



Australian Government

Australian Industry
Participation Authority

Australian Jobs Act 2013

AIP Plan reference code: X8ATKJ9D

Australian Industry Participation Plan Summary - Project Phase

Nominated project proponent: The Trustee for Moorebank Industrial Warehouse Trust

Project details

Name: Moorebank Intermodal Precinct

Location: Moorebank NSW

Type: Other productive facility

Purpose: Establish new facility

Capital expenditure: \$500 million or more

Description: In June 2021, the LOGOS Australia Moorebank Venture (LAMV or Venture) was established having secured the Moorebank Intermodal Precinct ("Moorebank", "MIP", "Site" or the "Estate"), comprising 243Ha of strategically located prime logistics real estate in Sydney's Central Western precinct, directly adjacent to Australia's largest rail intermodal terminal with the capacity to accommodate ~890,000sqm of industrial gross lettable area (GLA). – The MIP Investment comprises of multiple investment components and risk profiles including: — Stabilised warehousing assets: 133,020sqm of stabilised GLA, 100% leased across 6 assets, including leases to Target/Catch, Caesarstone, ATS, Federal Hospitality, PCA and Qube (excl. WH 50-54 earmarked for redevelopment); — Woolworths 'fixed-yield' development fund-through: 75,300sqm of GLA across 2 facilities (National Distribution Centre and Regional Distribution Centre) with lease terms of 20 years from commencement; — Develop-to-core Land: ~684,800sqm developable GLA across MPE and MPW; and — Ancillary MLP assets: Includes Land Trust (passive entity which collects ground rent from stabilised assets and the intermodals), MLP solar development and other income stream. The Trustee for Moorebank Industrial Warehouse Trust is an entity established by Logos to manage the development and construction of warehouses on the project (and appoints head contractors for the warehouse construction), Logos Property is the property management arm of Logos and will manage the operations phase of the project. As at the time of purchase of the interests in the Moorebank project, there were 3 head contractors already appointed, with a further number of head contractors as well as procurement of key goods and services are still to be finalised. These tenders are estimated to go out Q3 2023 - Q4 2024. The operations phase of the project will involve the appointment of contractors by Logos to assist in the management of the precinct.

Completion date: 31 Dec 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
Civil Suppliers (Pipes, Conduits, sundries)	Yes	No	
Architecture	Yes	No	
"Structural & Civil Engineering"	Yes	No	
Building and Quantity Surveyors	Yes	No	
Statutory Planning	Yes	No	
Fire Engineering	Yes	No	
Traffic Engineering	Yes	No	
Waste Management	Yes	No	
Geotechnical Investigation	Yes	No	
Environmental Investigation	Yes	No	
Hazmat Assessment	Yes	No	
Contract Legal Advice	Yes	No	
PR & Marketing	Yes	No	
Cybersecurity	Yes	No	
Logistics/Storage	Yes	No	
Structural Steel	Yes	No	
Cladding	Yes	No	
Earth Works	Yes	No	
Cementing	Yes	No	
Facility Electrics	Yes	No	
IT Networks and Cabling	Yes	No	
Office Fit Out	Yes	No	
Staff Amenities	Yes	No	
Roads	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 Ivonne Muryadi
Contact person position Compliance Manager
Phone number 0449830930
E-mail ivonne.muryadi@esr.com

Project proponent website: <https://moorebankintermodalprecinct.com.au/>

Project opportunities website:

<https://moorebankintermodalprecinct.com.au/>

Supplier engagement and communication actions :

- Promote project opportunities through industry associations
- Engage with vendor identification agencies on project opportunities and bid processes
- Conduct supplier information briefings on project opportunities and bid processes
- Directly contact suppliers with information on project opportunities and bid processes
- Publish key goods and services on the project webpage, or another publicly accessible website, along with standards, prequalification requirements and the procurement contact person's details.

Building Australian industry capability

Supplier capability development actions:

- Recommend suppliers undertake training and/or accreditation
- Support supplier development initiatives of industry associations or governments

Global supply chain integration actions:

- Support suppliers to register with global supplier databases
- 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: ESR (AUS) PTY LTD

Facility details

Name: Moorebank Intermodal Precinct

Location: Moorebank 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
Machinery & Equipment	Yes	No	
Waste Management	Yes	No	
Security Services	Yes	No	
Product Handling Equipment	Yes	No	
Training and Development	Yes	No	
Staff Amenities	Yes	No	
Cleaning	Yes	No	
Traffic Control	Yes	No	
Electrical Services	Yes	No	
Heating, Ventilation and Air Conditioning	Yes	No	
Customs Clearance Services	Yes	No	
Road Haulage and Logistics Services	Yes	No	
Bulk Container Provision and Handling	Yes	No	

*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 Fergus Adamson
Contact person position General Manager - Property Services NSW
Phone number 0291864727
E-mail Fergus.Adamson@esr.com

Facility operator website: <https://moorebankintermodalprecinct.com.au/>

Facility opportunities website: <https://moorebankintermodalprecinct.com.au/>

Supplier engagement and communication actions :

- Promote project opportunities through industry associations
- Engage with vendor identification agencies on project opportunities and bid processes
- Conduct supplier information briefings on project opportunities and bid processes
- Directly contact suppliers with information on project opportunities and bid processes
- Publish key goods and services on the project webpage, or another publicly accessible website, along with standards, prequalification requirements and the procurement contact person's details.

Building Australian industry capability

Supplier capability development actions:

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- Support suppliers to register with global supplier databases
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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.