



Australian Jobs Act 2013

AIP Plan reference code: KLZK2TPV

Australian Industry Participation Plan Summary - Project Phase

Nominated project proponent: GOODMAN PROPERTY SERVICES (AUST) PTY LIMITED

Project details

Name: Project EOS

Location: Sydney, NSW

Type: Other productive facility

Purpose: Establish new facility

Capital expenditure: \$500 million or more

Description: Demolition and bulk excavation, construction, fit out and operation of a data centre utilising 80MVA of power, 52m high, with a floor space ratio of 1.9:1, and including ancillary office space, parking and landscaping. Located in Artarmon, NSW.

Completion date: 31 Jul 2029

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
LV Diesel Generators	Yes	Yes	
UPS Battery Units	Yes	Yes	
33kV Distribution Transformers	Yes	Yes	
33kV Switchboards	Yes	Yes	
Ring Main Units	Yes	Yes	
Water Cooled Chillers	Yes	Yes	
Fan Wall Units	Yes	Yes	
Civil Works	Yes	No	
Piling	Yes	No	
Formwork	Yes	No	
Reinforcement Supply & Fix	Yes	No	
Concrete (including Post-Tensioning)	Yes	No	
Precast	Yes	Yes	
Blockwork	Yes	No	
Structural Steel	Yes	Yes	
Metalwork	Yes	Yes	
Roofing	Yes	No	
Waterproof Membrane	Yes	No	
Facade / Louvres	Yes	Yes	
Internal Floor Finishes	Yes	No	
Epoxy Flooring	Yes	No	
Partitions and Drywall	Yes	No	
Doors & Frames	Yes	No	
Structural Ceilings	Yes	Yes	
Painting	Yes	No	
Tower / Mobile Cranes	Yes	No	
Scaffold & Access	Yes	No	
Furnishing & Joinery	Yes	Yes	
Technical Cleaning	Yes	No	
Traffic Control	Yes	No	
Electrical Services	Yes	No	
Mechanical Services	Yes	No	
Dry & Wet Fire Services	Yes	No	
Hydraulic Services	Yes	No	
BMS / DCS Controls	Yes	Yes	
ICT Services	Yes	Yes	
Security Services	Yes	Yes	
Lifts	Yes	Yes	
Site Establishment / Temporaries	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 Brendon Quinn
Contact person position General Manager
Phone number 0292307402
E-mail Brendon.Quinn@goodman.com

Project proponent website: The following website is a landing page for the site and will be updated once the SSDA is approved for Data Centre development: <https://au.goodman.com/property-lease-site/2-8-lanceley-place>

Project opportunities website: The Project Proponent website will be updated following SSDA approval: <https://au.goodman.com/property-lease-site/2-8-lanceley-place>

Supplier engagement and communication actions :

- 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
- Maintain relationships with Australian suppliers

Building Australian industry capability

Supplier capability development actions:

- Recommend suppliers undertake training and/or accreditation
- Provide feedback on supply chain capabilities to encourage timeliness in line with industry standards

Global supply chain integration actions:

- Provide references for high performing suppliers

Feedback process for unsuccessful bidders:

The Project Proponent and Procurement Entity will offer to provide feedback to unsuccessful Australian tenderers as part of its procurement evaluation and decision making processes. Where applicable, this feedback will include recommendations for training, skills uplift, capacity and industry accreditation which may assist Australian industry to build capability. The Contract between the Project Proponent and Procurement Entity will have an AIP Plan clause which will require the Procurement Entity to use the same feedback process as the Project Proponent for unsuccessful Australian tenderers.

Australian Industry Participation Plan Summary - Operations Phase

Nominated facility operator: GOODMAN PROPERTY SERVICES (AUST) PTY LIMITED

Facility details

Name: Project EOS

Location: Sydney, NSW

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
Security Guards	Yes	No	
Cleaning	Yes	No	
Electricity Supply	Yes	No	
Fuel Supply	Yes	No	
Water Supply	Yes	No	
Maintenance & Services	Yes	No	
Contracts	Yes	No	
Technical Staff / Management	Yes	No	
Telecommunication Services	Yes	No	

*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 Brendon Quinn
Contact person position General Manager, Data Centre Delivery
Phone number 0292307402
E-mail Brendon.Quinn@goodman.com

Facility operator website: The following website is a landing page for the site and will be updated once the SSDA is approved for Data Centre development: <https://au.goodman.com/property-lease-site/2-8-lanceley-place>

Facility opportunities website: The following website is a landing page for the site and will be updated once known: <https://au.goodman.com/property-lease-site/2-8-lanceley-place>

Supplier engagement and communication actions :

- 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
- Maintain relationships with Australian suppliers

Building Australian industry capability

Supplier capability development actions:

- Recommend suppliers undertake training and/or accreditation
- Provide feedback on supply chain capabilities to encourage timeliness in line with industry standards

Global supply chain integration actions:

- Provide references for high performing suppliers

Feedback process for unsuccessful bidders:

The Procurement Entity will provide feedback to unsuccessful Australian tenderers, if requested. This feedback will include recommendations of relevant training, skills, capability and capacity development where relevant. The New Facility Operator in its contract with the Procurement Entity will have an AIPP clause. A part of this clause will require the Procurement Entity to use the same feedback process as the New Facility Operator to unsuccessful Australian tenderers.