



## Australian Jobs Act 2013

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# Australian Industry Participation Plan Summary - Project Phase

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**Nominated project proponent:** CBUS PROPERTY 205 NORTH QUAY PTY LTD & M.J. NIELSON PTY. LTD.

## Project details

Name: 205 North Quay

Location: 205 North Quay and 30 Herschel Street, Brisbane

Type: Other productive facility

Purpose: Establish new facility

Capital expenditure: \$500 million or more

Description: 205 North Quay is commercial office tower located on a prominent Brisbane riverfront corner with unrivalled views, exposure and accessibility within the transforming North Quarter Precinct. Cbus Property and Nielson Properties intend to deliver an internationally recognised office development with a workplace that:

- Produces a quality product with a true point of difference to exceed the demands of our partner tenant.
- Encourages a culture of sharing ideas; through seamless collaboration, flexibility, community and balance.
- Maximises the site's prominence affording spectacular views up and down both reaches of the Brisbane River.

Global Architectural firm REX from New York have been engaged along with HASSELL & Richards & Spence from Brisbane. Hutchinson Builders have been appointed to construct the project, including integrated fitout. Services Australia is the sole office tenant occupying 43,700sqm NLA. The project will include the development of an iconic commercial development comprising the following programs:

- 43,700sqm PCA A grade with premium services commercial tower
- Approximately 700sqm NLA of vibrant ground & lobby floor retail
- Internationally recognised design & workplace
- Next generation technology, facilities & amenity
- Minimum 1,500m<sup>2</sup> NLA floorplates, generally 1:12 density
- 3 Lift risers – River, High & Skyrise
- Two plantrooms - Roof top & at the base of the low rise
- Podium located substation, main switch & comms room
- Largely vertically stacked services backbone within tower core
- 6 Star Greenstar, 5.5 Star NABERS energy (Base Building) & 4 Star NABERS water (Base Building).

The quality of the office tower will reflect the riverfront location and high standard of commercial developments completed by Cbus Property and Nielson Properties.

Completion date: 16 Dec 2024

## Key goods and services

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

<b>Key goods and services</b>	<b>Opportunities for Australian entities*</b>	<b>Opportunities for non-Australian entities</b>	<b>Explanation for no opportunities for Australian entities</b>
Demolition	Yes	No	
Bulk Earthworks & Filling	Yes	No	
Retention & Foundation Piles	Yes	No	
Rock Anchors & Shotcrete	Yes	No	
Formwork	Yes	No	
Reinforcement	Yes	No	
Concrete Supply, Pump & Place	Yes	No	
Precast Concrete	Yes	No	
Structural Steel	Yes	No	
Facade, Sunshades & Glazed Balustrades	Yes	Yes	
Ceilings & Partitions	Yes	No	
Tile Supply & Lay	Yes	Yes	
Floor Coverings	Yes	Yes	
Painting	Yes	No	
Window Coverings	Yes	Yes	
Plant Louvre Screens & Gates	Yes	Yes	
Landscaping	Yes	No	
Hydraulic Services	Yes	No	
Electrical Services	Yes	No	
Mechanical Services	Yes	No	
Fire Sprinkler Services	Yes	No	
Lift Services	Yes	No	

\* An Australian entity is an entity with an ABN or ACN

Project standards:

Australian

## Supplier information and communication

Project proponent's contact person for supplier enquiries:

**Contact person name** Nikolas Cox  
**Contact person position** Project Manager  
**Phone number** 0447665959  
**E-mail** ncox@hutchinsonbuilders.com.au

Project proponent website: <https://www.hutchinsonbuilders.com.au/projects/commercial/205-north-quay>

Project opportunities website: <https://www.hutchinsonbuilders.com.au/projects>

Supplier engagement and communication actions :

- Promote project opportunities through industry associations
- Conduct supplier information briefings 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:

- Provide market intelligence to suppliers
- Transfer new product and process technology to suppliers

Global supply chain integration actions:

- Provide references for high performing suppliers

Feedback process for unsuccessful bidders:

Hutchinson Builders will actively provide feedback to unsuccessful suppliers when requested. The aim of this feedback is to enable unsuccessful suppliers to improve their offering and competitiveness on future projects. The feedback will relate to additional training, systems or capabilities that can be improved. All feedback provided will be confidential and the intellectual property of all suppliers will be protected.

# Australian Industry Participation Plan Summary - Operations Phase

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**Nominated facility operator:** Cbus Property Pty Ltd

## Facility details

Name: 205 North Quay

Location: 205 North Quay and 30 Herschel Street, Brisbane

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
No anticipated procurement of \$1 million or more	Yes	Yes	

\*An Australian entity is an entity with an ABN or ACN

Facility standards:

Australian

## Supplier information and communication

Facility operator's contact person for supplier enquiries:

**Contact person name** Peter Bartucca  
**Contact person position** Senior Manager, Investment Operations  
**Phone number** 0411591306  
**E-mail** pbartucca@cbusproperty.com.au

Facility operator website: <https://cbusproperty.com.au/property/205-north-quay/>

Facility opportunities website: <https://cbusproperty.com.au/our-offices/>

Supplier engagement and communication actions :

- Promote project opportunities through industry associations
- Conduct supplier information briefings on project opportunities and bid processes
- Directly contact suppliers with information on project opportunities and bid processes
- Charter of Selection for Consultants and Principal Contractors

## Building Australian industry capability

### Supplier capability development actions:

- Provide market intelligence to suppliers
- Transfer new product and process technology to suppliers

### Global supply chain integration actions:

- Provide references for high performing suppliers

### Feedback process for unsuccessful bidders:

Cbus Property will actively provide feedback to unsuccessful suppliers when requested. The aim of this feedback is to enable unsuccessful suppliers to improve their offering and competitiveness on future projects. The feedback will relate to additional training, systems or capabilities that can be improved. All feedback provided will be confidential and the intellectual property of all suppliers will be protected.