and infrastructure to support active travel to and from the area. Currently underutilised landscaped spaces will be transformed to facilitate pedestrian movement and ground-level activation. The development of Macarthur Village is a key city-shaping strategy and will contribute to achieving the overall vision for city renewal in the precinct.



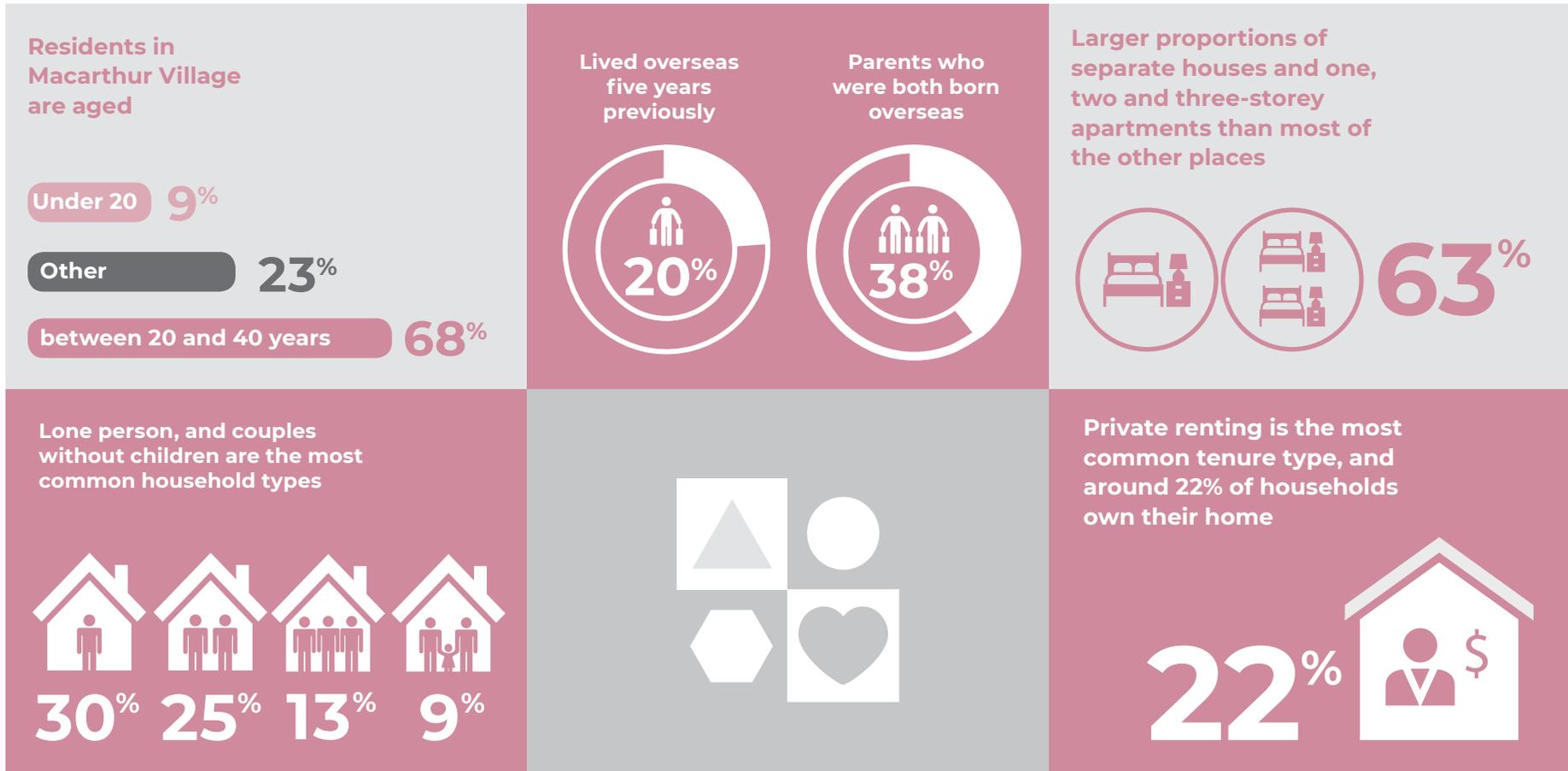


Objectives

Macarthur Village will develop as a service and retail hub with a distinctive built form. It is a landmark node in the City Renewal Precinct, centred on a major light rail stop. Key marker buildings will include a range of commercial and employment uses, complementing an improved public realm, day and night economy, and sense of community.

Strategic horizon	Objectives
Consolidate	<ul style="list-style-type: none"> • Improve public domain and accessibility
Enhance	<ul style="list-style-type: none"> • Create a service and specialist shopping focus on either side of Northbourne Avenue for residents and transit users from the east and west. Accommodate a wider range of complementary land uses to create a more active precinct, catering to a range of users. • Foster day and night economies
Transform	<ul style="list-style-type: none"> • Create a residential and transport destination node and activity hub • Integrate community and convenience retail and services that activate the node and support local community

Demographics



Future (Targets)

Population

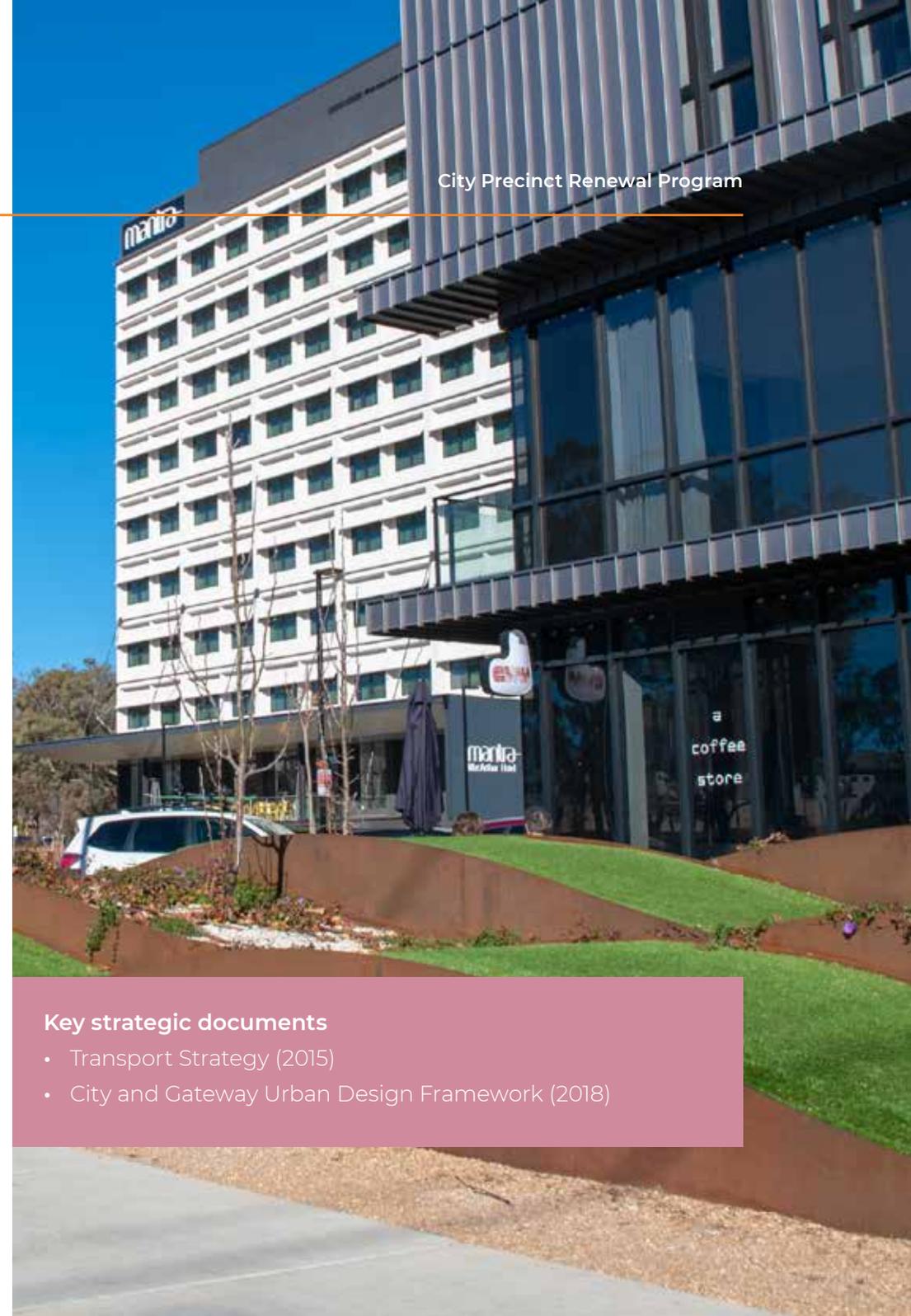
Current (2016)	Baseline/BAU (2031)	Target (2031)	Target (2046)
1,797	2,523	3,527	5,262

Dwellings

Current (2016)	Baseline/BAU (2031)	Target (2031)	Target (2046)
817	1,147	1,603	2,392

Jobs

Current (2016)	Baseline/BAU (2031)	Target (2031)	Target (2046)
1,901	4,339	5,032	7,259



Key strategic documents

- Transport Strategy (2015)
- City and Gateway Urban Design Framework (2018)

Macarthur actions



Yet to commence



In progress



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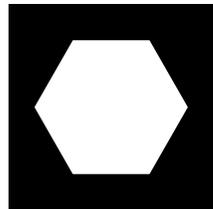


Funded

	Initiative	Agency	Horizon	Progress
Planning	Amend planning controls to facilitate building heights and design criteria, as per City and Gateway Framework, in collaboration with the National Capital Authority	EPSDD	Short-medium	
	Identify the specifications for community facilities in light of expected future development	ACT Government agencies	Short	
Infrastructure	Improve pedestrian network including east-west connections	ACT Government agencies	Short-medium	
	Review and redefine intersections at Macarthur Avenue	ACT Government agencies	Medium	
Public Realm	Design and undertake public-realm improvements for Macarthur and Wakefield avenues	City Renewal Authority legacy project	Short	
Place development	Encourage new development	New for City Renewal Authority	Short-medium	
	Ensure key government owned and private sites contribute to place roles, functions and objectives, including creating service and retail uses	New for City Renewal Authority	Short-medium	
	Future planning conditions to ensure development delivers hierarchy built form around intersection as per City and Gateway Framework	EPSDD	Short	
	Encourage ground-level uses to be incorporated into development consistent with City and Gateway Urban Design Framework	New for City Renewal Authority	Short-long	
Place management and engagement	Develop commercial strategy and business attraction initiatives	New for City Renewal Authority	Short-medium	
	Initiate a program of activation	New for City Renewal Authority	Short-medium	

Haig Park

A revitalised urban park



About this place

Canberra is known for its large green spaces and parks. At the heart of the City Renewal Precinct, the heritage listed Haig Park will become a distinctive and welcoming destination for locals and visitors. It will offer a cultural and passive recreation experience.

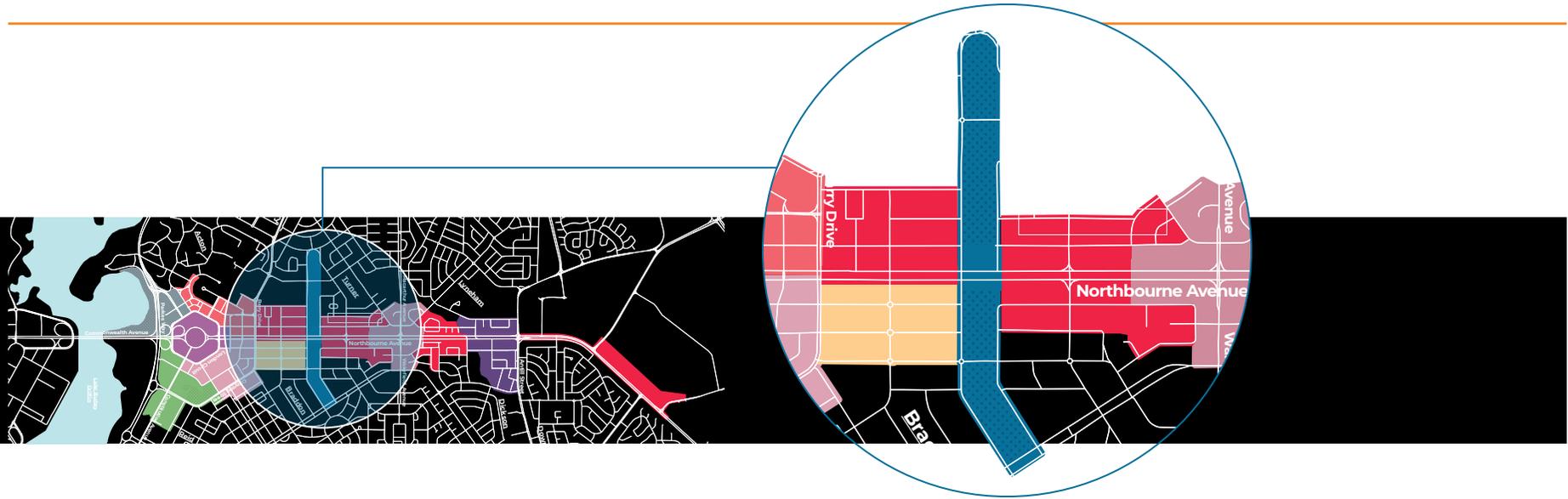
The place plan process has set out a long-term vision for the park to improve on its existing features to make it more attractive to users while still retaining its heritage and biodiversity values for the community. Future initiatives undertaken within the park will therefore be consistent with these values.

Haig Park will be a showcase example for the design, delivery and maintenance of the public realm. High-quality public spaces will be provided, which are people friendly, give shelter to the elements, and improve safety. Physical elements of the public realm will be well-designed, durable, and complementary to the park's existing character.

Improvements to the pedestrian and cycle network will create strong linkages to surrounding areas, encouraging the use of active travel and physical activity. The park will provide for a range of uses, including temporary events and activities. This will enliven an important yet underutilised part of Canberra's green-space network.

Targets for housing, population, employment have not been set for Haig Park given its role in the precinct. Instead, it will evolve in line with the principles and initiatives set out in the Haig Park Place Plan.





Objectives

Haig Park will become a distinctive and inviting destination for locals and visitors, at the heart of the City Renewal Precinct.

Strategic horizon	Objectives
Consolidate	<ul style="list-style-type: none"> • Ensure safe access to the park, day and night • Conserve and enhance the park’s heritage and character
Enhance	<ul style="list-style-type: none"> • Develop a distinctive identity and place brand for the park • Improve active travel options for access to, and moving through, the park that connect to the wider active travel network
Transform	<ul style="list-style-type: none"> • Create destination park themes (as per City and Gateway Strategy) and high-quality spaces for a range of uses • Improve activation and attractiveness of the park

Key strategic documents

- Haig Park Place Plan (2018)
- City and Gateway Urban Design Framework (2018)

Haig Park actions



Yet to commence



In progress



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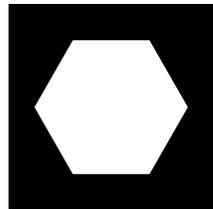


Funded

	Initiative	Agency	Horizon	Progress
Planning	Develop Haig Park Place Plan	City Renewal Authority legacy project	Short	
	Establish implementation plan for capital works	New for City Renewal Authority	Short	 19/20–22/23
Infrastructure	Upgrade paths and lighting	New for City Renewal Authority	Short-medium	 19/20–22/23
	Staged implementation of Garden City Cycle Route active travel infrastructure	ACT Government agencies	Short-medium	
	Investigate flood mitigation options as part of Sullivans Creek infrastructure development	ACT Government agencies	Short-medium	
	Investigate safety and network improvements to cycling and pedestrian facilities along Sullivans Creek	ACT government agencies	Short	
Public Realm	Implement first stage of initiatives proposed in Haig Park Place Plan	City Renewal Authority legacy project	Short	 19/20–22/23
	Implement permanent physical improvements	New for City Renewal Authority	Short-medium	 19/20–22/23
Place management and engagement	Implement a program of activation (short, medium and long-term interventions)	City Renewal Authority legacy project	Short-long	 19/20–22/23

Braddon

A vibrant and
creative cluster



Community engagement event
for the Braddon Place Plan



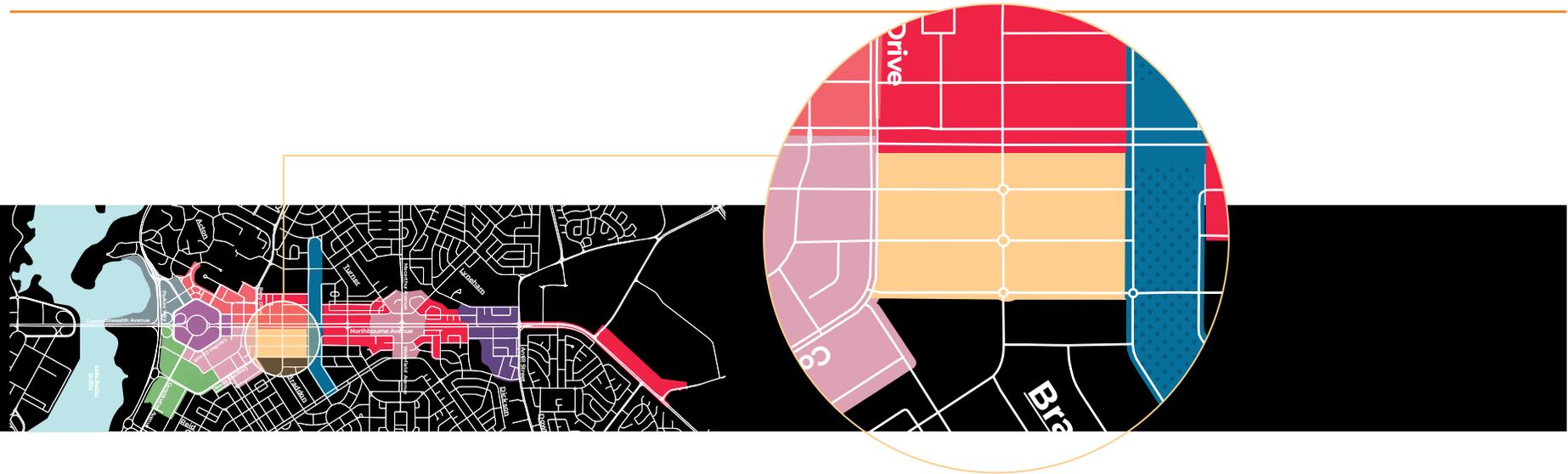
About this place

Braddon has evolved over the past decade from being a light industrial area into one of Canberra's most eclectic suburbs. It has a diverse mix of new residential apartments, innovative businesses and popular restaurants and bars. Ongoing and future mixed-use redevelopment of sites in Braddon and complementary economic development and placemaking will facilitate its emergence as Canberra's creative economy hub while also supporting its development as a local community centre.

The redevelopment of sites will also allow for enhanced east-west pedestrian and cycling connections between the city centre, Braddon and Northbourne Avenue, and accessibility to light rail stops and the wider public transport network. Active travel connections within Braddon, to the wider cycling network, and to nearby suburbs, will also be improved, as part of the focus of the City and Gateway Framework on the creation of strategic walking and cycling networks and the Garden City Cycle Route.

The area will build on its established night and day economies and be responsive to community – providing engaging places and services. Future public realm improvements will maintain its strong pedestrian orientation and street-level activation.





Objectives

Braddon will continue to flourish with mixed-use redevelopment, an emerging creative economy cluster and as a local community hub. It will be highly activated at ground level with a focus on pedestrians and cyclists.

Strategic horizon	Objectives
Consolidate	<ul style="list-style-type: none"> • Ensure development protects conditions and opportunities for existing and emerging creative industries, food based, and local and convenience retail
Enhance	<ul style="list-style-type: none"> • Develop street-level activation and improve active transport facilities • Develop a distinctive place brand and definition focused on the creative economy and contemporary culture • Increase the diversity of housing types
Transform	<ul style="list-style-type: none"> • Establish Braddon as Canberra's premier mixed-use creative hub and destination • Increase the diversity of housing types

Demographics

Braddon has the highest proportion of people aged 20 to 40

Under 20 **5%**

Other **20%**

between 20 and 40 years **75%**

Lived overseas five years previously



Parents who were both born overseas



Nearly all the homes in Braddon are apartments in buildings of four or more storeys



98%



29%



42%

Braddon has the highest proportion of lone person households in the precinct



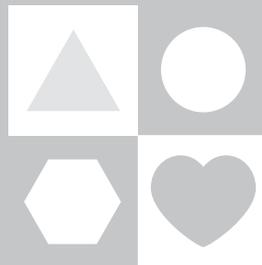
35%



22%



3%



Renting is the most common tenure type in Braddon, and 24% of households own their home

24%



Future (Targets)

Population

Current (2016)	Baseline/BAU (2031)	Target (2031)	Target (2046)
1,947	1,969	2,127	2,607

Dwellings

Current (2016)	Baseline/BAU (2031)	Target (2031)	Target (2046)
885	900	1,480	2,000

Jobs

Current (2016)	Baseline/BAU (2031)	Target (2031)	Target (2046)
2,674	4,882	5,346	6,013

% Creative industries jobs compared to the whole of ACT

Current (2016)	Baseline/BAU (2031)	Target (2031)	Target (2046)
10.4%	10.5%	11.7%	12.9%

% Accommodation and food services jobs compared to the whole of ACT

Current (2016)	Baseline/BAU (2031)	Target (2031)	Target (2046)
19.4%	19.3%	19.9%	20.5%



Key strategic documents

- Transport Strategy (2015)
- City and Gateway Urban Design Framework (2018)
- Braddon Place Plan (2018)

Braddon actions



Yet to commence



In progress



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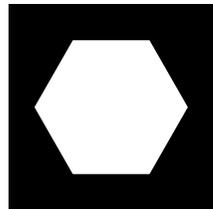


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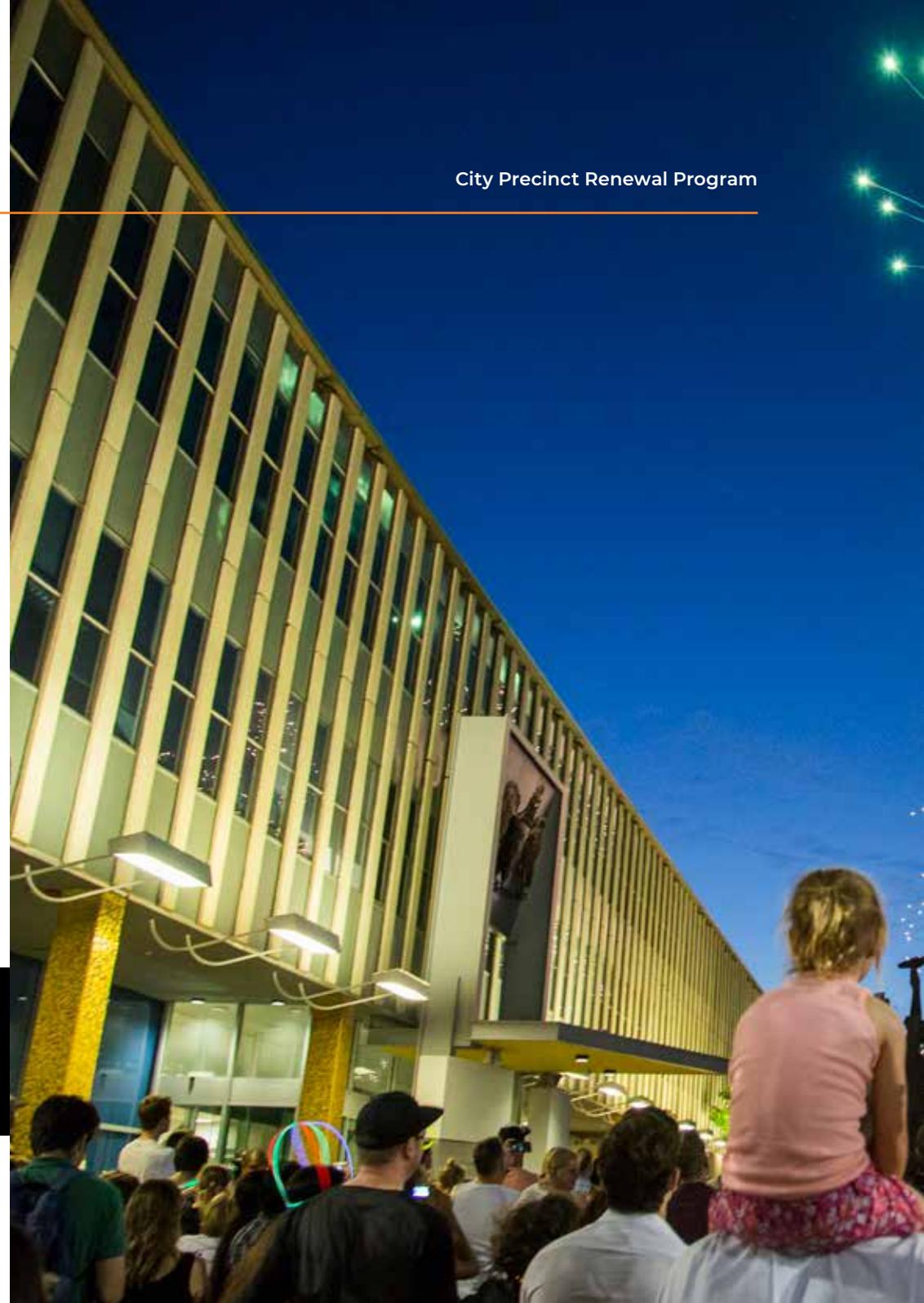
	Initiative	Agency	Horizon	Progress
Planning	Develop a retail business strategy for Braddon	New for City Renewal Authority	Short	
	Develop a parking strategy for Braddon, including investigating potential for surface carparks to be reclaimed (EPSDD lead)	ACT Government agencies	Short	
	Facilitate greater use of temporary stalls, bars and other pop-ups, in public spaces	New for City Renewal Authority	Short-medium	
	Establish implementation plan for capital works	New for City Renewal Authority	Short	 19/20–22/23
Infrastructure	Staged implementation of active travel streets and Garden City Cycle Route and Lonsdale Street active travel infrastructure	ACT Government agencies	Short-medium	
Public Realm	Implement recommendations of place plan (including pop-ups, markets, festivals, pedestrian improvements)	New for City Renewal Authority	Short-medium	 19/20–22/23
Place management and engagement	Continue program of city activation (including short, medium and long-term interventions)	City Renewal Authority legacy project	Short-long	
	Investigate and invest in business development grants and funding schemes supporting creative industries	New for City Renewal Authority	Medium	
	Implement recommendations of place plan	New for City Renewal Authority	Short-medium	 19/20–22/23

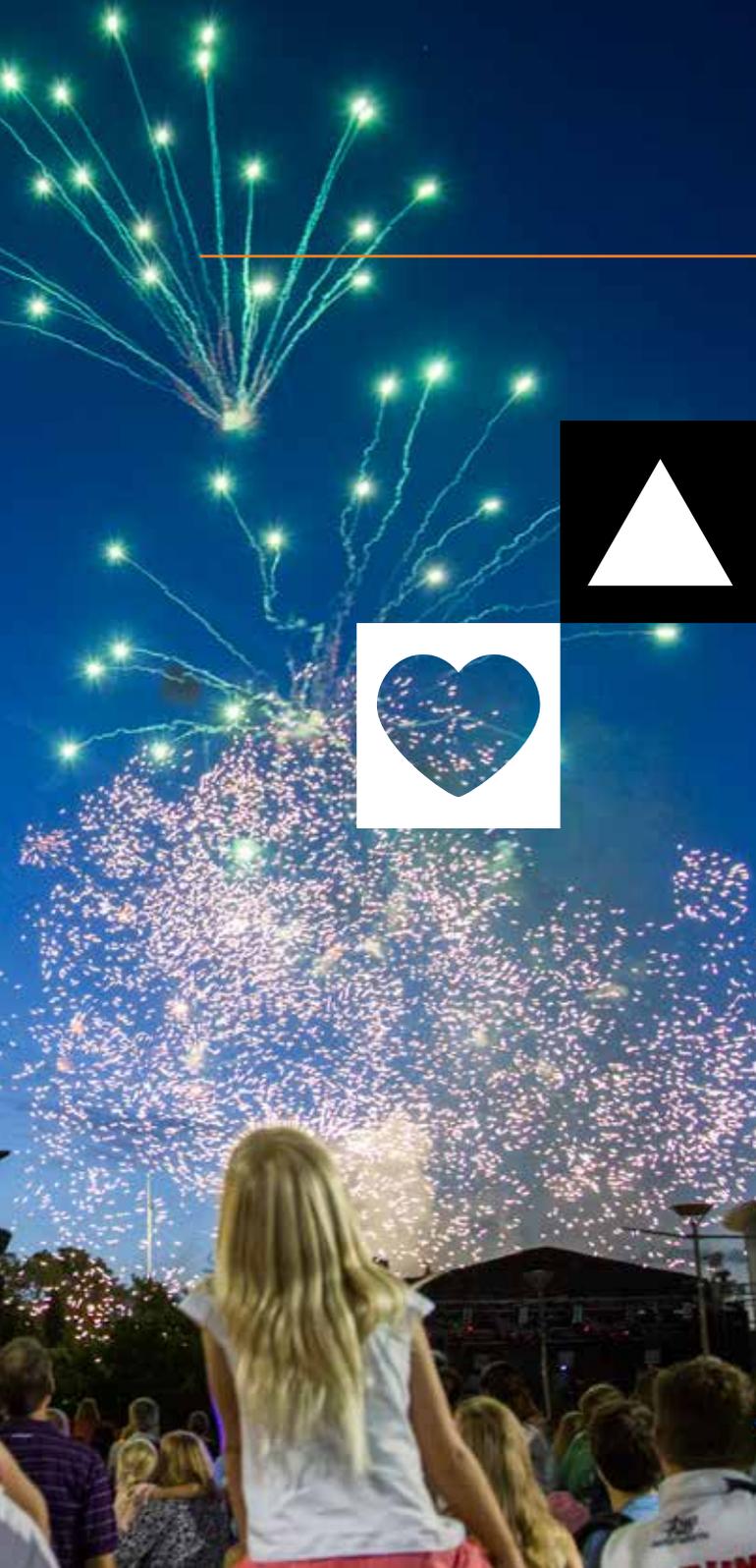
City Hill

Canberra's iconic cultural
and civic core



[New Year's Eve at Civic Square.](#)



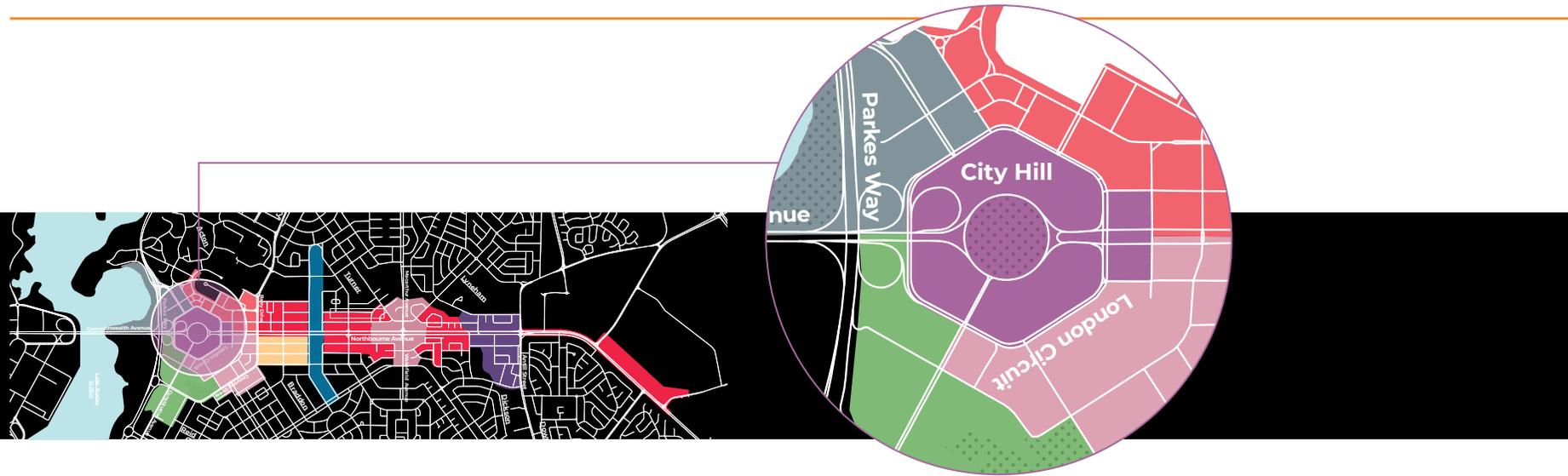


About this place

The creation of City Hill as a nationally significant and engaging civic and cultural precinct befits its prominent location at the centre of Canberra. The future release and development of perhaps the most significant sites in the renewal precinct should ensure outcomes reflect the area's national significance. As significant public land holdings close to the heart of the city their development should be staged carefully in tandem with resolution of complex transport and movement issues, including managing through-traffic, the installation and integration of light rail stage 2, travel with a destination in the area, and local movement and accessibility by walking and cycling within the area. A bold and visionary approach is required.

City Hill's urban design will include significant landmark elements, as well as reinforce important entry and exit points on Northbourne and Commonwealth avenues. The Sydney and Melbourne buildings will continue to be a key feature of the City Hill area and will be transformed into vibrant activity centres through a series of improvements and upgrades. These buildings and their surrounds will enhance their function and integration with new infrastructure, such as light rail, and a new convention centre, while respecting their important heritage values. The existing City Hill park will be retained and its role as a public gathering space will be enhanced.

City Hill will include a mix of uses. While cultural, civic and community uses and jobs will be dominant, particularly in key areas such as the Civic, Arts and Cultural Precinct, commercial and limited residential uses are also anticipated. This mix will reinforce the area's economic specialisation while introducing a greater level of activity and vibrancy.



Objectives

City Hill is an area of heritage, civic and cultural importance at the centre of Canberra and a point of the Burley Griffins' National Triangle. Future uses will fit its iconic location and encourage activity focused on the cultural economy.

Strategic horizon	Objectives
Consolidate	<ul style="list-style-type: none"> • Improve the public realm to facilitate access by walking and cycling • Activate currently underutilised spaces or buildings with cultural initiatives
Enhance	<ul style="list-style-type: none"> • Reinforce role as the civic and cultural heart of the city and links to national institutions • Support multi-modal transit, including improved pedestrian connections and links to light rail stages 1 and 2
Transform	<ul style="list-style-type: none"> • Create an iconic location befitting role as cultural, civic and community heart of the city • Resolve complex traffic and access arrangements consistent with iconic status to allow active travel and access to City Hill

Future (Targets)

Population

Current (2016)	Baseline/BAU (2031)	Target (2031)	Target (2046)
0	3,740	5,170	6,160

Dwellings

Current (2016)	Baseline/BAU (2031)	Target (2031)	Target (2046)
0	1,700	2,300	2,800

Jobs

Current (2016)	Baseline/BAU (2031)	Target (2031)	Target (2046)
919	1,225	1,446	3,400

% Cultural sector jobs compared to the whole of ACT

Current (2016)	Baseline/BAU (2031)	Target (2031)	Target (2046)
0.8%	0.8%	1.4%	2.1%

Key strategic documents

- City Plan (2014)
- Transport Strategy (2015)
- City Action Plan (2016)
- City and Gateway Urban Design Framework (2018)
-

City Hill actions



Yet to commence



In progress



Complete



Funded

	Initiative	Agency	Horizon	Progress
Planning	Undertake review of development logic, sequencing and infrastructure planning for City Hill sites	New for City Renewal Authority	Short	
Infrastructure	City Bus Interchange improvements (aligned with network routing modifications and TCCS)	Transport Canberra and City Services	Short-medium	
	Undertake necessary feasibility to understand options for future convention centre	City Renewal Authority legacy project	Medium	
	Progress feasibility for integrated and mixed-use development including options for the Civic bus interchange (in collaboration with TCCS/ EPSDD)	New for City Renewal Authority	Short	
	Investigate London Circuit/Commonwealth Avenue intersection	New for City Renewal Authority	Short	
Public realm	Investigate the future cross-section of Northbourne Avenue between London Circuit and Vernon Circle	New for City Renewal Authority	Medium	
	Implement public-realm improvements	City Renewal Authority legacy project	Medium-long	 19/20-22/23
	Consider lowering speed environments and revising timing on traffic signals to improve pedestrian/cycling crossing time and safety	ACT Government agencies	Short-medium	
	Review Canberra Central Design Manual and develop public-realm guidelines for the renewal precinct	ACT Government agencies	Short	
	Vernon Circle and Commonwealth Avenue intersection improvements	New for City Renewal Authority	Short-medium	

	Initiative	Agency	Horizon	Progress
	Undertake a review of public space and functionality and future use	New for City Renewal Authority	Short-medium	
Place development	Ensure planned release of Section 63 develops consistent with role and function of this area	New for City Renewal Authority	Short	
	Canberra Theatre Centre and Civic, Arts and Cultural Precinct Renewal (planning and design strategy)	City Renewal Authority legacy project	Short-medium	
	Future land releases	City Renewal Authority legacy project	Medium-long	
	Facilitate adjacent London Circuit redevelopment	ACT Government agencies	Short-long	
	Sydney and Melbourne buildings precinct improvements	City Renewal Authority legacy project	Short-medium	
	Sydney and Melbourne buildings waste enclosure improvements	City Renewal Authority legacy project	Short	
Place management and engagement	Continue program of city activation	City Renewal Authority legacy project	Short-medium	
	Establish curator position to focus on delivery of placemaking and cultivating partnerships with community and industry partners	New for City Renewal Authority	Short	

City West

The innovation and knowledge quarter

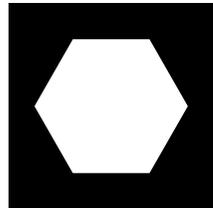


Table tennis tables at Latin American Plaza.



About this place

Bordered by Barry Drive, the ANU and City Hill, this precinct has seen significant change in recent years with a diverse land-use character and a growing residential population.

In the future, City West will be the densest business, knowledge and innovation hub in Canberra, complemented by an appropriate range of residential and mixed uses. This knowledge character will be based on its connections to the ANU and take full advantage of its highly accessible location adjacent to the light rail stop and as a key entry point to the city centre.

The development of City West will provide opportunities for urban art and improvement of existing public spaces. Links to the existing cluster of arts facilities will be enhanced, along with the creation of a finer-grain public realm overall.

Future development in City West will include the renewal and repurposing of older buildings, and the improvement of pedestrian networks and connections. There will be a focus on the retention and provision of new community facilities as part of new developments. This will foster diversity and a range of activities befitting a dense, exciting innovation and knowledge hub.



Objectives

City West will continue to cater to higher-order commercial and employment activities, combined with selected residential in a range of typologies and finer-grain public realm. This will support a strong connection between the city and the ANU education precinct.

Strategic horizon	Objectives
Consolidate	<ul style="list-style-type: none"> • Ensure development protects conditions and opportunities for existing and emerging innovation and knowledge-related employment • Improve pedestrian connectivity to the city centre
Enhance	<ul style="list-style-type: none"> • Retain and establish supporting community facilities as part of redevelopments • Enhance fine-grain characteristics at ground level
Transform	<ul style="list-style-type: none"> • Develop as Canberra's premier 'CBD' office area, with a selected supportive range of residential typologies, including for students/knowledge workers and visitor accommodation

Demographics

The overwhelming majority of people living in City West are aged under 40

Under 20 **24%**

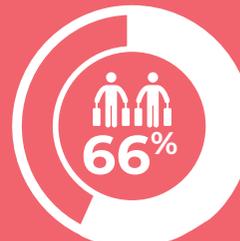
Other **6%**

between 20 and 40 years **70%**

Lived overseas five years previously



Parents who were both born overseas



The vast majority of homes in City West are one and two bedroom apartments

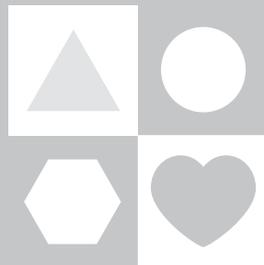


68%

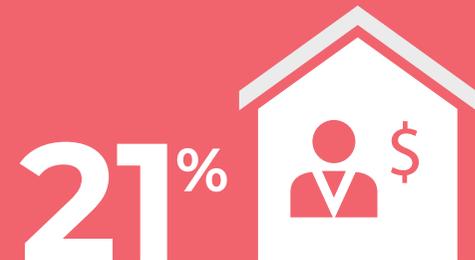
City West has a relatively high proportion of group households, and very few couples with children



30% **24%** **13%** **3%**



Renting is the most common tenure type in City West, and 21% of households own their home



Future (Targets)

Population

Current (2016)	Baseline/BAU (2031)	Target (2031)	Target (2046)
909	1,239	1,404	2,614

Dwellings

Current (2016)	Baseline/BAU (2031)	Target (2031)	Target (2046)
413	560	640	1,200

Jobs

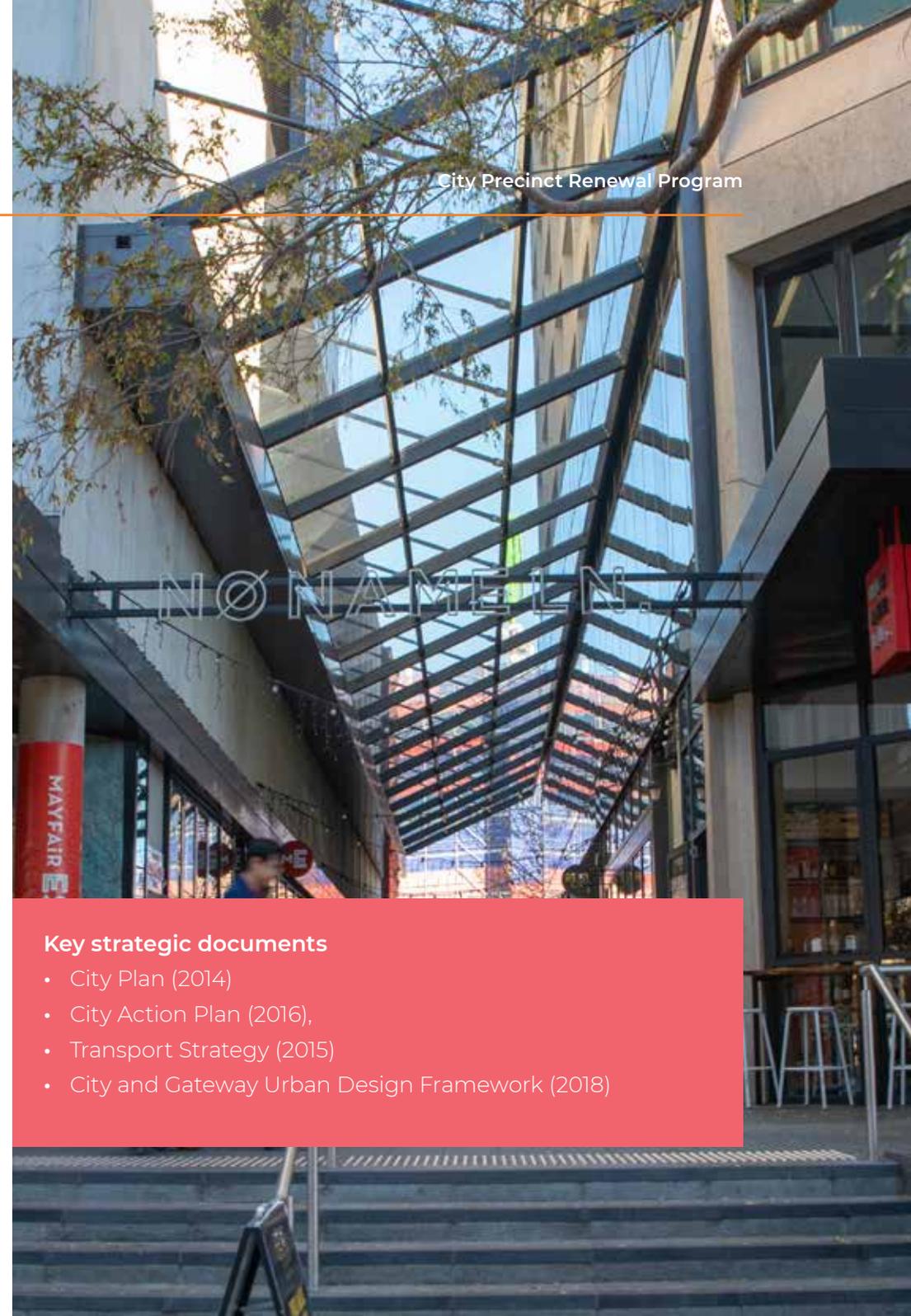
Current (2016)	Baseline/BAU (2031)	Target (2031)	Target (2046)
11,850	13,706	15,622	17,520

% Professional, scientific and technical services jobs

Current (2016)	Baseline/BAU (2031)	Target (2031)	Target (2046)
11.8%	11.4%	13.3%	15.2%

% Accommodation and food services jobs

Current (2016)	Baseline/BAU (2031)	Target (2031)	Target (2046)
6.3%	6.2%	6.8%	7.5%



Key strategic documents

- City Plan (2014)
- City Action Plan (2016),
- Transport Strategy (2015)
- City and Gateway Urban Design Framework (2018)

City West actions



Yet to commence



In progress



Complete

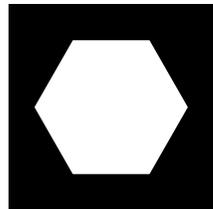


Funded

	Initiative	Agency	Horizon	Progress
Planning	Identify requirements for a mix of uses on future development sites, including provision of adequate community facilities to support residential growth	New for City Renewal Authority	Medium	
	Consider traffic management improvements including lowering speed environments on streets to improve pedestrian/cycling crossing time and safety	ACT Government agencies	Short-medium	
	Undertake commercial analysis and review of building stock to identify development potential	New for City Renewal Authority	Short	
Infrastructure	Improvements to pedestrian and cycling networks linking ANU to city centre	New for City Renewal Authority	Short-medium	
Public Realm	Identify areas of finer-grain public realm around business nodes and residential areas through development controls and floorspace incentives	New for City Renewal Authority	Short-medium	
Place development	Encourage appropriate office accommodation for business services and knowledge industry	ACT Government agencies	Medium-long	
	Support implementation of ANU Exchange MOU through formal partnership arrangement	New for City Renewal Authority	Short-medium	
	Investigate and incorporate measures to strengthen sense of arrival to the city through controls and incentives for development of gateway sites, as per City and Gateway Framework	New for City Renewal Authority	Medium	
	Encourage adaptive reuse of older buildings through incentives and working with building owners	New for City Renewal Authority	Short-long	
Place management and engagement	Continue program of city activation, including detailed strategy for short, medium and long-term interventions	City Renewal Authority legacy project	Short-long	
	Strengthen cluster of community arts through support for educational programs and events	New for City Renewal Authority	Short-medium	

Civic

The retail and entertainment heart



The Soul Defender, in Garema Place, Civic





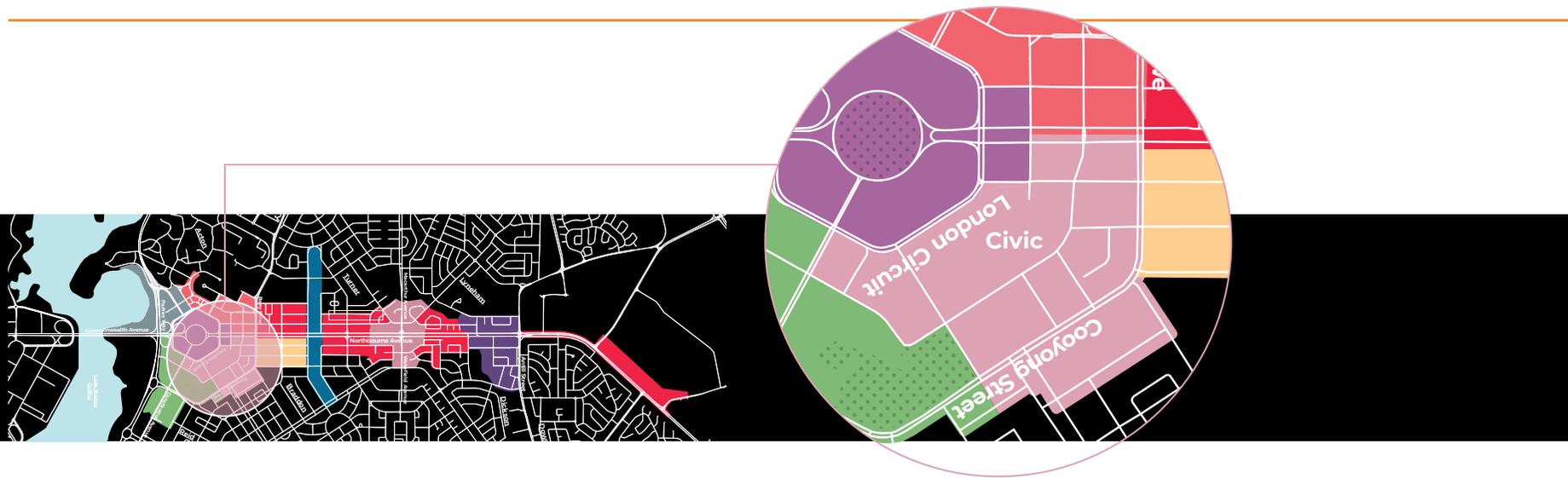
About this place

As Canberra's central business district Civic is dominated by retail and commercial uses. It is also the primary entertainment area of the city. An extensive network of pedestrianised streets, including Garema Place, City Walk, Petrie Plaza and the Bunda Street shareway, distinguish it as the centre of Civic. Garema Place is a special and popular public space, hosting public festivals and celebrations.

Civic will continue to function as the city's retail core, surrounded by a mix of uses, public places and spaces. Encouraging a greater mix of uses, including independent, niche and boutique retailers, will diversify the retail economy and serve to increase activity in the area, which will in turn support nearby civic uses, and revitalise important public spaces such as City Walk and Garema Place. New development fronting these spaces will respect existing heritage and function while making them livelier and better utilised.

Public-realm upgrades will also support these uses and activate key pedestrian routes, including east-west connections and links to key transport hubs, including light rail. Connectivity to new development areas, such as West Basin and City Hill, will also be strengthened.

Further opportunities for residential accommodation will support improved connections with the neighbouring suburbs of Braddon and Reid. New community facilities and upgraded existing facilities will support a larger population in Civic in future.



Objectives

Civic is the retail core of the city, surrounded by a mix of uses and public spaces. Development in this area will encourage additional independent, niche and boutique activity, and support nearby places and active uses along key pedestrian routes.

Strategic horizon	Objectives
Consolidate	<ul style="list-style-type: none"> • Improve pedestrian connectivity and the ground-level experience
Enhance	<ul style="list-style-type: none"> • Protect and expand retail and commercial floorspace opportunities, particularly for independent, niche and boutique retail • Improve interface between existing retail uses with public spaces, working with landowners to facilitate more vibrancy in key public places
Transform	<ul style="list-style-type: none"> • Make the centre of Canberra the retail and visitor destination of choice between the CBDs of Melbourne and Sydney • Encourage night activation

Demographics

Civic has a relatively high proportion of people aged over 40

Under 20 6%

Other 64%

over 40 years 30%

Lived overseas five years previously



Parents who were both born overseas



The vast majority of homes in Civic are one and two bedroom apartments



94%



64%

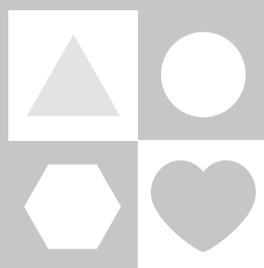
There are relatively few couples with children in Civic



33%

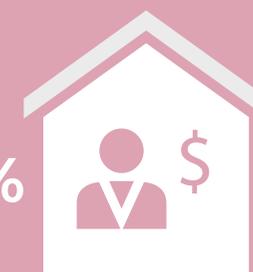
18%

3%



Around 12% of households own their home

12%



Future (Targets)

Population

Current (2016)	Baseline/BAU (2031)	Target (2031)	Target (2046)
1,261	5,000	5,000	5,250

Dwellings

Current (2016)	Baseline/BAU (2031)	Target (2031)	Target (2046)
573	2,500	2,500	3,500

Jobs

Current (2016)	Baseline/BAU (2031)	Target (2031)	Target (2046)
13,595	15,264	17,329	19,378

% Retail jobs compared to the whole of ACT

Current (2016)	Baseline/BAU (2031)	Target (2031)	Target (2046)
5.1%	5.0%	5.7%	6.4%

% Accommodation and food services jobs

Current (2016)	Baseline/BAU (2031)	Target (2031)	Target (2046)
6.3%	6.2%	6.8%	7.5%



Key strategic documents

- City Plan (2014)
- Transport Strategy (2015)
- City Action Plan (2016)
- City and Gateway Urban Design Framework (2018)

Civic actions



Yet to commence



In progress



Complete

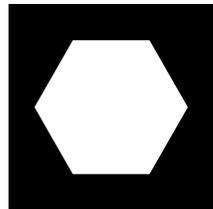


Funded

	Initiative	Agency	Horizon	Progress
Planning	Develop and implement a place plan for Garema Place and City Walk to establish clear identity	New for City Renewal Authority	Short	
	Develop section plans with a focus on small retail development opportunities	New for City Renewal Authority	Medium	
Infrastructure	Identify and provide infrastructure for active uses along key pedestrian corridors, enhancing connections to other places	New for City Renewal Authority	Short-medium	
	City Bus Interchange improvements	ACT Government agencies	Short-medium	
Public realm	Expand entertainment and dining uses in Garema Place and City Walk	ACT Government agencies	Short	
	Cooyong Street improvements	City Renewal Authority legacy project	Short-medium	
	Mort Street verge improvements	New for City Renewal Authority	Short	
Place development	Encourage increased mix of land uses, particularly around key public spaces like City Walk	New for City Renewal Authority	Short-medium	
	Investigate and incorporate measures to strengthen sense of arrival to the city centre through gateway developments on key sites	New for City Renewal Authority	Medium	
Place management and engagement	Continue program of city activation, including detailed strategy for short, medium and long-term interventions	City Renewal Authority legacy project	Short-long	
	Establish curator position to focus on delivery of placemaking and cultivating partnerships with community and industry partners	New for City Renewal Authority	Short	
	Work with landowners to facilitate more vibrancy in key public spaces (including Garema Place and City Walk)	New for City Renewal Authority	Short	

City East

Where education, business
and tourism flourish



Glebe Park





About this place

City East is characterised by its open spaces, recreation, community and tourist uses, including Casino Canberra, Canberra Olympic Pool, the National Convention Centre, and the Reid CIT campus. Glebe and Commonwealth parks offer the largest areas of public open space within the wider city centre area.

There is potential for significant intensification and character improvement in City East, framed by its national avenues, views and vistas making up the northern part of Canberra's National Triangle. New development will provide a transition to the existing eastern suburbs of the city. A growing population will support the provision of further leisure, recreation and educational facilities in the area.

Future investigations will examine potential for the location of significant infrastructure projects in this part of the city, such as a new city stadium. The proposal from the University of NSW to establish a major new campus at Reid provides a catalyst to develop City East as an education hub on an axis connected through City Hill to the ANU. These major campus developments will be well integrated into their surrounding context, supporting the roles and function and objectives for this and adjacent places, and not just as island or stand-alone projects.

More development in City East will require improved pedestrian connections between the city centre and the lakeside, particularly to Commonwealth Park (which is adjacent to the City Renewal Precinct). This will activate the area, adding to public life. City East will be accessible by rapid and direct public transport, including connections to key employment nodes, such as the Parliamentary Zone.

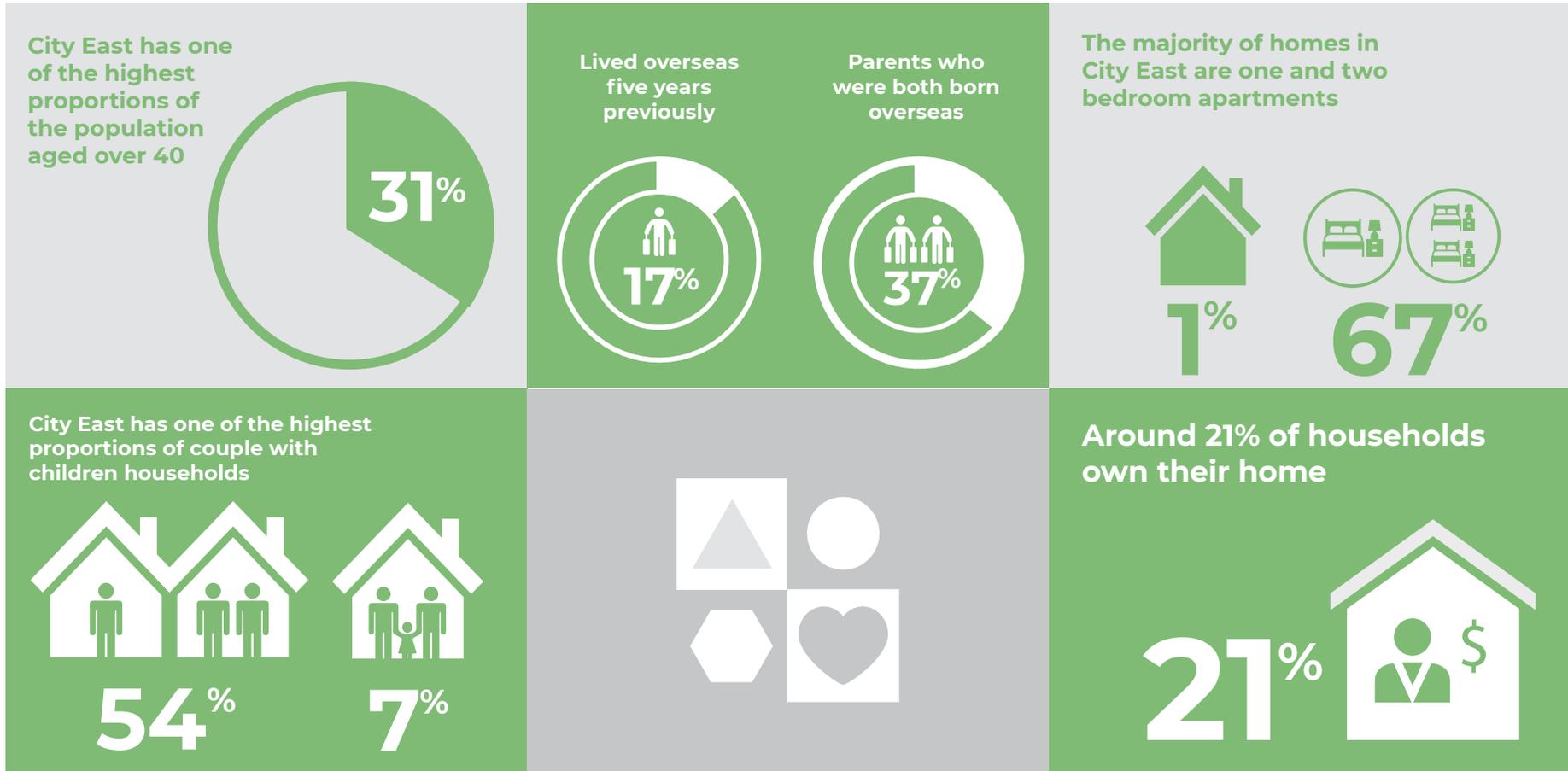


Objectives

City East will provide opportunities for tourism, recreation, education and mixed uses, clustered around Constitution and Commonwealth avenues. Development will reinforce these grand boulevards and connection to the Parliamentary Zone.

Strategic horizon	Objectives
Consolidate	<ul style="list-style-type: none"> Improve pedestrian connections from the city centre to Commonwealth Park and the lakeside
Enhance	<ul style="list-style-type: none"> Reinforce the presence of the grand boulevards as development proceeds
Transform	<ul style="list-style-type: none"> Become a destination for a range of leisure, recreation, tourism and education uses Enhance accessibility by major public transport upgrades including to and from key employment centres like the Parliamentary Zone

Demographics



Future (Targets)

Population

Current (2016)	Baseline/BAU (2031)	Target (2031)	Target (2046)
867	1,527	1,747	5,707

Dwellings

Current (2016)	Baseline/BAU (2031)	Target (2031)	Target (2046)
394	700	770	2,600

Jobs

Current (2016)	Baseline/BAU (2031)	Target (2031)	Target (2046)
5,603	6,596	7,655	9,580

Playful Endeavour loose-parts
playground, Glebe Park



Key strategic documents

- City Plan (2014)
- Transport Strategy (2015)
- City Action Plan (2016)
- City and Gateway Urban Design Framework (2018)



City East actions



Yet to commence



In progress



Complete



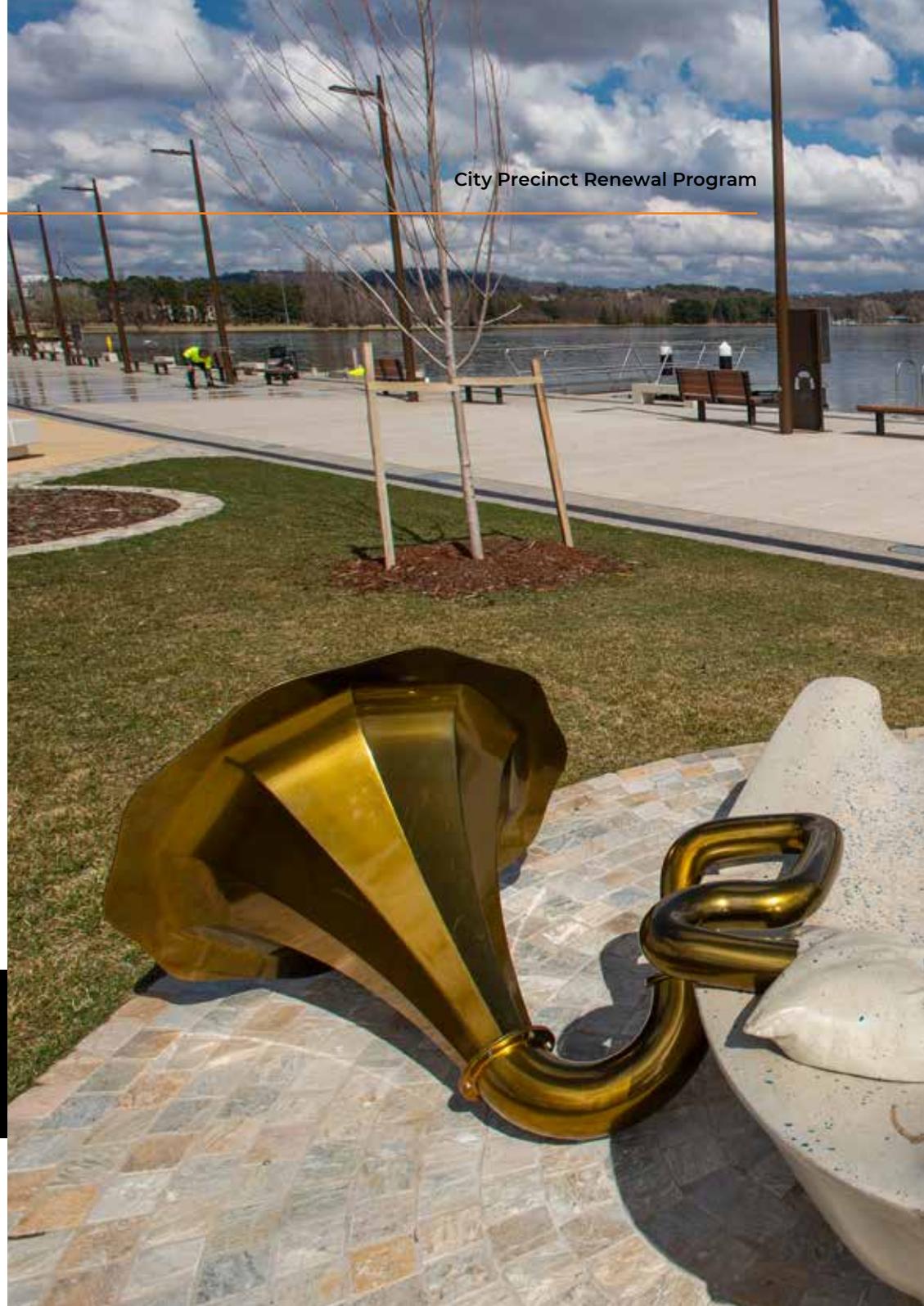
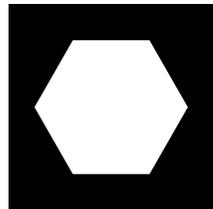
Funded

	Initiative	Agency	Horizon	Progress
Planning	Review development opportunities for City East	New for City Renewal Authority	Short	
	Develop plan for development sequencing and land release	New for City Renewal Authority	Short	
	Undertake necessary feasibility and social impact studies to understand options for future stadium location	City Renewal Authority legacy project	Medium	
	Update planning controls to facilitate future residential development	ACT Government agencies	Medium	
	Contribute to preparation of a place plan	ACT Government Agencies	Short	
Infrastructure	Develop a stormwater retention pond	ACT Government agencies	Medium	
	Explore Parkes Way realignment	ACT Government agencies	Medium	
	Strengthen pedestrian connections to the rest of the city area and to Commonwealth Park and the lakeside	New for City Renewal Authority	Medium	
	Provision for a bus layover for bus services to integrate with current and future light rail network	ACT Government agencies	Medium	
Public realm	Implement Public realm improvements	City Renewal Authority legacy project	Short	

	Initiative	Agency	Horizon	Progress
Place development	Facilitate CIT redevelopment/UNSW proposal	ACT Government agencies	Short-medium	
	Ensure redevelopment of key sites contributes to place roles, functions and objectives	New for City Renewal Authority	Medium-long	
	Ensure redevelopment of key sites and catalyst projects (including possible stadium) activate and integrate with surrounding context, ensuring wider community benefits	New for City Renewal Authority	Medium	
	Continue program of city activation, including detailed strategy for short, medium and long-term interventions	City Renewal Authority legacy project	Short-long	

West Basin

A vibrant urban waterfront connecting the city centre to its best landscape feature, Lake Burley Griffin





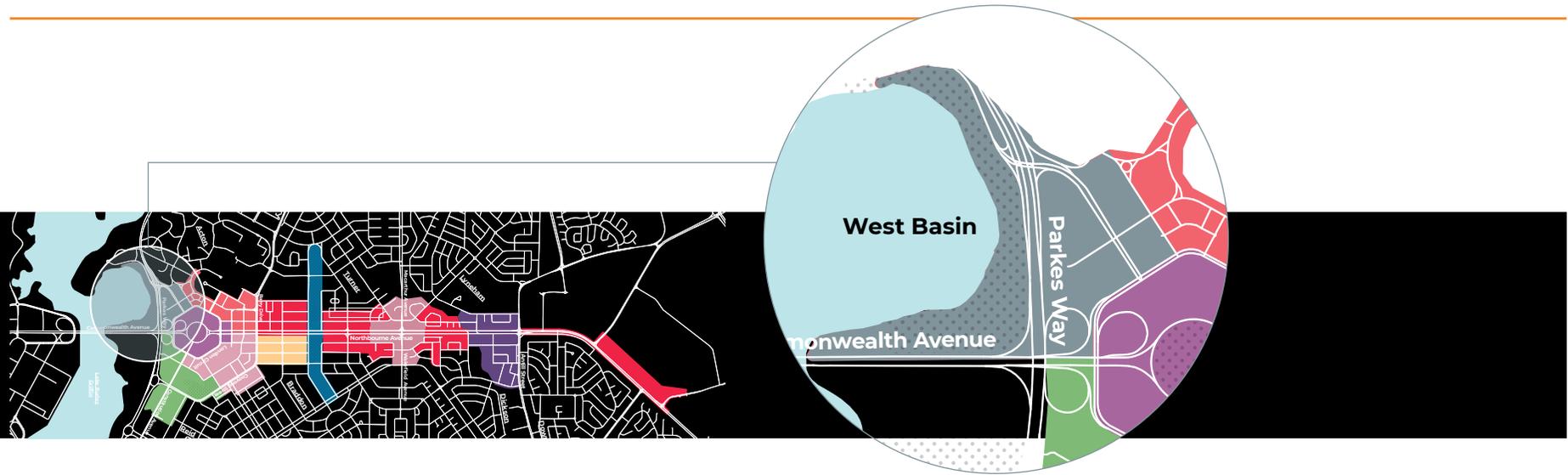
About this place

Fronting the shoreline of Lake Burley Griffin, West Basin connects the Acton Peninsula with the picturesque formal lake area of the Central National Area, and major transport corridors along Commonwealth Avenue and Parkes Way. Recent private redevelopment has transformed the New Acton area, receiving national and international acclaim for the built form.

The area presents as an opportunity for transformational urban renewal. It will extend the city centre to the lakefront with the creation of a people-focused public destination with world-class waterfront public spaces. West Basin's future development will improve the accessibility of the area and its integration with the wider city precinct.

Development between the generous public waterfront and the city centre will provide for a mix of land uses, and in doing so create neighbourhoods with local amenity as well as a key role in the functioning of the city centre. A key feature of West Basin will be its community and recreational facilities, which will enhance its existing green space and waterfront setting. Improving pedestrian and cycling connectivity to and from the waterfront will also be important.





Objectives

West Basin will be a transformational renewal precinct, bringing the everyday life of the city to Lake Burley Griffin. Future development will create a more accessible and people-focused lakefront destination.

Strategic horizon	Objectives
Consolidate	<ul style="list-style-type: none"> Enhance pedestrian connectivity from the waterfront and to the wider city precinct
Enhance	<ul style="list-style-type: none"> Revitalise existing public and open spaces through investment in public realm, setting the groundwork for future mixed-use development
Transform	<ul style="list-style-type: none"> Accommodate a mix of uses including community and recreational facilities, and residential, serve the local population as well as the wider Canberra community Develop a distinct, vibrant and accessible Canberra waterfront area as a destination for visitors and residents

Demographics

West Basin's existing residential population lives north of Parkes Way, including in New Acton

Under 20 **7%**

Other **54%**

over 40 years **39%**

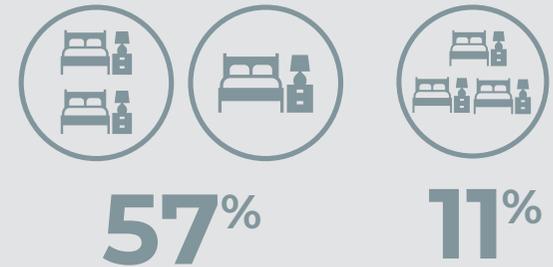
Lived overseas five years previously



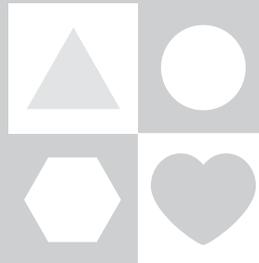
Parents who were both born overseas



The overwhelming majority of homes in West Basin are apartments in large buildings.



West Basin has the lowest proportion of lone person households



Around 26% of households own their home



Future (Targets)

Population

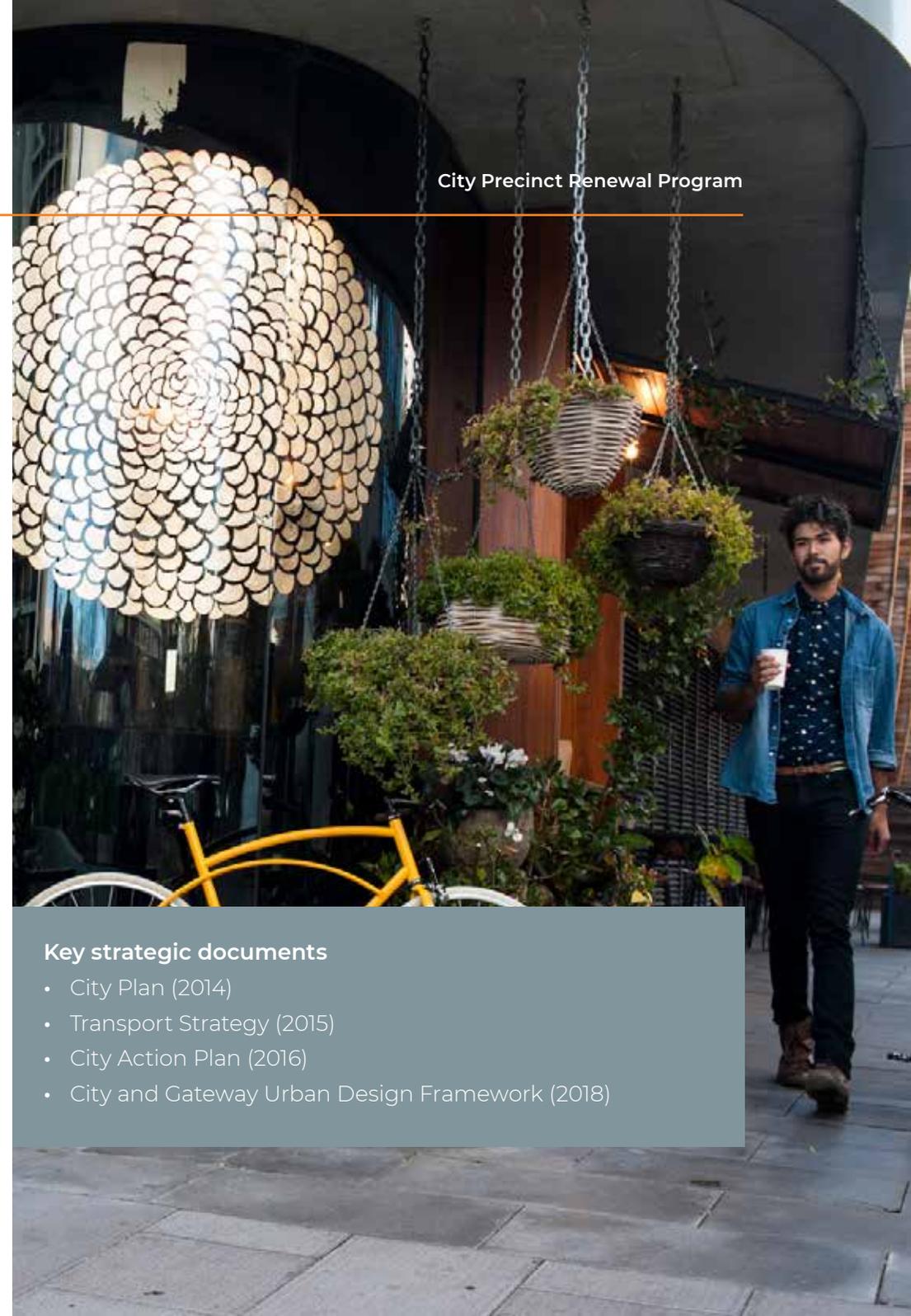
Current (2016)	Baseline/BAU (2031)	Target (2031)	Target (2046)
1,034	2,200	2,600	5,324

Dwellings

Current (2016)	Baseline/BAU (2031)	Target (2031)	Target (2046)
470	1,000	1,200	2,000

Jobs

Current (2016)	Baseline/BAU (2031)	Target (2031)	Target (2046)
2,607	3,413	3,983	5,391



Key strategic documents

- City Plan (2014)
- Transport Strategy (2015)
- City Action Plan (2016)
- City and Gateway Urban Design Framework (2018)

West Basin actions



Yet to commence



In progress



Complete



Funded

	Initiative	Agency	Horizon	Progress
Planning	Undertake review of development logic and sequencing for West Basin	New for City Renewal Authority	Short	
Infrastructure	Complete Henry Rolland Park	City Renewal Authority legacy project	Short	
	Investigate Parkes Way realignment (including resolution of London Circuit and Commonwealth Avenue intersection)	ACT Government agencies	Short-medium	
	Investigate connections to West Basin (Parkes Way land bridge and West Road)	City Renewal Authority legacy project	Short	
	Improve pedestrian network and connections to the city centre	New for City Renewal Authority	Short-medium	
	Deliver part of Molonglo to City cycling infrastructure between Marcus Clarke Street, Edinburgh Avenue and the Acton Peninsula	ACT Government agencies	Short	
Public realm	West Basin public-realm improvements – boardwalk and urban park (completion of remaining boardwalk, lake wall and land reclamation)	City Renewal Authority legacy project	Short-medium	
Place development	Link land release and delivery methods for future development sites to place objectives	New for City Renewal Authority	Medium	
	Ensure provision of social infrastructure and facilities to meet projected population needs as West Basin develops	New for City Renewal Authority	Medium-long	
Place management and engagement	Activate the foreshore and lakeside parks	New for City Renewal Authority	Short	
	Implement a program of activation, including detailed strategy for short, medium and long-term interventions	City Renewal Authority legacy project	Short-long	

Whole-of-precinct initiatives



Moveable street furniture in Garema Place, Civic

The table on the following page sets out the actions that will bring to life the strategic framework. They represent those initiatives that are focused on delivering precinct-wide outcomes.

These projects leverage whole-of-government capability and harness the private sector to provide the conditions for success required to implement the detailed plans in each of the 10 places that make up the City Renewal Precinct.

Whole-of-precinct actions



Yet to commence



In progress



Complete



Funded

	Initiative	Agency	Horizon	Progress
Planning	Support the implementation of the City and Gateway Urban Design Framework	New for City Renewal Authority	Short-long	
	Develop and implement the 2025 precinct sustainability strategy (which reflects contents of multiple recent sustainability strategies)	New for City Renewal Authority	Short-medium	
	Develop and implement a Digital City Framework for the precinct, addressing connectivity, innovation and enhancing the economy	New for City Renewal Authority	Short-medium	
	Prepare a development sequencing and infrastructure plan particularly for sections and sites in the city centre, reflecting a realistic view of future development potential, to: <ul style="list-style-type: none"> Allow for land-use integration with transport planning (light rail stage 2, through-traffic management, local transport access, parking policy) Maximise returns on infrastructure investment Ensure critical mass in new development locations is achieved 	New for City Renewal Authority	Short-medium	
	Investigate mechanisms to ensure a mix of housing including for families, through initiatives such as the 2019 ACT Planning Strategy, Housing Choices Project and ACT Housing Strategy	ACT Government agencies	Short	



Yet to commence



In progress



Complete



Funded

	Initiative	Agency	Horizon	Progress
	Advocate for building proponents to deliver improved environmental and social sustainability performance in development application process (higher energy efficiency, reduced car parking, options for car sharing)	New for City Renewal Authority	Short-long	
	Integrate affordable housing across development projects (establish housing-mix targets based on data, partner with EPSDD on innovative urban housing)	New for City Renewal Authority	Short-long	
Infrastructure	Design and delivery of light rail stage 2 from Civic to Woden	ACT Government agencies	Medium-long	
Public realm	Improve connectivity and active travel opportunities for pedestrians and cyclists to and through the City Renewal Precinct and strengthen connections to key transport interchanges in Civic and Dickson	ACT Government agencies	Short-medium	
Place development	Advocate for design excellence for buildings and landscapes that complements Northbourne Avenue, signalling arrival into the National Capital (consistent with City and Gateway Framework)	New for City Renewal Authority	Short-long	
	Plan for social infrastructure and facilities to support residential development	ACT Government agencies	Short-long	
	Prioritise design excellence in procurement and implementation of capital improvements	New for City Renewal Authority	Short-long	
	Encourage all development proponents to develop place plans	New for City Renewal Authority	Short	



Yet to commence



In progress



Complete



Funded

	Initiative	Agency	Horizon	Progress
Place management and engagement	Develop and implement a City Renewal Authority Urban Art Strategy	New for City Renewal Authority	Short-medium	
	Develop a City Renewal Authority "play strategy"	New for City Renewal Authority	Short-medium	
	Implement play-strategy initiatives consistent with desired outcomes by place	New for City Renewal Authority	Short-medium	
	Prepare a commercial and economic development strategy that audits employment related floorspace, identifies ways to protect key sites and sections for employment floorspace, identifies appropriate complementary locations for residential / mixed use, and promotes and attracts economic activity consistent with the desired role and function and objectives for places	New for City Renewal Authority	Short-medium	
	Develop an overarching stakeholder engagement strategy and embed community engagement practices in all facets of the precinct's development	New for City Renewal Authority	Short	
	Establish place visitation and activation targets, publish data on the precinct and report on progress against non-financial measures utilising a place intelligence tool	New for City Renewal Authority	Short-medium	

cityrenewal@act.gov.au

02 6205 1878

Canberra Nara Centre

1 Constitution Avenue, Canberra City

GPO Box 158, Canberra City ACT 2601

