

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 in March 2029 or at the 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 | The Commonwealth will provide an estimated total financial contribution to South Australia of \$159.0 million in respect of this Schedule. | | | | | | | | | | | | | |
| | Table 1 (\$ million) | 2019-20 | 2020-21 | 2021-22 | 2022-23 | 2023-24 | 2024-25 | 2025-26 | 2026-27 | 2027-28 | 2028-29 | 2029-30 | 2030-31 | Total |
| | Estimated total budget | TBC | TBC | TBC | TBC | TBC | TBC | TBC | TBC | TBC | TBC | TBC | TBC | 683.60 |
| | <i>Less estimated National Partnership Payments</i> | 3.20 | 9.57 | 13.01 | 9.95 | 11.07 | 11.10 | 18.60 | 6.00 | 35.00 | 30.00 | 6.50 | 5.00 | 159.00 |
| | Balance of non-Commonwealth contributions | TBC | TBC | TBC | TBC | TBC | TBC | TBC | TBC | TBC | TBC | TBC | TBC | 524.60 |
| | <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 | | | | | | | | | | | | | |

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 First Nations economic participation objectives in Adelaide City Deal projects including a minimum of 1.4 per cent First Nations employment, and a minimum of 3 per cent of contract value for First Nations businesses in the supply chain. Priority will be given to local First Nations business, organisations and potential employees;
- monitor and provide performance reports against the First Nations 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. | COMPLETED June 2023 | \$1.00m PAID |
| | 2 (a) | Executed Sublease Heads of Agreement for the Innovation Hub. | June 2025 | \$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. | Development Approval granted. Commencement of in ground structures including footings and foundations. | December 2025 | \$3.00m |
| | 6. | Practical completion of the base-building works housing the Innovation Hub. Fit out of the Innovation Hub complete. | March 2028. | \$7.00m |

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| Output | Milestone Number | Performance milestones | Milestone Target Date | Payment (up to) |
|---|------------------|---|----------------------------|-----------------|
| Tarrkarri Centre for First Nations Cultures Up to \$85.00 million 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. | 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. | October 2026 | \$2.00m |
| | 7. | Peg out complete (completed by a qualified surveyor or the concrete slab contractor). | COMPLETED October 2023 | \$7.00m PAID |
| | 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 2027 | \$20.00m |
| | 9. | Completion of the superstructure - frame walls in place. | October 2028 | \$30.00m |
| | 10. | Completion of walls and flooring fit-out. | May 2030 | \$6.50m |
| | 11. | Practical completion of building and certificate of occupancy. | December 2030 | \$5.00m |

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| Output | Milestone Number | Performance milestones | Milestone Target Date | Payment (up to) |
|--|------------------|---|------------------------|-----------------|
| <p>Australian Defence Technologies Academy (ADTA) Up to \$30.00 million</p> <p>The Australian Defence Technologies Academy at Lot Fourteen will be developed to drive skills pipelines, sovereign research and development of defence capabilities in South Australia.</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 2023 | \$2.00m PAID |
| | 2. | Project Plan for delivery of the Academy submitted to, and accepted, by the Australian Government. Executed Funding Deed with Adelaide University to establish and operate the Academy. Executed sublease Heads of Agreement with the Adelaide University for occupancy of the ADTA within the Innovation Centre at Lot Fourteen. | June 2025 | \$2.00m |
| | 3. | Installation of hoarding inclusive of the Australian Government logo. Executed Development Agreement with a developer for design, construction and operation of the Innovation Centre at Lot Fourteen. | June 2025 | \$3.00m |
| | 4. | Development Approval granted. Provision of a functional design brief for fit-out of the ADTA within the Innovation Centre at Lot Fourteen, informed by the Department of Defence and approved by the Australian Government. | December 2025 | \$5.00m |
| | 5. | An operating plan for the Academy that outlines how KPI's will be achieved against the project objectives and that is agreed by the Australian Government. | February 2026 | \$6.00m |
| | 6. | Break-down of fit-out costs from the Contractor. Commencement of fit-out. | December 2026 | \$4.00m |
| | 7. | Completion of the building works housing the ADTA. Fit-out of the ADTA complete. | June 2028 | \$8.00m |

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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 Wi-Fi access points completed. | COMPLETED October 2023 | \$0.500m PAID |
| | 5. | Installation of water Adelaide Free Wi-Fi technology completed. | COMPLETED January 2024 | \$0.500m PAID |
| | 6. | Wi-Fi network operational. | COMPLETED January 2024 | \$0.400m PAID |
| 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 |

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| | 4. | Video Management system operational and 50% of cameras installed. | COMPLETED April 2024 | \$0.700m PAID |
| | 5. | Installation of CCTV technology completed. | COMPLETED April 2024 | \$0.500m PAID |
| | 6. | CCTV network operational. | COMPLETED April 2024 | \$0.200m PAID |
| 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 2025 | \$0.200m |
| | 3. | Lease signed and contracts signed with contractors to deliver Experience Adelaide Visitor Centre. | June 2025 | \$0.400m |
| | 4. | Works commence on site. | July 2025 | \$0.500m |
| | 5. | Mobile experience app developed and progress report on on-site works submitted. | April 2026 | \$1.400m |
| | 6. | Experience Adelaide Visitor Centre formally opened. | June 2026 | \$1.200m |

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| Output | Milestone Number | Performance milestones | Milestone Target Date | Payment (up to) |
|---|------------------|---|--------------------------------|-----------------|
| <p>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.</p> | 1. | <p>Submission of a project plan. Signed contract with the Lead Professional Services Contractor (Architect) to deliver the design and obtain planning approvals.</p> | <p>COMPLETED June 2020</p> | \$3.00m PAID |
| | 2. | <p>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:</p> <ul style="list-style-type: none"> o Development Approval o Completion of Design Documentation o Proof of signed contract with the Builder. | <p>March 2025</p> | \$3.00m |
| | 3. | <p>Completion of superstructure and underground services (construction progress report to be provided).</p> | <p>June 2025</p> | \$1.500m |
| | 4. | <p>Construction completion (certificate of occupancy).</p> | <p>May 2026</p> | \$1.300m |
| | 5. | <p>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.</p> | <p>June 2026</p> | \$0.200m |

| 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"> o development approval o completion of design documentation o signed contract with a building contractor. | Due April 2023 COMPLETED June 2023 | \$0.500m PAID |
| | 3. | Completion of in-ground structures (including footings, foundations. | Due May 2023 COMPLETED October 2023 | \$0.700m PAID |
| | 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. | Due September 2023 COMPLETED November 2023 | \$0.300m PAID |

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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 |

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| | 6. | Completion of works at Kingston House; final audit and report accepted by the Australian Government. | COMPLETED June 2022 | \$0.125m PAID |
| | 7. | Completion of landscaping works at historical Munitions Huts in the Glenthorne area. | Due April 2023 COMPLETED June 2023 | \$0.050m PAID |
| | 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 – Ityamaiitpinna Yarta as part of the SA National Park tours app. Including digital guided tours, virtual reality and integrated wayfinding. | Due April 2023 COMPLETED October 2023 | \$0.270m PAID |

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

*Signed for and on behalf of the Commonwealth
of Australia by*



Senator the Honourable Jenny McAllister
Minister for Cities

Australian Government

3 / 3 / 2025

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



The Honourable Peter Malinauskas MP
Premier

Government of South Australia

5 / 3 / 2025