Australian Government
Department of Industry, Science and Resources

Australian Jobs Act 2013

Reference code: V9Z4B5-C6T4X4

Australian Industry Participation Plan Summary – Project Phase

Nominated project proponent:

GOODMAN PROPERTY SERVICES (AUST) PTY LIMITED

Other project proponents:

Legal name of other project proponents	ABN	ACN

Project details

Project name:

MEL02 Building A

Location:

Truganina, Victoria

Type:

Other productive facility

Other project type:

Data Centre

Purpose:

Establish new facility

Capital expenditure:

$500 million - $1 billion

Capital expenditure:

☒ Confirm the total project estimated capital expenditure value will be $500 million or more

Description:

MEL02 Building A is the development of a greenfield data centre and the first building to be constructed in a 36ha industrial development site located in Truganina Victoria, 39 km west of Melbourne's CBD. The project involves civil works, construction, fit out and commissioning of the data centre. The centre comprises electrical systems capable of managing approx. 180MVA of power, the construction of commercial premises to house and operate data servers, including

ancillary office space, parking and landscaping. High voltage electrical infrastructure will be provided by third parties. The project proponent will engage a Design and Construct Partner (procurement entity). Both the proponent and procurement entity will procure goods and services for the project. Eary contractor involvement has commenced, with final investment decision expected in October 2026. The procurement of long lead items is expected to commence in November 2026, with construction commencing April 2027, commissioning for Phase 1 and 2 is expected in June 2029.

Estimated completion date:

12/12/2030

Key goods and services

Indicative list of key goods and services to be acquired for the project:

List of key goods and services:
An Australian entity is an entity with an ABN or CAN.

Key goods and services	Opportunity for entities	Explanation for no opportunities for Australian entities
LV Diesel Generators	Opportunities for Australian entities Opportunities for non-Australian entities	
UPS Battery Units	Opportunities for Australian entities Opportunities for non-Australian entities	
Containerised Switch Rooms	Opportunities for Australian entities Opportunities for non-Australian entities	
22kV Distribution Transformers	Opportunities for Australian entities Opportunities for non-Australian entities	
22kV Switchboards	Opportunities for Australian entities Opportunities for non-Australian entities	
Ring Main Units	Opportunities for Australian entities Opportunities for non-Australian entities	
Air Cooled Chillers	Opportunities for Australian entities Opportunities for non-Australian entities	
Fan Wall Units	Opportunities for Australian entities Opportunities for non-Australian entities	
Civil Works	Opportunities for Australian entities	

Piling	Opportunities for Australian entities	
Formwork	Opportunities for Australian entities	
Reinforcement Supply and Fix	Opportunities for Australian entities	
Concrete (including Post-Tensioning)	Opportunities for Australian entities	
Precast	Opportunities for Australian entities	
Blockwork	Opportunities for Australian entities	
Structural Steel	Opportunities for Australian entities Opportunities for non-Australian entities	
Metalwork	Opportunities for Australian entities Opportunities for non-Australian entities	
Roofing	Opportunities for Australian entities	
Waterproof Membrane	Opportunities for Australian entities	
Facade / Louvres	Opportunities for Australian entities Opportunities for non-Australian entities	
Internal Floor Finishes	Opportunities for Australian entities	
Epoxy Flooring	Opportunities for Australian entities	
Partitions and Drywall	Opportunities for Australian entities	
Doors and Frames	Opportunities for Australian entities	
Structural Ceilings	Opportunities for Australian entities Opportunities for non-Australian entities	
Painting	Opportunities for Australian entities	
Tower/ Mobile Cranes	Opportunities for Australian entities Opportunities for non-Australian entities	
Scaffold and Access	Opportunities for Australian entities	
Furnishing and Joinery	Opportunities for Australian entities Opportunities for non-Australian entities	
Technical Cleaning	Opportunities for Australian entities	

Traffic Control	Opportunities for Australian entities	
Electrical Services	Opportunities for Australian entities	
Mechanical Services	Opportunities for Australian entities	
Dry and Wet Fire Services	Opportunities for Australian entities	
Hydraulic Services	Opportunities for Australian entities	
BMS/ DCS Controls	Opportunities for Australian entities Opportunities for non-Australian entities	
ICT Services	Opportunities for Australian entities Opportunities for non-Australian entities	
Security Services	Opportunities for Australian entities Opportunities for non-Australian entities	
Lifts	Opportunities for Australian entities Opportunities for non-Australian entities	
Site Establishment/ Temporaries	Opportunities for Australian entities	

Project standards:

Australian, International

Supplier information and communication

Project Proponents Contact Person

Project proponent's contact person for supplier enquires.

Contact person's name:

Baden Holmes

Contact person's position:

Project Director, Data Centres, Victoria

Phone number:

0424170618

Email address:

Baden.Holmes@goodman.com

Project Proponent Website

Project proponent website:

https://au.goodman.com/property-lease-site/MEL02

Project Opportunities Website

List of websites:

Is this website active?	Is this website active?	Date the website is expected to go live:
https://au.goodman.com/property-lease-site/MEL02	No	29/11/2026

Supplier engagement and communication actions:

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 Support supplier development initiatives of industry associations or governments

Global supply chain integration actions:

Provide references for high performing suppliers

Feedback:

Confirm you, and/or your procurement entities will offer and, if requested, provide feedback to unsuccessful Australian entities whose bids to supply key goods or services for the project have not been successful Confirm feedback provided to unsuccessful bidders will include any recommendations of relevant training, skills, capability and capacity development Confirm you will collect written evidence of feedback offered or provided to unsuccessful bidders

Australian Industry Participation Plan Summary – Operations Phase

Nominated facility operator:

GOODMAN PROPERTY SERVICES (AUST) PTY LIMITED

Facility details

Facility name:

MEL02 Building A

Location:

Truganina, Victoria

Type:

Other productive facility

Other facility type:

Data Centre

Key goods and services

Indicative list of key goods and services to be acquired for the new facility:

List of key goods and services:
An Australian entity is an entity with an ABN or CAN.

Key goods and services	Opportunity for entities	Explanation for no opportunities for Australian entities
Security Guards	Opportunities for Australian entities	
Cleaning	Opportunities for Australian entities	
Electrical Supply	Opportunities for Australian entities	
Fuel Supply	Opportunities for Australian entities	
Water Supply	Opportunities for Australian entities	
Maintenance and Service Contracts	Opportunities for Australian entities	
Technical Staff / Management	Opportunities for Australian entities	
Telecommunication Services	Opportunities for Australian entities	

Facility standards:

Australian, International

Supplier information and communication

Facility operators Contact Person

Facility operators contact person for supplier enquires.

Contact person's name:

Baden Holmes

Contact person's position:

Project Director, Data Centres, Victoria

Phone number:

0424170618

Email address:

Baden.Holmes@goodman.com

Facility Operator Website

Facility operator website:

https://au.goodman.com/property-lease-site/MEL02

Facility Opportunities Website

List of websites:

Website address (URL only)	Is this website active?	Date the website is expected to go live:
https://au.goodman.com/property-lease-site/MEL02	No	29/11/2026

Supplier engagement and communication actions:

Develop and distribute a supplier information guide for the new facility
Directly contact suppliers with information on new facility opportunities and bid processes

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:

Provide references for high performing suppliers

Feedback:

Confirm feedback provided to unsuccessful bidders will include any recommendations of relevant training, skills, capability and capacity development Confirm you will collect written evidence of feedback offered or provided to unsuccessful bidders Confirm you, and/or your procurement entities will offer and, if requested, provide feedback to unsuccessful Australian entities whose bids to supply key goods or services for the new facility have not been successful