



Australian Industry
Participation Authority

Australian Jobs Act 2013

AIP Plan reference code: NXA4HX7L

Australian Industry Participation Plan Summary - Project Phase

Nominated project proponent: DEXUS FUNDS MANAGEMENT LIMITED

Other project proponent(s):

JOHN HOLLAND QUEENSLAND PTY LTD

Project details

Name: Waterfront Brisbane - Stage 1

Location: 45 Eagle Street, Brisbane QLD, 4000

Type: Other productive facility

Purpose: Establish new facility

Capital expenditure: \$500 million - \$1 billion

Description: Waterfront Brisbane is a city-shaping project in the Brisbane CBD delivering circa 125,000m² NLA of commercial floorspace and associated riverfront convenience retail amenity. With its prominent riverfront location in the heart of the Brisbane's business precinct, Waterfront Brisbane will be a signature landmark for the city and State. It is intended that the overall precinct masterplan will include the following key project elements; Two Towers of premium grade Commercial office space with a common podium delivered in a staged manner; New retail outlets integrated with existing Waterfront Place and the new Towers providing riverfront dining and ancillary convenience retail amenity for the precinct. 1.0ha of accessible open space overall in the precinct including Mary and Creek Street plazas, the river lawn and terraces and new accessible compliant connections from Eagle Street to the new Riverwalk. The Eagle Street frontage includes a 5m wide landscaped pedestrian zone, landscape and awning upgrades materially improving street appeal and business address. The Riverwalk refurbishment will deliver a new 6m wide accessibility compliant shared pathway along the river, new retail amenity, associated and public seating areas and landscape zones. Provision of upgraded commercial wharf facilities. Car Parking – currently 466 spaces servicing Waterfront Place and Eagle Street Pier. Post development completion of no less than 472 spaces with a target of 500 spaces to be provided across the precinct. Improved facilities to be included to accommodate additional commuter and recreational cycling, e-wheelies and electric charging to be provided. Head Contractor procurement commenced in 2021, trade procurement followed and is ongoing through 2026. No Australian government funding, grant or investment for the project.

Completion date: 16 Feb 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
Earthworks	Yes	Yes	
Piling & D-Wall	Yes	Yes	
Sheet Piling & Riverwalk	Yes	Yes	
Formwork	Yes	Yes	
Concrete Place & Supply	Yes	Yes	
Reinforcement Fix and Supply	Yes	Yes	
Post Tensioning	Yes	Yes	
Precast Concrete	Yes	Yes	
Structural Steelwork	Yes	Yes	
Facade	Yes	Yes	
GRC	Yes	Yes	
Louvres	Yes	Yes	
Bi-Fold Doors	Yes	Yes	
Metal Roofing	Yes	Yes	
Ceilings & Partitions	Yes	Yes	
Blockwork	Yes	Yes	
Metal Cladding	Yes	Yes	
Doors	Yes	Yes	
Glazed Balustrades	Yes	Yes	
Balustrades	Yes	Yes	
General Metalwork	Yes	Yes	
Access Flooring	Yes	Yes	
Joinery	Yes	Yes	
Blinds & Curtains	Yes	Yes	
Fixtures & Fittings	Yes	Yes	
Tiling & Stonework	Yes	Yes	
Carpet & Vinyl	Yes	Yes	
Painting	Yes	Yes	
Hydraulic Services	Yes	Yes	
Fire Protection	Yes	Yes	
Electrical Services	Yes	Yes	
Security Services	Yes	Yes	
Mechanical Services	Yes	Yes	
Vertical Transportation	Yes	Yes	
BMU & Roof Safety	Yes	Yes	
Soft Landscaping	Yes	Yes	
Landscaping	Yes	Yes	

* 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 Cameron Adam
Contact person position Commercial Manager Waterfront Brisbane
Phone number 0466029856
E-mail cameron.adam@jhg.com.au

Project proponent website: www.waterfrontbrisbane.com.au

Project opportunities website:

<https://gateway.icn.org.au/projects/7462/pg-7462>

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
- Provide market intelligence to suppliers

Global supply chain integration actions:

- Provide references for high performing suppliers

Feedback:

The project proponent will ensure that its procurement entities offer, and if requested, provide feedback to Australian entities whose bids to supply key goods or services for the project have not been successful. Feedback will include recommendations about any relevant training, skills capability and capacity development.

Australian Industry Participation Plan Summary - Operations Phase

Nominated facility operator: DEXUS PROPERTY SERVICES PTY LIMITED

Facility details

Name: Waterfront Brisbane - Stage 1

Location: 45 Eagle Street, Brisbane QLD, 4000

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
Cleaning	Yes	Yes	
Repairs and Maintenance	Yes	Yes	
Facilities Management	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 Rob Mackay
Contact person position General Manager, Technical Services and Supply Chain (Property Operations)
Phone number 0290171186
E-mail rob.mackay@dexus.com

Facility operator website: <https://www.dexus.com>

Facility opportunities website: <https://www.dexus.com/> OR <https://www.waterfrontbrisbane.com.au/>

Supplier engagement and communication actions :

Conduct supplier information briefings on project opportunities and bid processes
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
- Provide market intelligence to suppliers

Global supply chain integration actions:

- Facilitate strategic partnering and joint ventures between Australian and international suppliers
- Provide references for high performing suppliers

Feedback:

The project proponent will ensure that its procurement entities offer, and if requested, provide feedback to Australian entities whose bids to supply key goods or services for the project have not been successful. Feedback will include recommendations about any relevant training, skills capability and capacity development.