

Adelaide City Deal

FEDERATION FUNDING AGREEMENT – INFRASTRUCTURE

Table 1: Formalities and operation of schedule																																														
Parties	Commonwealth South Australia																																													
Duration	This Schedule is expected to expire on 30 June 2027 or on completion of the projects, including final performance reporting and processing of final payments against milestones.																																													
Purpose	This Schedule will support the delivery of projects across Greater Adelaide which are designed to support the growth of Adelaide’s innovation, tourism and cultural economy.																																													
Estimated financial contributions	<p>The Commonwealth will provide an estimated total financial contribution to South Australia of \$159.0 million in respect of this Schedule.</p> <table border="1"> <thead> <tr> <th>Table 1 (\$ million)</th> <th>2019-20</th> <th>2020-21</th> <th>2021-22</th> <th>2022-23</th> <th>2023-24</th> <th>2024-25</th> <th>2025-26</th> <th>Total</th> </tr> </thead> <tbody> <tr> <td>Estimated total budget</td> <td>TBC</td> <td>TBC</td> <td>TBC</td> <td>TBC</td> <td>TBC</td> <td>TBC</td> <td>TBC</td> <td>683.6</td> </tr> <tr> <td>Less estimated National Partnership Payments</td> <td>3.20</td> <td>9.57</td> <td>13.01</td> <td>22.72</td> <td>39.00</td> <td>58.50</td> <td>13.00</td> <td>159.00</td> </tr> <tr> <td>Balance of non-Commonwealth contributions</td> <td>TBC</td> <td>TBC</td> <td>TBC</td> <td>TBC</td> <td>TBC</td> <td>TBC</td> <td>TBC</td> <td>524.60</td> </tr> </tbody> </table> <p>Note: The estimated total budget of \$683.6 does not include expenditure paid by other AG Agencies</p> <ul style="list-style-type: none"> • \$12.0m: Space agency • \$3.0m: NIAA <p>Note: Additional non-Commonwealth contributions includes:</p> <ul style="list-style-type: none"> • \$512.0m: South Australian Government • \$12.6m: City of Adelaide 										Table 1 (\$ million)	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	Total	Estimated total budget	TBC	TBC	TBC	TBC	TBC	TBC	TBC	683.6	Less estimated National Partnership Payments	3.20	9.57	13.01	22.72	39.00	58.50	13.00	159.00	Balance of non-Commonwealth contributions	TBC	TBC	TBC	TBC	TBC	TBC	TBC	524.60
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Additional terms

South Australia will:

- provide quarterly status updates on projects during the operation of the Schedule;
- be responsible for making relevant payments to relevant external parties as they meet performance milestones as set out in Table 2 of this Schedule;
- be responsible for working to meet Indigenous economic participation objectives in Adelaide City Deal projects including a minimum of 1.4 per cent Aboriginal employment, and a minimum of 3 per cent of contract value for Indigenous businesses in the supply chain. Priority will be given to local Indigenous business, organisations and potential employees;
- monitor and provide performance reports against the Indigenous targets on a project-by-project basis under its Industry Participation Policy and Procedural Guidelines; and
- advise the Commonwealth of any underspend that will occur on a Project, prior to the final Commonwealth contribution for that Project.

Where a reported underspend, as outlined in these Additional terms, is either \$500,000 or 10 per cent of the Commonwealth investment (whichever is higher), the remaining funds will be re-invested. Re-investment will be in either existing Adelaide City Deal projects outlined in Table 2 of this FFA Schedule or projects consistent with the Adelaide City Deal’s Purpose specified in Table 1 of this Schedule.

In relation to reallocation of surplus funds, both parties will agree to how funds will be re-invested.

Where a decision is made not to continue with a project, both parties will agree to how the remaining funds for that project will be re-allocated.

Business cases and project proposals will need to provide as a minimum the details of:

- a. project management arrangements, including an implementation schedule for the delivery of the project and costs associated with each element of the schedule;
- b. risk management for both project delivery and for any potential operational risks;
- c. governance arrangements including management of any approvals or regulatory requirements;
- d. stakeholder engagement;
- e. where relevant, workplace Relationship Management Plan compliant with WHS and Building Code requirements; and
- f. any other information the State considers relevant to enable the Commonwealth to consider the business case or project proposal.

Table 2: Performance requirements, reporting and payment summary

Output	Milestone Number	Performance milestones	Milestone Target Date	Payment (up to)
Innovation Hub Up to \$20 million Construction of an Innovation Hub at Lot Fourteen that will bring together venture capital, scientists, academics, entrepreneurs and the public to create the next generation of businesses for Adelaide.	1.	A business case that meets the requirements outlined in the additional terms of this Schedule (Clause 17 of the previous version of this agreement) to be submitted to and accepted by the Australian Government.	COMPLETED April 2021	\$2.00m PAID
	2.	Provision of a copy of the signed signature page for the development agreement.	June 2023	\$1.00m
	2 (a)	Provision of sub-lease for the Innovation Hub. Receipt of development approval.	December 2023	\$1.00m
	3.	Project Plan for the delivery of the Innovation Hub accepted by the Australian Government. This will include the proposed operational model.	COMPLETED November 2022	\$2.00m PAID
	4.	Early works/ site preparation completed and hoarding in place.	COMPLETED June 2022	\$4.00m PAID
	5.	Completion of in-ground civil/structural works (including footings and foundations).	December 2024	\$3.00m
	6.	Practical completion of the base-building works housing the Innovation Hub.	December 2025	\$4.00m
	7.	Fit out of the Innovation Hub complete.	December 2025	\$3.00m

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Output	Milestone Number	Performance milestones	Milestone Target Date	Payment (up to)
<p>Tarrkarri Centre for First Nations Cultures Up to \$85.00 million</p> <p>Construction of Tarrkarri – Centre for First Nations Cultures at Lot Fourteen to showcase the art and cultural assets of First Nations people to an international and national audience.</p>	1.	A business case that meets the requirements outlined in the additional terms of this Schedule (Clause 17 of the previous version of this agreement) to be submitted to and accepted by the Australian Government.	COMPLETED June 2021	\$4.00m PAID
	2.	Project Plan for the delivery of the Centre, accepted by the Australian Government. This will include the proposed operational model, concept designs and communication network specifications.	COMPLETED July 2022	\$3.00m PAID
	3.	Installation of new hoarding inclusive of the Australian Government logo.	COMPLETED December 2021	\$2.00m PAID
	4.	City of Adelaide Building Rules Approval granted for Early Works.	COMPLETED June 2022	\$3.50m PAID
	5.	Provision of a copy of the signed signature page of the managing contractor agreement. Completion of detailed designs. Commencement of site preparation works not included as part of the Lot Fourteen development commitment. Installation of signage acknowledging Australian Government funding, to be in place for the duration of the construction.	COMPLETED June 2022	\$2.00m PAID
	6.	Appoint Director, Tarrkarri – Centre for First Nations Cultures.	December 2023	\$2.00m
	7.	Peg out complete (completed by a qualified surveyor or the concrete slab contractor).	May 2023	\$7.00m
	8.	Completion of in-ground structures (including footings, foundations and plant equipment). Provision of Performance report outlining progress against key deliverables identified in the Project Plan accepted by the Australian Government.	October 2023	\$20.00m
	9.	Completion of the superstructure - frame walls in place.	January 2025	\$30.00m
	10.	Completion of walls and flooring fit-out.	March 2025	\$6.500m
	11.	Practical completion of building.	April 2025	\$5.00m

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Output	Milestone Number	Performance milestones	Milestone Target Date	Payment (up to)
Digital Technologies Academy (working title) Up to \$30.00 million Delivery of a Digital Technologies Academy at Lot Fourteen enabling access to education and training to amplify the digital talent pipeline demanded across a broad range of industries.	1.	A business case that meets the requirements outlined in the additional terms of this Schedule (Clause 17 of the previous version of this agreement) to be submitted to and accepted by the Australian Government.	June 2023	\$2.00m
	2.	Project Plan for the delivery of the facility that includes a proposed operating model, submitted to, and accepted, by the Australian Government.	June 2023	\$2.00m
	3.	Principal Projects Requirements Brief completion. Installation of hoarding inclusive of the Australian Government logo.	December 2023	\$3.00m
	4.	City of Adelaide Building Rules Approval granted for Early Works.	June 2024	\$3.00m
	5.	Provision of a copy of the signature page of the contract with the developer.	August 2024	\$4.00m
	6.	Development Approval granted. Commencement of in ground structures including footings and foundations.	December 2024	\$10.00m
	7.	Completion of the superstructure - frame walls in place.	June 2026	\$6.00m

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Output	Milestone Number	Performance milestones	Milestone Target Date	Payment (up to)
Smart Technology Project (Free Wifi) Up to \$10.00 million (Total Smart Tech budget) Up to \$3.00 million for Free Wifi Project Improving the digital connectivity and safety for residents, visitors, workers and business and integrating services between Lot Fourteen and the wider Adelaide City Centre.	1.	A business case that meets the requirements outlined in the additional terms of this Schedule (Clause 17 of the previous version of this agreement) to be submitted to and accepted by the Australian Government.	COMPLETED June 2021	\$0.500m PAID
	2.	Provision of a project plan that is inclusive of costings, scope of expenditure and a defined works schedule.	COMPLETED July 2021	\$0.500m PAID
	3.	Contracts signed with contractors to deliver project. As appropriate / possible, installation of signage acknowledging joint Australian Government and City of Adelaide funding, to be in place for the duration of the construction.	COMPLETED April 2022	\$0.600m PAID
	4.	Approved content of update of information on network provided on CoA website and one-page flyer about the project available for on street contractors to provide interested members of the public. Website and flyer to acknowledge joint Australian Government and CoA funding. Installation of 75% of Adelaide Free Wifi access points completed.	May 2023	\$0.500m
	5.	Installation of Adelaide Free Wifi technology completed.	May 2023	\$0.500m
	6.	Wifi network operational.	August 2023	\$0.400m
Smart Technology Project (CCTV) Up to \$3.00 million for CCTV	1.	A business case that meets the requirements outlined in the additional terms of this Schedule (Clause 17 of the previous version of this agreement) to be submitted to and accepted by the Australian Government.	COMPLETED June 2021	\$0.200m PAID
	2.	Provision of a project plan that is inclusive of costings, scope of expenditure and a defined works schedule.	COMPLETED October 2022	\$0.500m PAID
	3.	Contracts signed with contractors to deliver CCTV upgrade.	COMPLETED October 2022	\$0.900m PAID
	4.	Video Management system operational and 50% of cameras installed.	May 2023	\$0.700m
	5.	Installation of CCTV technology completed.	August 2023	\$0.500m
	6.	CCTV network operational.	September 2023	\$0.200m

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Smart Technology Project (Experience Adelaide) Up to \$4.00 million for Experience Adelaide	1.	A business case that meets the requirements outlined in the additional terms of this Schedule (Clause 17 of the previous version of this agreement) to be submitted to and accepted by the Australian Government.	COMPLETED June 2021	\$0.300m PAID
	2.	Provision of indicative costings accepted by the Australian Government. This will include scope of expenditure and a schedule.	June 2023	\$0.200m
	3.	Lease signed and contracts signed with contractors to deliver Experience Adelaide Visitor Centre.	June 2023	\$0.400m
	4.	Works commence on site.	June 2023	\$0.500m
	5.	Mobile experience app developed and progress report on on-site works submitted.	March 2024	\$1.400m
	6.	Experience Adelaide Visitor Centre formally opened.	June 2024	\$1.200m

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Output	Milestone Number	Performance milestones	Milestone Target Date	Payment (up to)
Heysens Gallery Up to \$9.00 million Construction of the Heysens Gallery at Hahndorf as a dedicated space to display the art by the renowned Australian artists, Hans and Nora Heysen and other Australian and international exhibitions.	1.	Submission of a project plan. Signed contract with the Lead Professional Services Contractor (Architect) to deliver the design and obtain planning approvals.	COMPLETED June 2020	\$3.00m PAID
	2.	Proof of signed contract with the building contractor and commencement of construction. Installation of a sign acknowledging Australian Government funding, to be in place for the duration of the construction. Acceptance by the Premier of performance report demonstrating progress, including evidence of: <ul style="list-style-type: none"> o Development Approval o Completion of Design Documentation o Proof of signed contract with the Builder. 	July 2023	\$3.00m
	3.	Completion of superstructure and underground services (construction progress report to be provided).	November 2023	\$1.500m
	4.	Construction completion (certificate of occupancy).	February 2024	\$1.300m
	5.	Acceptance by the South Australian Government of the Financial Statements described in the Reporting Requirements. Submission of a final report accepted by the Australian Government. Installation of a plaque recognising the Australian Government contribution through the City Deal, if required.	April 2024	\$0.200m

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Output	Milestone Number	Performance milestones	Milestone Target Date	Payment (up to)
Pavilion at Carrick Hill Up to \$3.00 million Construction of a Pavilion at Carrick Hill to provide amenities such as an Information Centre, retail outlets and a functions area.	1.	Submission of a project plan. Concept design completed.	COMPLETED May 2021	\$1.500m PAID
	2.	Proof of commencement of construction. Installation of a sign acknowledging Australian Government funding, to be in place for the duration of construction. Submission of a performance report demonstrating progress against key deliverables identified in the Project Plan, including evidence of: <ul style="list-style-type: none"> ○ development approval ○ completion of design documentation ○ signed contract with a building contractor. 	April 2023	\$0.500m
	3.	Completion of in-ground structures (including footings, foundations).	May 2023	\$0.700m
	4.	Completion of construction (certificate of occupancy). Submission of a final report accepted by the Australian Government. Installation of a plaque recognising the Australian Government contribution through the City Deal, if required.	September 2023	\$0.300m

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Output	Milestone Number	Performance milestones	Milestone Target Date	Payment (up to)
Mitcham Hills / Glenthorne Loop (Mitcham Hills Trail) Up to \$2.00 million (Total Mitcham Hills/ Glenthorne Loop budget) Up to \$1.155 million Mitcham Hills Delivering specific site improvements to the Mitcham Hills Trail and Glenthorne Loop in southern Adelaide. The improvements will link and enhance natural and cultural attractions, and improve access to these sites through digital tools and wayfinding.	1.	Commencement of planning and concept design for works at Kingston House, Wittunga Botanic Garden, and Old Government House.	COMPLETED June 2020	\$0.200m PAID
	2.	Completion of works to garden and coach house at Old Government House; and final audit and report submitted to the Australian Government.	COMPLETED June 2021	\$0.155m PAID
	3.	Completion of weed removal and works at Belair National Park; completion of upgrades to volunteer's kitchen at Belair National Park; and final audit and report submitted to the Australian Government.	COMPLETED June 2021	\$0.065m PAID
	4.	Completion of footpath, beach area and overwater viewing platform at Wittunga Botanic Garden.	COMPLETED June 2021	\$0.200m PAID
	5.	Completion of playspace at Wittunga Botanic Garden; signage installed as requested by the Commonwealth; and final audit and report submitted to the Australian Government.	COMPLETED June 2021	\$0.400m PAID
	6.	Grant to Blackwood Reconciliation Group for improvements, information upgrades and maintenance at Colebrook Blackwood Reconciliation Park awarded.	COMPLETED April 2022	\$0.025m PAID
	7.	Delivery of digital wayfinding, technical and support solutions for the development and launch of Mitcham Hills Heritage digital wayfinding app.	COMPLETED January 2022	\$0.110m PAID
Mitcham Hills / Glenthorne Loop (Glenthorne Loop) Up to \$0.845 million Glenthorne Loop	1.	Completion of boardwalk maintenance and weeding works at Hallett Cove.	COMPLETED June 2021	\$0.030m PAID
	2.	Completion of weeding works at O'Halloran Hill Recreation Park.	COMPLETED June 2021	\$0.030m PAID
	3.	Completion of ocean viewing platform, walking trail and carpark at Marino Conservation Park.	COMPLETED June 2021	\$0.140m PAID
	4.	Completion of design for nature playspace at Glenthorne National Park and copy provided to the Australian Government.	COMPLETED April 2022	\$0.100m PAID
	5.	City of Marion work on Glenthorne precinct open spaces completed.	COMPLETED June 2022	\$0.050m PAID
	6.	Completion of works at Kingston House; final audit and report accepted by the Australian Government.	COMPLETED June 2022	\$0.125m PAID

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	7.	Completion of landscaping works at historical Munitions Huts in the Glenthorne area.	April 2023	\$0.050m
	8.	Heritage survey and assessment report of Glenthorne Farm submitted to Australian Government and building preservation works complete. Cultural assessment complete and report submitted to the Australian Government.	COMPLETED June 2021	\$0.050m PAID
	9.	Delivery of digital interpretation for Glenthorne National Park – Ityamaitpinna Yarta as part of the SA National Park tours app. Including digital guided tours, virtual reality and integrated wayfinding.	April 2023	\$0.270m

The Parties have confirmed their commitment to this schedule as follows:

Signed for and on behalf of the Commonwealth of Australia by



The Honourable Catherine King MP
Minister for Infrastructure, Transport, Regional
Development and Local Government

Australian Government

13 / *9* / *2023*
[Day] [Month] 2023

Signed for and on behalf of the State of South Australia by



The Honourable Peter Malinauskas MP
Premier of South Australia

8 / *6* / *2023*
[Day] [Month] 2023