Australian Jobs Act 2013

\*\*\*\*\* Approved by AIP Authority on Thu Mar 10 2022 1 9:1 2:35 GM T+1 1 00 (AEDT) \*\*\*\*\*

Australian Industry Participation Plan Summary - Project Phase

**Nominated project proponent:** Built Pty Ltd

**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: $ 750,000,000

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 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 - May 2026.

Completion date: 18 May 2026

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Key goods and services

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

**Opportunities for**

**Opportunities for**

**Explanation for no opportunities for Australian**

**Key goods and services**

**Australian entities\***

**non-Australian**

**entities**

**entities**

Masonry

Yes

Yes

Building Maintenance Unit

Yes

Yes

(BM U)

Doors and Door Hardware Stonework and Tiling

Yes

Yes

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

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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](mailto:damiantesoriero@built.com.au)

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

Project opportunities website: ICN Gateway Portal- <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 process for unsuccessful bidders:

Built will provide feedback to unsuccessful suppliers and subcontractors throughout the procurement phases of the project. This will include feedback on why suppliers and subcontractors have failed to proceed past the pre-qualification phase and include feedback to unsuccessful bidders with recommendations on how they can improve in future submissions. This feedback will include recommendations of relevant training, skills and capability development. Feedback will be given via email or oral form. If oral feedback is given, this will be documented for reporting obligations.

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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**

**Opportunities for**

**Opportunities for**

**Explanation for no opportunities for Australian**

**services**

**Australian entities\***

**non-Australian**

**entities**

**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](mailto:steve.colomb@dexus.com)

Facility operator website: <https://www.atlassiancentral.com.au> Facility opportunities website: <https://www.atlassiancentral.com.au> Supplier engagement and communication actions :

Conduct supplier information briefings on project opportunities and bid processes

Issue media releases or ASX announcements on project developments and opportunities

Develop and distribute a supplier information guide for the project

Directly contact suppliers with information on project opportunities and bid processes

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Building Australian industry capability

Supplier capability development actions:

Provide market intelligence to suppliers References

Global supply chain integration actions:

Facilitate strategic partnering and joint ventures between Australian and international suppliers Provide references for high performing suppliers

Feedback process for unsuccessful bidders:

The Facility Operator will provide feedback to all unsuccessful suppliers and subcontractors throughout the procurement phases of the project. This will include feedback on why suppliers have been unsuccessful and include recommendations on how they can improve in future submissions. Feedback will include recommendations of relevant training, skills, capability and capacity development. Feedback will be given via email or oral form. If oral feedback is given, this will be documented for reporting obligations.

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