

LOT_ FOUR TEEN

2024 Annual Report



Boundless
collaboration





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Acknowledgement of Country

Ngai / Ngadlu tampinhi ngadlu Kurna Miyurna yartangka. Munaintya puru purruna ngadlu-itya. Munaintyanangku yalaka tarrkarriana tuntarri.

We acknowledge we are on Kurna Miyurna land. The Dreaming is still living. From the past, in the present, into the future, forever.

Message from the State Project Lead

It's my pleasure to present the 2024 Annual Report on the Lot Fourteen Strategic Plan 2022-26.



Diane Dixon

State Project Lead,
Lot Fourteen

Department of the
Premier and Cabinet

Over eight years, the 7-hectare site has transformed from a working hospital to a thriving innovation district, home to over 160 organisations in defence, space, cyber, critical technologies and creative industries while hosting over 200,000 visitors annually.

In 2024, Lot Fourteen continues to stand out as an enabler for collaboration and commercialisation, an investment attraction flagship for the state and a vital partner and host of major city activations.

Underpinning the establishment and growth of the district is the Lot Fourteen Master Plan 2024, which was updated this year to inform continued delivery of the innovation district's physical form to support and grow our thriving businesses and community.

The Honourable Peter Malinauskas MP, Premier of South Australia, launched the revised Master Plan in September, alongside major media announcement - BAE Systems Australia taking the helm as the cornerstone tenant in the Innovation Centre development, bringing its headquarters to the district once build is completed. Planning and design of the Innovation Centre was progressed in 2024 with BAE Systems to join the Adelaide City Deal projects, the \$20 million Innovation Hub and the \$60 million Australian Defence Technologies Academy alongside the \$20 million Space Assembly Integration and Testing facility.

“

Lot Fourteen continues to stand out as an enabler for collaboration and commercialisation ...

”

Lot Fourteen is a magnetic, vibrant, engaging and sustainable place that is powered by the people who work there and visit. The district maintains a consistent occupancy rate of over 90 percent and visitors can visit the Australian Space Discovery Centre and cafés while admiring public art at the district. This year, Lot Fourteen partnered with six key community festivals in 2024 including _Southstart, Adelaide Festival and Illuminate Adelaide.

Lot Fourteen's position was further enhanced by the launch of the SA Innovation Places Leadership Framework, a 10-year roadmap to connect and elevate the \$9.5 billion investment from consecutive state and federal governments across South Australia's 22 innovation places and a nation-leading first.

2024 at a glance

Powered by its people, global district partners, and project collaborators from around the world, Lot Fourteen's vision is underpinned by four strategic pillars:



Economic Impact

Lot Fourteen will be a driving force for the South Australian economy, attracting new investment through partnerships and supporting education and tourism.



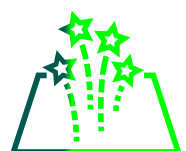
Skills and Jobs

Lot Fourteen will enable people from all ages and backgrounds to access a pipeline of skills and jobs in enduring careers that respond to global demand.



Innovation and Business Ecosystem

Lot Fourteen will drive collaboration between business, industry and research institutions to develop supply chain capability and ideas that solve global challenges.



A Magnetic, Cultural and Engaging Place

Lot Fourteen will be a sustainable, vibrant and inclusive district which celebrates First Nations cultures, and where events and placemaking will inspire those who work and visit.



\$40M+

Capital raised by Stone & Chalk
Startup Hub residents

+ 43%

Increase in The Circle – First Nations
Entrepreneurs Hub membership

> 9%

Increase in students

+ 200

Training and skill development
courses provided

> 90%

Total occupancy
rate maintained

> \$42M

Grant funding secured for R&D

6

Major festivals hosted,
including Illuminate Adelaide

+ 200K

Visitors

Strategic partners



Key tenants



Affiliate partner



A world-class
innovation, business
and global collaboration
district that delivers
economic, social and
cultural prosperity.

Strategic Framework

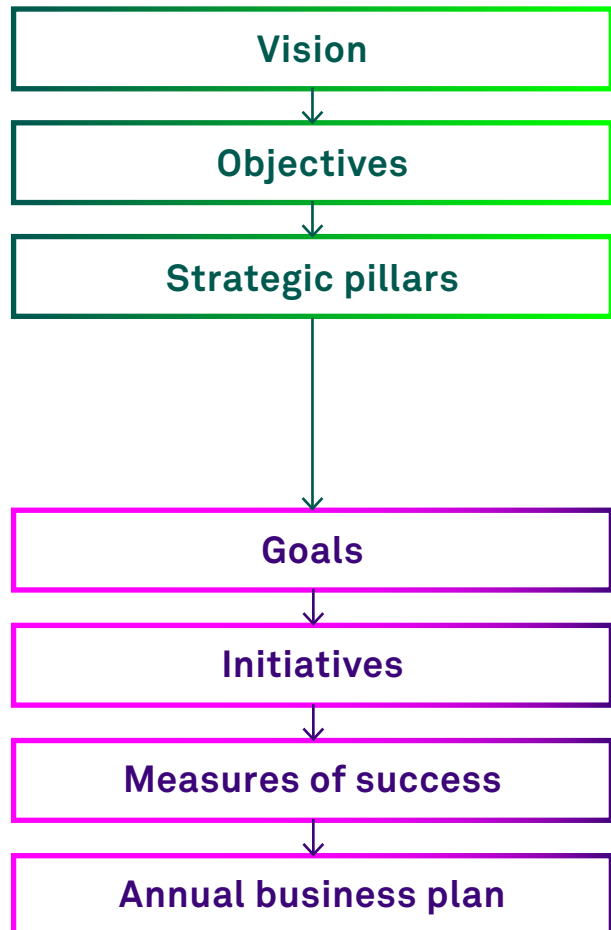
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STRATEGIC FOCUS



DELIVERY AND ACCOUNTABILITY



Strategic objectives

The aspirations and principles that encompass the purpose for Lot Fourteen are:

1

Curate a globally connected district for hi-tech industry research and development collaboration, translation and commercialisation.

2

Support technology skills, training and education pathways to grow emerging industries.

3

Grow employment and career opportunities to attract, develop and retain talented people in South Australia.

4

Promote further investment into the innovation district and State through strategic partnerships, infrastructure delivery, business expansion, research funding and venture capital.

5

Advance the awareness, knowledge, preservation and teaching of First Nations cultures and languages.

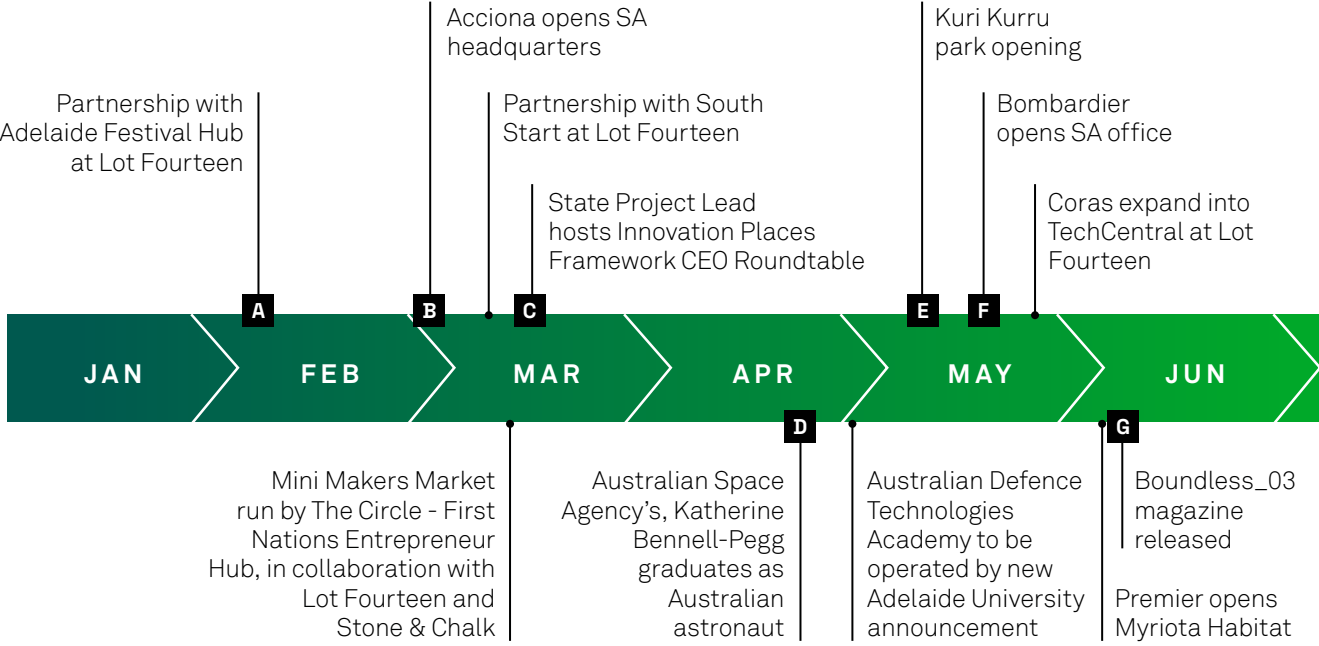
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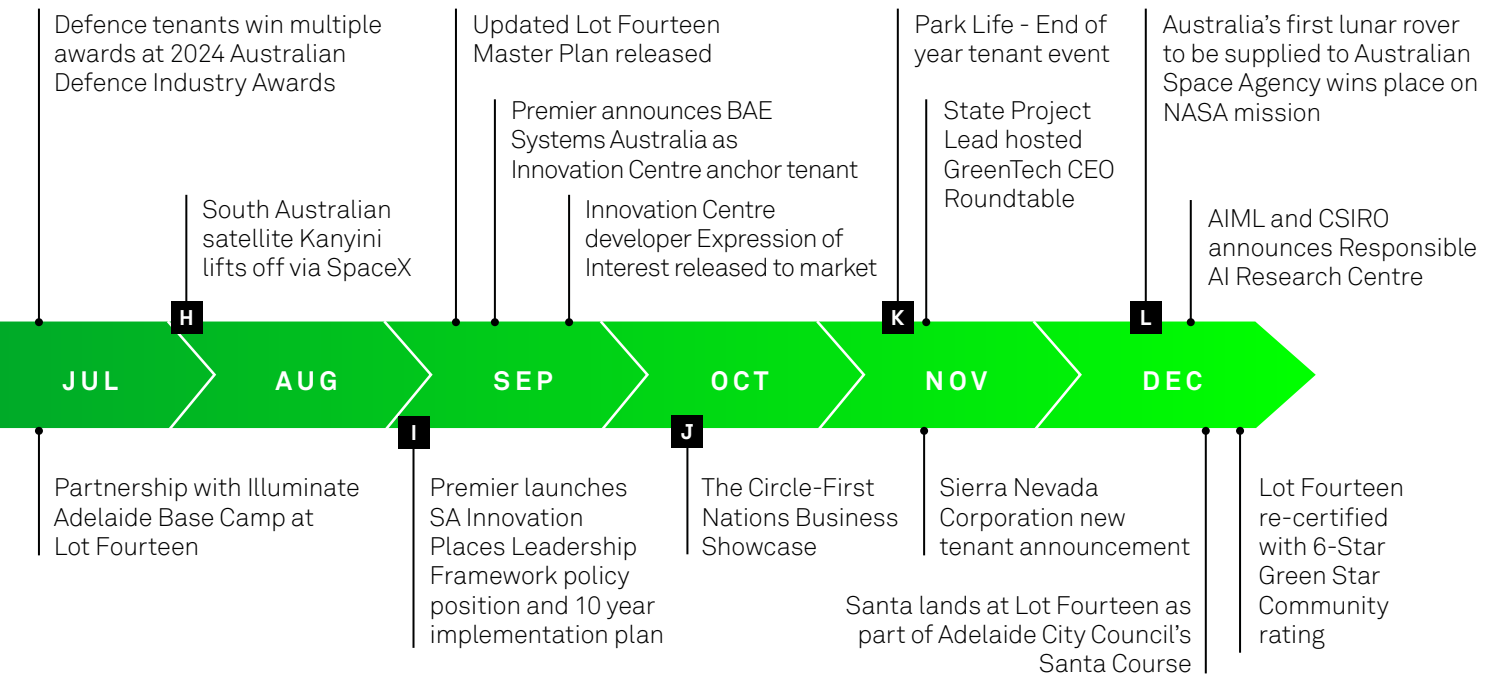
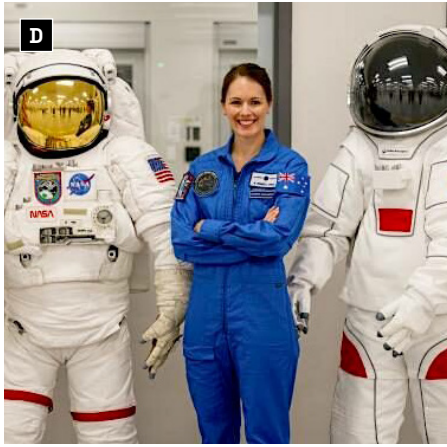
Facilitate economic business and employment outcomes for First Nations Peoples.

7

Establish a vibrant and exciting place for the community, workers, students and visitors through activation, arts, culture and placemaking.

Key highlights 2024





2024 Key development milestones

MARCH

Completion of Kuri Kurru public realm (Stage 2.1A)
Completion of Gate 4, access road and pathway (Stage 3.1 and 3.3) following remediation

MAY

Kuri Kurru officially launched by Premier

SEPTEMBER

Commencement of planning for TechCentral and SpaceLab building sustainment works to facilitate their long-term retention

OCTOBER

Lot Fourteen Master Plan 2024 released
Innovation Centre development partner Expression of Interest released to market

DECEMBER

Completion of remediation works (Residential Wing Stage 2)
Completion of design for internal road network, services and landscaping works (Stages 3.2 and 4.2)



2024 Key highlights

Updated Master Plan

In September 2024, coinciding with the launch of SA's Innovation Places Leadership Framework, the Premier of South Australia launched the updated Lot Fourteen Master Plan 2024 to inform continued delivery of the district's physical form. The refreshed and updated Master Plan ensures that the proposed built environment (existing and new) at Lot Fourteen aligns to the vision and objectives of the Lot Fourteen Strategic Plan 2022-26, contributing to South Australia's economic and social prosperity. The 2024 Master Plan details five overarching Planning Principles which provide a road map for the district's evolution.

The Planning Principles build on the principles in the original master plan and support achievement of the Strategic Plan, and include:

- Designed and built to foster innovation and collaboration
- A magnetic and engaging place to work, study and visit
- A strong connection to place
- A leader in sustainable and people-centric design
- A flexible and adaptive district that responds to changing needs and priorities.

Innovation Centre



Innovation Centre visualisation by Baukultur. Northern elevation

Planning and design for the first new development at Lot Fourteen, the Innovation Centre, was progressed in 2024. The Innovation Centre will set a global pace for the growth of defence, space, critical technologies and cyber industries. The state-of-the-art building will house:

- BAE Systems Australia headquarters
- \$60 million Australian Defence Technologies Academy, jointly funded by the South Australian and Australian Governments through the Adelaide City Deal, operated by Adelaide University
- \$20 million Innovation Hub, funded by the Australian Government through the Adelaide City Deal



STRATEGIC PILLAR

Economic Impact

South Australian innovation will be developed at Lot Fourteen and offered to the global market. Strong leadership and the concentration of impact will be a beacon of opportunity and attract new investment into South Australia.

Partnerships with the private sector and universities will deliver new infrastructure and programs to support the productivity and prosperity of South Australian industry and businesses.

The energy and opportunity at Lot Fourteen will attract new people to South Australia and support international education and tourism visitation.

2026 GOAL

Lot Fourteen is a driving force in the South Australian economy, showcasing where South Australia has advantage and promoting this capability, products and services to the global market.

Measures of success

AT DECEMBER 2024

ECONOMIC IMPACT

INVESTMENT ATTRACTION

\$756M

Total government investment

STARTUP GROWTH

55

Number of start-ups in the Startup Hub

900

Number of FTEs employed by startups

22

Number of businesses that have scaled out of the Startup Hub since it opened in 2019

\$216M+

Cumulative capital raised by startups to date

FIRST NATIONS BUSINESS SUPPORT

400

Number of First Nations businesses who are members of The Circle FNEH

5,080

Number of people employed by First Nations business members

330

Number of business development sessions delivered by The Circle

545

Number of referrals made by The Circle

2024 Key highlights

Capital raised by Startup Hub

Stone & Chalk Startup Hub residents, including OptiGrid, MyGigster, Dragonfly, Sprout Materials and Cropify, raised over \$40 million in capital in 2024. The emerging tech startups represent diversity of application across a range of industries such as health, insurance, agriculture, sustainability and space.

More broadly, Adelaide was featured for the first time on the Global Startup Ecosystem Report's Emerging Ecosystem list, showcasing smaller ecosystems with the highest potential to become global performers. The Startup Genome report found that from 2023 to 2024, Adelaide's startup ecosystem:

- Jumped more than 25 spots in the overall Startup Ecosystem Rankings
- Increased 19 per cent in value, reaching \$1.9billion.



Stone and Chalk Launch Pad

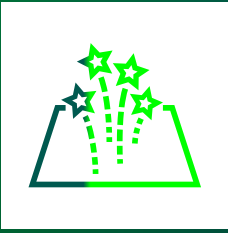
BAE Systems Australia



BAE Systems announces its establishment as a cornerstone tenant at Lot Fourteen's Innovation Centre

In September 2024, the Premier of South Australia announced major defence prime BAE Systems Australia would be moving its headquarters and 500 employees to Lot Fourteen. The company will play a key role in the Hunter Class Frigate and AUKUS submarine programs, continuing to expand its presence in the state.

BAE Systems Australia's decision to become an anchor tenant in Lot Fourteen's new Innovation Centre reflects the company's enduring commitment to a strong partnership with the Government of South Australia and continuing journey for economic development and sustainability.



STRATEGIC PILLAR

Skills and jobs

Lot Fourteen will create enduring, high-value jobs and career pathways for people of all ages and backgrounds.

A pipeline of industry-focused skills will be developed in partnership with tertiary education providers (universities and vocational education providers) to attract and retain talent, supporting industry and business capacity and capability.

School, tertiary and post-graduate students will engage with Lot Fourteen, combined with industry driven training to meet local and global skill demands.

2026 GOAL

Lot Fourteen has an established pipeline of jobs and skills in priority growth sectors that respond to the labour demands of the global economy.

Measures of success

AT DECEMBER 2024

SKILLS AND JOBS

SUPPORTING JOBS

160+

Total number of organisations and startups at Lot Fourteen

GROWING SKILLS

191

Number of students studying or carrying out research at Lot Fourteen

200+

Number of training or skill development courses conducted at the district

DISCOVERY AND LEARNING AT THE AUSTRALIAN SPACE DISCOVERY CENTRE

180

Number of Schools in Space Program sessions run

210

Number of school holiday discovery and learning workshops and sessions at ASDC

6,740

Tickets booked across holiday programs and special events

2024 Key highlights

Australian Defence Technologies Academy

In May 2024, the Premier of South Australia announced state and federal government joint investment of \$60 million towards the Australian Defence Technologies Academy at Lot Fourteen.

In September 2024, the Premier and the new Adelaide University executed the Funding Deed to establish and operate the Academy, which will be located within the Innovation Centre, the first new development at Lot Fourteen.

The Academy aims to strengthen South Australia's skills and talent pool and drive sovereign defence capabilities in South Australia. It will leverage collaboration across industry and academia, while positioning the new Adelaide University as a significant institution for defence and national security.



Australian Space Discovery Centre



Australian Space Discovery Centre

The Australian Space Discovery Centre is a major public engagement centre at Lot Fourteen where children, young people and adults can learn about Australia's role in space and the latest innovations in space technology. Run by the Australian Space Agency, the Centre has attracted over 138,000 visitors since its opening in 2021.

General sessions are open to the public from Wednesday to Sunday every week and opening hours extended during school holidays.

In 2024, the Discovery Centre launched a new online *Schools in Space* program with over 16,000 school students participating. The Centre also published its space education resources online and distributed 180 space education kits nationally over the year.



STRATEGIC PILLAR

Innovation and business ecosystem

Collaboration will underpin the success of Lot Fourteen. The built form, economic and networking assets will drive collaboration between business, industry and research institutions to develop supply chain capability.

The enabling infrastructure will be designed, delivered and managed to support the needs of target industry sectors, now and into the future.

Lot Fourteen will be a leading district that leverages and complements the South Australian innovation ecosystem and links with global networks - setting global benchmarks and best practice standards locally and internationally.

2026 GOAL

Lot Fourteen is a well-balanced and diverse innovation ecosystem, where ideas are developed that solve global challenges and drive the advancement of target industries in South Australia.

Measures of success

AT DECEMBER 2024

INNOVATION AND BUSINESS ECOSYSTEM

RESEARCH AND COLLABORATION OUTCOMES

3

Number of Research and Innovation Centres (HILT, AIML and SmartSat CRC)

\$42M+

Funding announced for research and development activities at the district in 2024

75

Number of PHD and master's degree students focussed on machine learning (AIML)

STRONG TENANCY DEMAND

93%

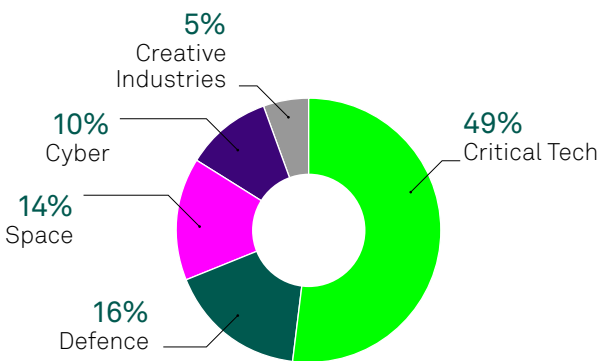
Total occupancy rate across the district > 90%

18,376m²

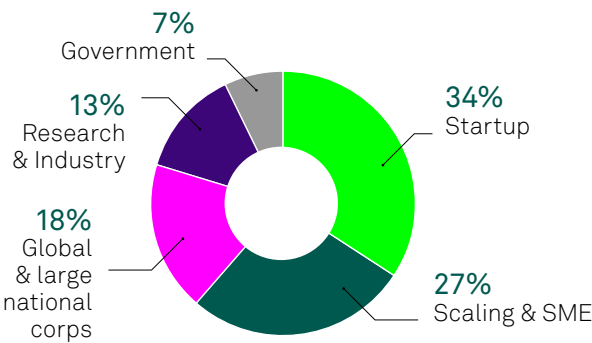
Net Lettable Area leased

DISTRICT CURATION

Percentage of total companies involved in each sector:



Percentage of business activity split:



2024 Key highlights

INNOVATION AND BUSINESS ECOSYSTEM

Kanyini launches

A standout example of connectivity and collaboration driving innovation at Lot Fourteen was showcased in August 2024, with the launch of Australia's first state-owned satellite, Kanyini.

Deployed via SpaceX, Lot Fourteen organisations Myriota, Inovor Technologies and national research body, SmartSat CRC collaborated, with government funding, to manufacture and monitor the satellite at the innovation district.

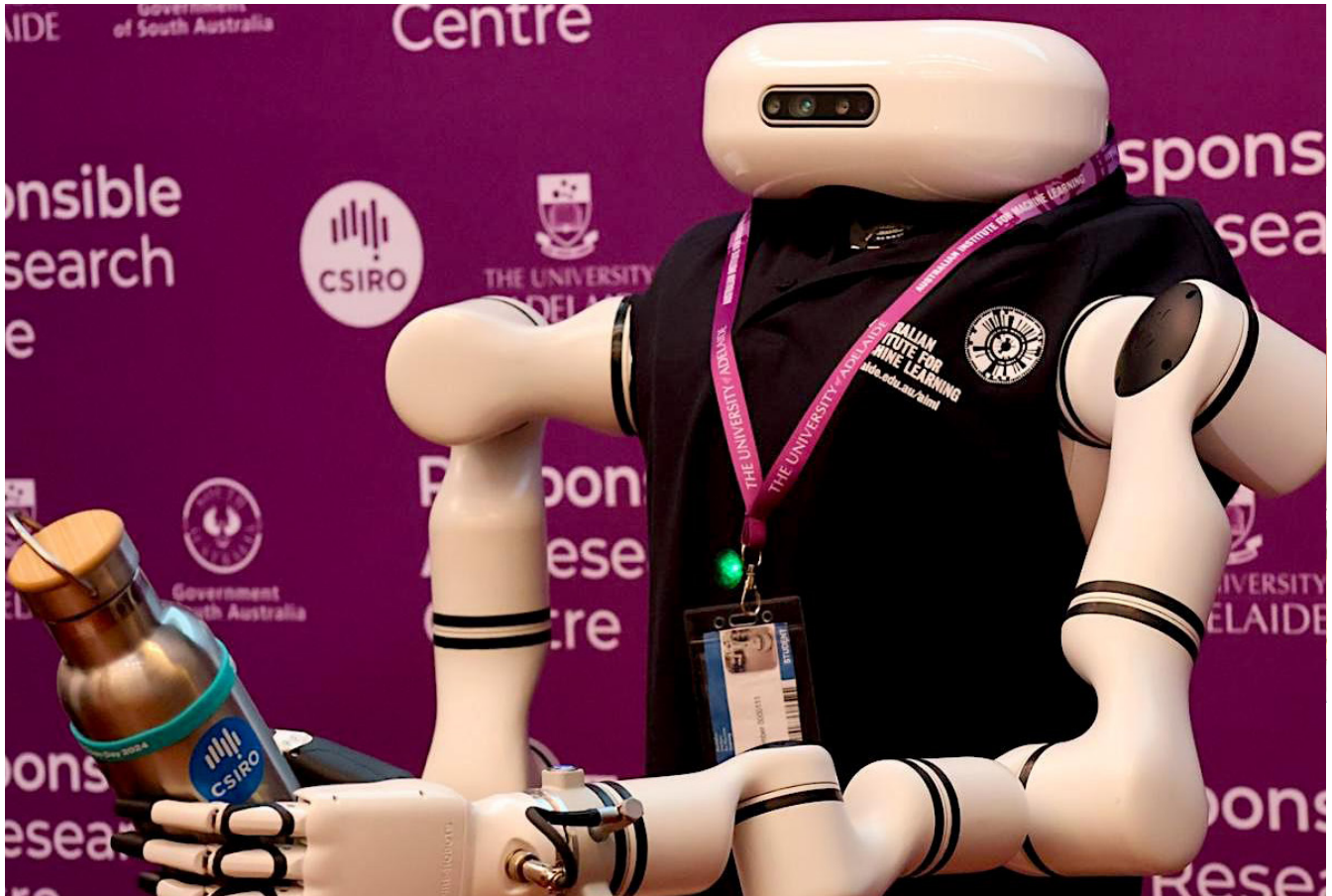
Kanyini is delivering critical sovereign space data for use by government and research institutions, particularly in the areas of sustainability and climate impacts including early bushfire detection.

The \$6.5 million mission is helping to create hi tech jobs in the state's space sector and develop vital space capabilities in the state.



An artist's impression of South Australia's first satellite, Kanyini

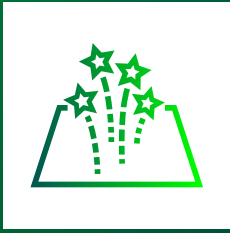
Over \$33 million of investment for AIML



Australian Institute for Machine Learning

In December 2024, the University of Adelaide's Australian Institute for Machine Learning (AIML) in partnership with the CSIRO launched the Responsible AI Research (RAIR) Centre. The new centre launches with a \$20 million investment from the University of Adelaide, CSIRO, and the South Australian Government.

RAIR was AIML's third significant AI initiative announced in 2024. In September, it announced the establishment of the CommBank Centre for Foundational AI Research, in partnership with Commonwealth Bank, and AIML's Industrial AI program, which supports the development of core industrial AI capability in South Australia and across the nation in a range of sectors. In total, these three initiatives represent an investment of more than \$33 million in AI research at AIML.



STRATEGIC PILLAR

A Magnetic, Cultural and Engaging Place

The 7-hectare CBD district will thrive in its unique Adelaide location and celebrate its place in the Adelaide Park Lands, with open accessible green space, adjacent to university and cultural precincts. The district will be activated by the people who choose to work and visit, motivated by a sense of wonder and discovery.

Lot Fourteen will be a leader in its sustainability, health and wellness, social connectivity and superior community credentials, providing a place that helps amplify focussed and inspiring work. First Nations cultures will be celebrated and add richness to the district's experience.

2026 GOAL

Lot Fourteen is a magnetic, vibrant, engaging and sustainable place that is powered by the people who work and visit Lot Fourteen.

Measures of success

AT DECEMBER 2024

A MAGNETIC, CULTURAL
AND ENGAGING PLACE

INVITING PEOPLE IN

203,200

Number of visitors

860

Number of events

6

Number of festivals
held at the district

SPREADING THE WORD

105,800 (+15% YOY)

Number of Lot Fourteen
website visits

35,760

Number of social
media followers

SUSTAINABILITY AND WELLBEING



Re-certification achieved
in December 2024

Maintain 6-Star Green
Star Community Rating

On track

6-Star Green Star building
ratings on all heritage listed
and new buildings

Pre-certification
achieved 2018

Achieve WELL
Community Standard

2024 Key highlights

A MAGNETIC, CULTURAL
AND ENGAGING PLACE

Illuminate Adelaide's Base Camp

Illuminate Adelaide is an annual winter celebration of art, light, music, and technology events and activations across the city.

In July 2024, Lot Fourteen hosted Base Camp, Illuminate's pop-up village filled with food, firepits, and entertainment. Over 17 nights, the innovation district welcomed more than 108,000 visitors, activating the site and providing a backdrop of innovation to Illuminate's winter festivities.

Lot Fourteen was selected alongside the city's most cherished cultural institutions and heritage buildings including Government House, Bonython Hall, Art Gallery of South Australia and Adelaide Festival Plaza to host Base Camp amongst the innovation district's laneways.

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Illuminate Adelaide Base Camp at Lot Fourteen

The end-of-year tenant event, Park Life



Lot Fourteen tenants attending Park Life 2024

Lot Fourteen's anchor tenants came together in a working group to organise the annual end-of-year innovation district event, *Park Life*, at Lot Fourteen's park, Kuri Kurru.

Representatives from AIML, Australian Cyber Collaboration Centre, CORE Innovation Hub, Stone & Chalk and the Australian Space Agency worked collaboratively to create an event bringing together innovators, researchers, creatives, and their families for an evening of fun, connection and giving back.

From therapy dogs to food trucks, Lego challenges to mini golf there was something for everyone to enjoy. The team also ran a Charity Drive, supporting local communities through gift and food donations.

Events like this help activate Lot Fourteen, while helping build an innovation ecosystem where people can come together to celebrate, connect, and critically - collaborate.

Lot Fourteen
exists because the
world can only be
changed by those
brave enough to
question it.





Lot Fourteen artwork One: ALL that we can see by Sundari Carnody



Corner North Terrace and Frome Road
Adelaide SA 5000

E hello@lotfourteen.com.au

www.lotfourteen.com.au

LOT_
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