\*\*\*\*\* Approved by AJP Authority on Thu Jul 21 2022 17:36:59 GMT+1000 (AEST) \*\*\*\*\*



Australian Jobs Act 2013

Australian Industry Participation Plan Summary - Project Phase

**Nominated project proponent:** Stockland Development Pty Ltd

Project details

Name: Affinity Place

Location: 110 – 122 Walker Street North Sydney 2060

Type: Other productive facility

Purpose: Establish new facility

Capital expenditure: $ 900,000,000

Description: Affinity Place at 110 Walker Street is a commercial development, with basement parking, end of trip facilities and retail to ground floor and podium. Development will be approximately 58,500sqm N LA over 51 levels; PCA Premium grade workplace and will be targeting 5 Star NABERS Energy and 6 Star Green Star. The project will be in four main phases: demolition, excavation, construction and operations. Following demolition of the existing buildings, the excavation phase will commence. Afterwards, construction of Affinity Place will begin, with in-ground services, basement structure and central core. The building will then progress into the remaining trades including above ground structure, services installation, façade, amenities and building finishes. Upon completion, Stockland will manage the leasing and operations of Affinity Place and will include maintenance, cleaning, and retail services. A general timeline of activities is as follows: • DA Approval received Q2 2022 • Detailed design process Q3 2022 – Q2 2023 • Project website activation Q1-Q2 2023 • Procurement Commencement: Q2-Q3 2023 • Appointment of Head Contractors: Q4 2023 • Construction Commencement: Q1 2024 • Construction Completion: Q1 2028 For the procurement of goods and services, the head contractor will be responsible during the project phase, and Stockland through the operational phase. All available opportunities to provide goods and services will be made public on the Facility or Project Opportunities Website. From here, all tenderers will be assessed fairly and equally, and the AIP Plan followed. This will maintain a full, fair and reasonable opportunity for all tenderers. The selected Head Contractor of Affinity Place will be contractually obligated to understand and fulfil the AIP Plan requirements where possible to do so. They will be requested to seek prior approval from Stockland for the pre-selection of tendering subcontractors ensuring that all potential suppliers have been considered.

Completion date: 31 Jan 2028

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Key goods and services

Indicative list of key goods and services to be acquired for the project:

|  |  |  |  |
| --- | --- | --- | --- |
| **Key goods and services** | **Opportunities for  Australian entities\*** | **Opportunities for  non-Australian  entities** | **Explanation for no opportunities for  Australian entities** |

Concrete and Reinforcement Yes No

Formwork Yes No

Structural Steelwork Yes No

Wall Finishes Yes No

Waterproofing Yes No

Demolition Yes No

Architectural Design Yes No

Civil Engineering Design Yes No

Electrical Engineering Design Yes No

Mechanical Engineering Design Yes No

Structural Engineering Design Yes No

Facade Yes Yes

Floor Finishes Yes Yes

Furniture, Fixtures and Equipment Yes Yes

Hydraulic Components Yes Yes

Mechanical Components Yes Yes

Electrical Components Yes Yes

Fire Components Yes No

Scaffolding Yes No

Excavation Yes No

Vertical Transport Yes Yes

Landscaping Yes No

Building Maintenance Unit Yes Yes

Joinery Yes Yes

Integrated Communications Yes No

Network (ICN)

Hard Landscaping Yes No

Blockwork Yes No

Painting Yes No

Access Flooring Yes No

\*

An Australian entity is an entity with an ABN or ACN
  
Project standards:

Australian
  
International

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Supplier information and communication

Project proponent’s contact person for supplier enquiries:

**Contact person name** Martin Hills

**Contact person position** Senior Project Manager

**Phone number** 0408150027

**E-mail** [martin.hills@stockland.com.au](mailto:martin.hills@stockland.com.au)

Project proponent website: A Stockland owned and managed website will be created through the design development phase of the project. The website will be project specific to Affinity Place only and will be regularly updated through all stages of the project up to completion and into the operation of the building.

Project opportunities website: An Affinity Place project specific website will be created through the design development phase of the project. This will be regularly updated through all stages of the project up to completion and into the operation of the building. A link for specific project opportunities will be created within the project proponent website during Q2-Q3 of 2023 as we get closer to construction commencement. Additionally, the project will be registered on the ION Gateway at <https://gateway.icn.org.au/.>

Supplier engagement and communication actions :

Promote project opportunities through industry associations

Issue media releases or ASX announcements on project developments and opportunities

Develop and distribute a supplier information guide for the project

Directly contact suppliers with information on project opportunities and bid processes

Building Australian industry capability

Supplier capability development actions:

Recommend suppliers undertake training and/or accreditation

Support supplier development initiatives of industry associations or governments

Global supply chain integration actions:

Introduce suppliers to global supply chain partners

Support suppliers to register with global supplier databases

Provide references for high performing suppliers

Feedback process for unsuccessful bidders:

Upon selection of a preferred suppliers or contractors, Stockland will provide feedback to all unsuccessful parties and will endeavour to outline why the supplier or contractor was unsuccessful in their submission. We will aim to note any recommendations of relevant training, skills, capability and capacity development that may assist them in the future.

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Australian Industry Participation Plan Summary - Operations Phase

**Nominated facility operator:** Stockland Development Pty Ltd

Facility details

Name: Affinity Place

Location: 110 – 122 Walker Street North Sydney 2060

Type: Other productive facility

Key goods and services

Indicative list of key goods and services to be acquired for the new facility:

|  |  |  |  |  |
| --- | --- | --- | --- | --- |
| **Key goods and services** | **Opportunities for Australian entities** | **\*** | **Opportunities for  non-Australian  entities** | **Explanation for no opportunities for Australian entities** |

Building Maintenance Yes Yes

Cleaning Services Yes No

Retail Services Yes Yes

Operations Yes Yes

\*An Australian entity is an entity with an ABN or ACN Facility standards:

Australian
  
International

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Supplier information and communication

Facility operator’s contact person for supplier enquiries:

**Contact person name** Jamie Loader

**Contact person position** Senior Manager, National Operations

**Phone number** 0488298871

**E-mail** [Jamie.Loader@stockland.com.au](mailto:Jamie.Loader@stockland.com.au)

Facility operator website: A Stockland owned and managed website will be created through the design development phase of the project. The website will be project specific to Affinity Place only and will be regularly updated through all stages of the project up to completion and into the operation of the building.

Facility opportunities website: An Affinity Place project specific website will be created through the design development phase of the project. This will be regularly updated through all stages of the project up to completion and into the operation of the building. A link for specific project opportunities will be created within the project proponent website during Q2-Q3 of 2023 as we get closer to construction commencement. Additionally, the project will be registered on the ION Gateway at <https://gateway.icn.org.au/.>

Supplier engagement and communication actions :

Promote project opportunities through industry associations

Engage with vendor identification agencies on project opportunities and bid processes

Develop and distribute a supplier information guide for the project

Directly contact suppliers with information on project opportunities and bid processes

Building Australian industry capability

Supplier capability development actions:

Recommend suppliers undertake training and/or accreditation

Support supplier development initiatives of industry associations or governments

Global supply chain integration actions:

Introduce suppliers to global supply chain partners

Support suppliers to register with global supplier databases

Provide references for high performing suppliers

Feedback process for unsuccessful bidders:

Upon selection of a preferred suppliers or contractors, Stockland will provide feedback to all unsuccessful parties and will endeavour to outline why the supplier or contractor was unsuccessful in their submission. We will aim to note any recommendations of relevant training, skills, capability and capacity development that may assist them in the future.

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