

# LOT Fourteen

North Terrace Adelaide

Community #4  
Update

Dec  
2018

# It's all happening.

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## Message from our Project Director



**Daniel Redden**  
Lot Fourteen  
Project Director

Lot Fourteen, Adelaide's global innovation neighbourhood is all about developing ideas, exploring new technologies and attracting and retaining talent, creating a centre of gravity for Adelaide's entrepreneur and start-up community. Since work on this unique urban development began in November 2017, we are well on our way to achieving this vision.

This instalment of the Lot Fourteen Community Update provides you with a wrap up of what has been a busy year of progress, full of highlights and achievements including:

- The announcement of the first anchor tenant – the Australian Institute of Machine Learning
- Welcoming our first tenants to the Lot Fourteen neighbourhood
- Completing the first major structural demolition program
- Receiving over 30,000 visitors across more than 50 public events
- Commercial space available nearing 70% capacity committed or in negotiation
- Hosting HRH Duke of York, launching FIXE@Lot Fourteen.

As redevelopment progresses, Lot Fourteen continues to become a platform for private sector businesses, universities, entrepreneurs and start-ups to connect, fostering creativity and innovation.

And there is no better way to end a successful year than with the Prime Minister announcing that the Australian Space Agency will be headquartered at Lot Fourteen.

Lot Fourteen is truly a neighbourhood for all South Australians and I encourage you to join us for one of our many events and activations.

# 2018 demolition program review

## Completion of demolition in the Eastern Zone



The first stage of one of South Australia's most complex and challenging demolition programs is due to finish this month – on time and on budget.

The Stage One demolition program,

which began in November 2017, is now drawing to an end, with contractor McMahon Services celebrating the completed structural demolition of the East Wing, Hone Wing, Cobalt Wing and Emergency Link structures.

Major works recently accomplished include completion of demolition of the major above-ground East Wing structure, opening new vistas of Adelaide Botanic Garden. All civil works, including backfill of the vast East Wing basement, will be completed by the end of the year, with the project diverting over 90% of demolition waste into a series of recycling streams.

At its peak, up to 80 people a day were working on site, involved in internal strip-out, asbestos removal, propping, scaffolding erection, structural demolition and civil works.

The program was not without challenges, including an interface with the busy North Terrace boulevard, proximity to Adelaide Botanic Garden, and a complex network of antiquated tunnels running underneath and between the many buildings.

The Eastern Zone will be the future home of a new major cultural facility for South Australia.



## Demolition program update: Annex Buildings

Supporting the Stage One demolition program, the demolition of a series of annex buildings between the heritage-listed Bice and McEwin Buildings and the Theatre, Outpatients and Emergency Blocks has also been completed.

These works, including the structural demolition of the former Emergency Department, now enables the refurbishment of the adjacent heritage buildings. The demolition of the prominent North Terrace-fronting Foyer will also be completed prior to the end of 2018.

# Introducing the 2019 demolition program

With the completion of demolition within the Eastern Zone, Renewal SA is now focusing on the next stages of the Lot Fourteen demolition program. Five buildings within the Central Zone and a further three buildings in the Northern Zone will be progressively demolished over the coming two years.

## Central Zone demolition

Unlocking new commercial opportunities in the heart of Lot Fourteen

The Central Zone of Lot Fourteen, dominated by the Theatre, Outpatients and Emergency Blocks and their notable 1960s façade rising over North Terrace, will be the next major demolition program at Lot Fourteen. The demolition of the Robert Gerard Wing and the NSI Link will also be part of this program.

Following a public tender process, McMahon Services has been awarded the demolition contract that will see

approximately 200 personnel employed at the peak of the associated works program.

Internal strip-out works have already commenced and will continue for some months before the first structural demolition begins. It is estimated that the demolition of the Central Zone buildings will take approximately two years.

Demolition in the Central Zone will make way for the development of a new innovation centre.



## Northern Zone demolition

Activation, open space and education – extending the energy of Lot Fourteen

The Northern Zone demolition works are split into two distinct phases. Firstly, the demolition of the former Dental Hospital building on Frome Road will begin in earnest in January 2019, with Adelaide-based company Royal Park Salvage engaged to complete these works. Once completed, this site will then be developed as the new home of the International Centre for Tourism, Hospitality and Food Services.

Later in 2019, Renewal SA will again return to the open market to seek a suitable contractor for the demolition of the North and Residential Wings.

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## Lot Fourteen working hours

Activities across Lot Fourteen will generally be undertaken from:

7.00am to 7.00pm, Monday to Saturday

There will be a requirement throughout the project to undertake some extended works on Sunday and at night. If any extended works are likely to produce additional noise, adjacent residents and businesses will be notified.

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# Heritage refurbishment program update

## Restoring heritage for future generations

Major contractors Lendlease, Mossop Construction + Interiors, Schiavello and Sarah Constructions have been working on refurbishment of the heritage and historic buildings, including the Women's Health Centre, Allied Health, Margaret Graham and Sheridan buildings, along with the public realm fronting North Terrace.

### Allied Health Building



Refurbishment of the 3,000 square metre Allied Health Building is in full swing with contractor Mossop Construction + Interiors working to create 160 work spaces, ready in early-2019. These spaces will be occupied by FIXE@ Lot Fourteen, the Future Industries eXchange for Entrepreneurship start-up hub.

### Women's Health Centre



Sarah Constructions is steadily progressing refurbishment of the Women's Health Centre in preparation for The University of Adelaide's Australian Institute of Machine Learning to move in from mid-2019.

### McEwin Building



Refurbishment of the McEwin Building will add to the ongoing works with managing contractor Hansen Yuncken expected to commence fit out work in early-2019. Refurbishment of the 5,000 square metre building has been fast-tracked after it was recently announced as the future home for the newly established Australian Space Agency.

### Sheridan Lawn



The recently completed North Terrace public realm area, the Sheridan Lawn, was revealed in November. Designed by local landscape architects Oxigen and delivered by Lendlease, this grassed area is conveniently located in front of the newly opened Botanic Garden tram stop and is the perfect spot to come and enjoy the surrounds as Lot Fourteen continues to take shape.



When completed, the six heritage buildings will create more than a thousand work spaces for global businesses, local start-ups and entrepreneurs working across a range of industry sectors.

# Activating Lot Fourteen: 2018 wrap up

More than 50 activations have been held at Lot Fourteen in the last 12 months, attracting new visitors to the site and providing insight into the emerging entrepreneur ecosystem. Some of these include the following:

## 26 November: FIXE Launch



FIXE, the Future Industries eXchange for Entrepreneurship, launched on 26 November 2018, provides an innovation, incubation, start-up and growth hub at

Lot Fourteen for start-ups and entrepreneurs looking to scale-up in fast growing industries.

The hub was officially launched in the Allied Health Building by His Royal Highness Prince Andrew, The Duke of York KG, Premier Steven Marshall and Minister for Industry and Skills, David Pisoni. With more than 100 people in attendance, the launch also gave guests the opportunity to preview the first stage in the refurbishment of the Allied Health Building.

## 26 September: Google Digital Garage



Over two days, one of the most influential world-leading companies, Google, shared insights for entrepreneurs and small businesses to boost digital

knowledge and learn about new tools to maximise their online presence at Google Digital Garage.

Attracting more than 1,000 attendees to The Foyer, the event was an opportunity for small business owners, job seekers, students, and business minds to take part in free workshops and one on one consultations. With workshops at full capacity, attendees had the opportunity to learn new digital skills to start or grow their business ideas.

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## Other activations

This year at Lot Fourteen, visitors have enjoyed a wide variety of activations from immersive audio visual experiences to conferences and workshops. These demonstration activities and programs have provided valuable opportunities for individuals and businesses to learn, network and grow. Activations to date have included:

- Adelaide\_Portal
- Sunset Sounds
- Fringe on World Tour
- Adelaide Fringe Pop-up
- L.I.T (Light. Innovation. Technology)
- Lot Fourteen Open Day
- Hello Fridays
- Urban Eats Project
- StartCon pitch for \$1 million
- PitchBlak by SouthStart
- Readying South Australia for a Data Driven Economy
- Climathon
- Adelaide Blockchain bootcamp
- #AI Collaborative Vol 2
- Australian Space Agency Forum
- The Art of Christmas

**Check out the what's on section to find out more.**

# Community engagement: 2018 wrap up

In 2018, Lot Fourteen hosted more than 3,500 visitors across approximately 30 engagement activities, providing the South Australian community, along with students, targeted stakeholders, and industry representatives with an opportunity to gain insight into the history, development and future of the iconic site.



Approximately 2,800 visitors attended the Lot Fourteen Open Day on Wednesday 11 July, receiving a first hand view into the development of Adelaide's new innovation neighbourhood. Guests had the opportunity to immerse themselves in the emerging technologies that will be synonymous with Lot Fourteen, while 450 guests participated in tours showcasing the demolition of the East Wing Building.

A further 27 tours and activities, with more than 700 people across 21 targeted organisations visited the Observation Deck. Visitors experienced live demolition and learnt about the future for the site as a place that will nurture entrepreneurial talent and create jobs for generations to come. Observation Deck visitors included:

153 Industry representatives      290 Renewal SA Works Program and school students

154 Stakeholders      108 University students

Over 20 primary school students, visiting Lot Fourteen as part of their City Week program, learnt about the history and redevelopment of the former Royal Adelaide Hospital. The students toured old wards before receiving a firsthand introduction to future technologies in the lab of Lot Fourteen tenant Myriota.

As the Lot Fourteen skyline has changed throughout 2018, Renewal SA has kept in touch with the surrounding community distributing regular updates and visiting neighbouring businesses and residents.

In addition, local tour operator Adelaide's Haunted Horizons has hosted over 2,500 people on history and paranormal tours. Guiding visitors through parts of the former hospital not previously accessible by the public, Haunted Horizons provided an insight into the world of medicine from days-gone-by, sharing stories of the early pioneers and captivating characters connected to the site.



# Lot Fourteen is growing

In 2018 Lot Fourteen welcomed new tenants to the neighbourhood, with a combined total of over 150 staff they bring specialised skills in big data, cyber security, defence and space technologies. Current tenants include:

## **Chamonix**

Business and technology advisory services, partnered with:

- **Cortex Interactive**

Virtual and augmented reality-based learning and training solutions

- **exposé: Data Exposed**

Data analysis and business intelligence services

- **SecMatters**

Cyber security and risk management services

- **Hatch Creative**

Graphic design, branding and digital marketing studio

## **Core Energy Resources**

Energy market intelligence specialist

## **Myriota**

Low-cost satellite Internet of Things (IoT) connectivity services

## **Daitum**

Artificial intelligence firm specialising in decision analytics

## **Office of the South Australian Chief Entrepreneur**

Facilitating entrepreneurship and innovation in South Australia under the direction of Jim Whalley

## Future Tenants

The neighbourhood will continue to grow, targeting entrepreneurs, businesses, researchers and teaching institutions involved in the high growth, deep technology sectors including artificial intelligence (AI) and machine learning, defence and space, cyber security, and creative industries. It is projected that throughout 2019 the number of people working at Lot Fourteen will grow to around 1,000.



### **AIML - Australian Institute of Machine Learning**

Lot Fourteen's first anchor tenant, The University of Adelaide's Australian Institute of Machine Learning, will begin moving into the refurbished heritage Women's Health Centre from mid-2019 with 150 creative thinkers, researchers and academics collaborating with world-leading companies to develop artificial intelligence (AI) enabled solutions and capabilities.

### **Defence Landing Pad**

Moving into the refurbished Margaret Graham Building, the Defence Landing Pad will support international defence industry companies to establish a presence in South Australia to explore opportunities in the state's thriving defence and space sectors.

### **FIXE - Future Industries Exchange**

FIXE@Lot Fourteen will offer up to 650 work spaces to entrepreneurs and start-ups across multiple buildings, with the first tranche of 200 staff scheduled to move to site in March 2019. With the support of the newly established Entrepreneurship Advisory Board, FIXE@Lot Fourteen will provide entrepreneurs with the necessary tools to help them thrive in fast growing industries including cyber security, defence, space and robotics.

### **Australian Space Agency**

Australia's new national space agency will be located at Lot Fourteen, reinforcing South Australia's long-standing contribution to the nation's space journey. The Agency is responsible for whole-of-government coordination of civil space matters and is the primary source of advice to the Australian Government on civil space policy.

# In the news

## Myriota launches satellite



Lot Fourteen tenant Myriota launched their fourth nano-satellite earlier this month. The satellite was delivered to orbit on SpaceX's Falcon 9 rocket as part of Spaceflight's SSO-A SmallSat Express mission. The launch continues the roll out of their next generation technology, enabling the monitoring of water tanks in outback Australia through to worldwide asset tracking and logistics.

## Daitum wins Startcon



Lot Fourteen neighbourhood newcomer, Daitum won the grand final of the StartCon Asia Pacific Pitch for \$1 million against more than 600 entrants. The win secured the business a \$1 million term sheet

from venture capital firm Right Click Capital. Daitum progressed to the final after winning the Adelaide regional final held at Lot Fourteen in early November.

# What's on

Please visit [www.lotfourteen.com.au/whatson](http://www.lotfourteen.com.au/whatson) for more information and to keep up-to-date on Lot Fourteen events and activations.



## The Art of Christmas

[theartofchristmas.com.au](http://theartofchristmas.com.au)

7 December 2018 –  
6 January 2019  
9am – 5pm daily



## Unwind | Group Fitness

The Chapel Lawn  
Every Wednesday night



## Hello Fridays

The Chapel  
22 February 2019

For information about Lot Fourteen and the vision for the site, or to register to receive updates:

 [renewalsa.sa.gov.au](http://renewalsa.sa.gov.au)

 [lotfourteen@sa.gov.au](mailto:lotfourteen@sa.gov.au)

For any enquiries relating to current demolition works:

 1300 336 678 (24 hours)

 [demolition@formerRAH.com.au](mailto:demolition@formerRAH.com.au)

 [lotfourteen](https://www.facebook.com/lotfourteen)

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#lotfourteen  
#createinnovate

 [Lot Fourteen](https://www.linkedin.com/company/lot-fourteen)

 +61 8 8207 1300

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 Government of South Australia