



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: The Project is the development of a greenfield data centre, which will involve demolition and bulk excavation, construction, fit out and commissioning of the data centre. The centre comprises electrical systems capable of managing 80MVA of power, the construction of commercial premises to house and operate data servers, including ancillary office space, parking and landscaping. Final investment decision has been reached with construction expected to commence in June 2025. Phase 1 is expected to be complete, commissioned and operational by July 2027, with each of the subsequent phases 2 to 5 completed on a six monthly basis. All phases of the data centre are expected to be complete by July 2029, subject to customer commitment and fitout. Early contractor engagement has commenced with an EPC contractor and the procurement of long-lead items have started. In addition to the EPC contractor, the Project Proponent will be procuring certain key goods and services.

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: <https://au.goodman.com/property-lease-site/2-8-lanceley-place>

Project opportunities website:

<https://au.goodman.com/property-lease-site/2-8-lanceley-place>

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
- Regular attendance and provision of project information at industry conferences

Building Australian industry capability

Supplier capability development actions:

- Recommend suppliers undertake training and/or accreditation
- Encourage Australian entities to undertake research and development and innovative activities
- 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:

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: 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: <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 :

- 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
- Regular attendance and provision of facility information at industry conferences

Building Australian industry capability

Supplier capability development actions:

- Recommend suppliers undertake training and/or accreditation
- Encourage Australian entities to undertake research and development and innovative activities
- 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:

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.