



Australian Government

Australian Industry
Participation Authority

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 NLA 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

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 Network (ICN)	Yes	No	
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

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

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 ICN 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.

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

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

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 ICN 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.