



SARAH SHIRLEY

Experience

CONTRACTS

- ✔ Vast experience in drafting and advising on a range of different standard and bespoke commercial and construction agreements including:
 - invitations to tender and associated tender documents
 - construct only and design and construct contracts (both at head contract and subcontract level)
 - design / build / operate / maintain contracts
 - engineering procurement construction contracts
 - consultancy agreements
 - deeds of novation
 - access deeds (rock anchor/over sailing)
 - project management agreements
 - supply and installation contracts
 - hire and purchase order contracts
 - facilities maintenance / management contracts
 - various services contracts
 - any associated advice work required throughout a project

CONSTRUCTION & INFRASTRUCTURE

- ✔ Advising the Australian subsidiary of a leading specialist international meat packing business on base build construction and supply and installation contracts for the construction of a meat processing facility at Heathwood, Queensland. The total project value was over \$75 million.
- ✔ Advising a developer on the \$28 million development of its high-end apartment block in Kangaroo Point.
- ✔ Advising one of Australia's largest consultancy firms on its template terms and conditions for subconsulting on the iconic \$3.6 billion Queens Wharf Brisbane project. This involved back-to-backing obligations from the main consultancy agreement with Destination Brisbane Consortium.
- ✔ Advising an Australian subsidiary of an international property developer, on the \$35 million development of a mansion and mixed-use premises on the Sunshine Coast.
- ✔ Advising one of Australia's largest unlisted property funds (holding over \$14 billion assets) on a significant redevelopment of several of its key retail shopping centres in a Brisbane CBD location, including all aspects of the procurement process, drafting and negotiating a site establishment contract, an early contractor involvement contract to address design and timing issues, advising on the agreement for lease with the anchor tenant from a construction perspective, preparing and negotiating the D&C contract for the main works.
- ✔ Advising the Australian subsidiary of a Chinese investment group on the \$50 million redevelopment of the Daydream Island Resort, including drafting and negotiating contracts with its project manager, architect and other services suppliers.
- ✔ Advising an Australian university on three construct only contracts for major alterations to one building and the construction of two new buildings, including one to house its engineering facility, at the Coolangatta and Lismore Campuses.
- ✔ Advising an Australian university on a proposed project delivery deed and draft lease with a third party developer for the construction of student accommodation next to the new Port Macquarie campus. This project is complex because of the nature of the deal.
- ✔ Advising a Baptist union on the construction of a new auditorium facility and carpark, including the drafting, procurement, negotiation and execution of separate civil and construction works contracts with separate contractors. We also advised on the financier's side deed.

EXPERTISE

Sarah is a contracts lawyer with over 7 years' experience working across the commercial and construction projects sectors. Sarah's primary focus is in front-end project development and operational contracts across the construction and infrastructure, resources, renewable energy, water and ports sectors.

Sarah provides practical and commercial advice and solutions on various project risks and contract terms from conception through to completion. She advises clients at every level, including government clients, principals, developers, contractors, consultants and operators.

Sarah also has in-house experience for private clients, which includes drafting, reviewing and negotiating a variety of project agreements and applying contract administration practices to current projects.

QUALIFICATIONS | MEMBERSHIPS

- ✔ Admitted as a solicitor of the Supreme Court of Queensland, 2016
- ✔ Bachelor of Laws (Hons), University of Southern Queensland, 2016
- ✔ Graduate Diploma in Legal Practice, Australian National University, 2016
- ✔ Member, Queensland Law Society
- ✔ Corporate member, Master Builders Queensland
- ✔ Previous Chair of the Queensland Youth Cancer Service Youth Advisory Group, 2015-2018.



SARAH HAS A UNIQUE EXPERIENCE
MATCHED WITH A YOUTHFUL ENERGY

RENEWABLE ENERGY / RESOURCES

- Advising a leading manufacturer of onshore and offshore wind turbines, incorporated in Germany, in relation to its tender for the construction, operation and maintenance of a wind farm at Salt Creek, Victoria.
- Advising a leading manufacturer of onshore and offshore wind turbines, incorporated in Germany, in relation to negotiating the terms of a turbine supply agreement with a Japanese company for the supply of turbines and associated equipment for the Wakami Wind Farm project in Japan.
- Advising the Australian subsidiary of a French smart lighting and sustainability company in relation to negotiations with a Queensland regional council for the upgrade and maintenance of the public lighting network across the region.
- Advising an Australasian heavy electrical equipment and energy solutions supplier on various tender responses and agreements for the provision of goods and services for use in the mining, oil and gas and water industries, including gas flaring, diesel and gas power, pumping and lighting solutions.
- Advising a national family-owned civil construction and equipment and industrial services contractor, on its tender for Balance of Plant Works on the Cattle Hill Wind Farm project in Tasmania.

RAIL

- Advising a special purpose vehicle inland port land owner, developer and manager in relation to the \$7 million Stage 1 development of a greenfield intermodal terminal with cost effective containerised freight handling for both inbound freight to the Bowen Basin and Central Highlands region, and export facilitation from the region. The project involved 5 main components, delivered by different counterparties including, a regional council and a major national bulk grain handler. Given the involvement of multiple entities, there are a number of project documents that were required to be entered into.

AVIATION

- Advising a major airport owner and manager on various services, maintenance and construction contracts for work around the Airport on and off the tarmac.
- Preparing a tender evaluation for a non-for-profit aero medical provider on the commercial risks between two competing 'power by the hour' contracts for servicing and maintenance of its aircraft.

WATER

- Drafting a design build operate contract for a water and wastewater specialist to present to a Northern Territory Council as part of its tender submission for a leachate treatment facility.
- Advising the Australian arm of a French water and wastewater specialist on a complex 20 year operations and maintenance agreement operating multiple water treatment plants in Northern New South Wales, including preparing a contract administration manual and preparing contract management training for senior team members.

PORTS

- Advising Australia's premier state-based private port operator in relation to its tender for shiploading services at the Port of Townsville.
- Advising Australia's premier state-based private port operator in relation to its tender for stevedoring and mooring services at the Port of Bunbury.
- Advising a Queensland Government Owned Corporation on the novation of several leases and licences from one of its key mining tenants to another entity owned by that mining tenant as part of a world-wide restructuring of the mining tenant's businesses.

GOVERNMENT

- Advising a Queensland state government department in relation to the updating of its Transport Infrastructure and Consultancy contract suites to comply with legislative updates.
- Advising a specialist land use planning and property development unit within the Queensland state government department in relation to a review and update of its template AS2124-1992 and AS4300-1995 head construction contract templates in light of legislative updates regarding project bank accounts and security of payment.
- Advising a Queensland state government department in relation to drafting a deed of amendment to a construction contract on the Eton Range Realignment project to incorporate an agreed alteration to the contractual model regarding pricing.
- Advising a Victorian state government in relation to the drafting of a training and administrative services contract.
- Advising a New South Wales state government department in relation to the preparation of the construction contracts for the construction of a new facility at Elizabeth Bay for inclusion in the request for tender process.
- Assisting in providing probity advice to Australia's largest super fund for the building, construction and allied industries and a government-owned corporation on the development of the Victorian Police Centre in Melbourne.
- Advising a local government council on its facilities management contracts, as well as a suite of construction contracts. This involved preparing contract administration manuals for each of the contracts in the suite.
- Advising a leading Australian national construction company in the tender phase for the Gold Coast Cultural Precinct project.
- Updating of template construction contract and procurement documentation for a number of regional local governments across central and far north Queensland, including developing and implementing the template standard construction contracts, procurement documents and administration notices.

