



Australian Jobs Act 2013

AIP Plan reference code:

Australian Industry Participation Plan Summary - Project Phase

Nominated project proponent: BUILT PTY LIMITED

Other project proponent(s):

DEXUS FUNDS MANAGEMENT LIMITED

OBAYASHI CORPORATION

Project details

Name: Atlassian Central

Location: 8-10 Lee St, Haymarket NSW 2000

Type: Other productive facility

Purpose: Establish new facility

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

Description: The proposed development is comprised of: - Two basement levels (B1 & B2), which includes service spaces, loading docks, and End of Trip (EOT) facilities which will be accessed from Lee St following the completion of works to convert the existing Upper Carriage Lane into a shared ramp from Lee Street which will service both the Adina hotel and Atlassian development. - Delivery of Transport for NSW assets (State Works) comprising Lower Ground and Upper Ground Floor through site link which is key pedestrian infrastructure for Central Station to connect the future metro Central Walk West. - Dismantle and reinstatement of heritage elements of the existing Parcel Shed which will form the new building lobby - Construction of a new high-rise tower of approx. 68,500m² including the new Youth Hotel Australia (YHA) accommodation (lower levels) and commercial office levels for Atlassian (upper levels) The proposed development is owned by both Atlassian and Dexus, with Dexus also being the Developer. Built Pty Ltd and Obayashi Corporation The proposed development is owned by both Atlassian and Dexus, with Dexus also being the Developer. Built Pty Ltd and Obayashi Corporation have formed a joint venture (BOJV - Built Obayashi Joint Venture) and are the Main Contractor leading the design, procurement and construction activities for the proposed development. The indicative project timeline is as follows: - Main Works Contract executed with the Client: Q1/Q2 2022. - Procurement of early goods and services - Q1/Q2 2022. - Procurement of goods and services related to structure - Q2 - Q4 2022. - Procurement of goods and services related to finishes - 2022 - 2023. - Main Works commence construction - April 2022 - Nov 2026.

Completion date: 19 Nov 2026

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
Masonry	Yes	Yes	
Building Maintenance Unit (BMU)	Yes	Yes	
Doors and Door Hardware	Yes	Yes	
Stonework and Tiling	Yes	Yes	
Painting	Yes	Yes	
Waterproofing and Tanking	Yes	Yes	
Landscaping	Yes	Yes	
Plant & Equipment Hire	Yes	Yes	
Balustrades	Yes	Yes	
Timber Flooring	Yes	Yes	
Render	Yes	Yes	
Access Flooring	Yes	Yes	
Plasterboard	Yes	Yes	
Scaffolding	Yes	Yes	
Formwork	Yes	Yes	
Structural Steel	Yes	Yes	
Concrete Structure	Yes	Yes	
Formwork	Yes	Yes	
Hoists	Yes	Yes	
Civil Works	Yes	Yes	
Demolition	Yes	Yes	
Services	Yes	Yes	
Facade	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 Damian Tesoriero
Contact person position Contracts Administrator
Phone number 0487432547
E-mail damiantesoriero@built.com.au

Project proponent website: <https://www.atlassiancentral.com.au/>

Project opportunities website:

<https://gateway.icn.org.au/>

Supplier engagement and communication actions :

- Engage with vendor identification agencies on project opportunities and bid processes
- 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:

- 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.

Australian Industry Participation Plan Summary - Operations Phase

Nominated facility operator: DEXUS FUNDS MANAGEMENT LIMITED

Facility details

Name: Atlassian Central

Location: 8-10 Lee St, Haymarket NSW 2000

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 Services	Yes	Yes	
Retail	Yes	Yes	
Building Maintenance	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 Steve Colomb
Contact person position Development Manager
Phone number 0420944614
E-mail steve.colomb@dexus.com

Facility operator website: <https://www.atlassiancentral.com.au/>

Facility opportunities website:

Supplier engagement and communication actions :

- Engage with vendor identification agencies on project opportunities and bid processes
- 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:

- 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.