RTI 26-27-78
The following information has been released in response to a request for information relating to Firmus Technologies

From: out of scope
To: Perry, John
Subject: Does this rework address the detail at a high level
Date: Monday, 23 June 2025 8:57:20 PM
Importance: High

Tasmania to Create Green AI Factory Zone, Powered by Renewable Energy

Tasmanian Premier Jeremy Rockliff joined Firmus Co-CEOs Tim Rosenfield and Oliver Curtis to announce the establishment of a world-leading Green AI Factory Zone in Northern Tasmania — marking a transformational moment for Tasmania and the nation.

"Tasmania is set to lead the world in sustainable artificial intelligence with the creation of a world-first Green AI Factory Zone in Northern Tasmania," Premier Rockliff said.

Powered by Tasmania's world-class renewable energy, the Green AI Factory Zone will position the state as a global hub for clean, scalable AI.

Stage 1 of the project will deliver a combined 90MW of AI infrastructure in Northern Tasmania by 2026 - with 44MW delivered under Stage 1a, and Stage 1b doubling capacity to 90MW. A further 300MW second stage is planned to follow, subject to final approvals. These AI Factories will provide a new digital baseload to support the growth of Tasmania's renewable energy sector and enable sustainable expansion in AI infrastructure.

At the heart of the Zone is Firmus' Project Southgate - a purpose-built campus of 100% liquid-cooled AI Factories now under construction in Launceston. This modular, next-generation infrastructure is designed in Australia and consumes up to 60% less energy, while costing up to half as much to construct as traditional data centres.

Southgate will power a wide range of AI applications, from gaming and content creation to enterprise AI and high-performance computing, connected via high-speed fibre across Australia and globally.

The project represents Australia's largest investment in AI Factory infrastructure, with up to $2.1 billion to be invested in Stage 1a over the next 12 months. This stage is expected to create up to 100 direct jobs, with hundreds more supported through construction, energy and technology supply chains. Additional direct employment will follow as part of Stage 1b.

"This is about turning Tasmania's clean energy into opportunity - opportunity for jobs, for innovation, and for global leadership in the future of artificial intelligence," Premier Rockliff said.

"AI tools like ChatGPT run on tokens that are currently heavy on energy and emissions," said Firmus Co-CEO Tim Rosenfield. "Producing these AI tokens in Tasmania will create a new type of green AI token - clean and powered by renewables - enabling AI to scale sustainably."

"This isn't a traditional data centre," added Firmus Co-CEO Oliver Curtis. "AI Factories are purpose-built to power, train and inference artificial intelligences. With Tasmania's clean energy and our AI Factory platform, we believe this will be the most cost-effective, sustainable AI facility in the world."

"Project Southgate will form the foundation of Australia's artificial intelligence infrastructure and secure our place as the Asia-Pacific region's AI hub."

Premier Rockliff concluded that "Tasmania's clean energy strategy, innovation and skills make us the natural home for sustainable AI. This investment by Firmus is a blueprint for the future and we look forward to the opportunities it will unlock for Tasmanians. It's a clear example of our Tasmanian Liberal Government getting on with the job and backing projects that deliver - both now and for the future of Tasmania."

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Document 2

Office of the Coordinator-General

CH Smith Centre
20 Charles Street, Launceston TAS 7250
PO Box 1186, Launceston TAS 7250 Australia
Phone out of scope
Email cg@cg.tas.gov.au Web www.cg.tas.gov.au

Tasmanian Government

18 August 2025

City of Launceston
contactus@launceston.tas.gov.au

Written Representation – Firmus Technologies Project Southgate – DA0273/2025

Dear Sir/Madam,

The Office of the Coordinator-General (OCG) strongly supports Firmus Technologies (Firmus) important proposal, Project Southgate, for Launceston, and its extraordinary proposed investment in our city. We note that this project and Firmus' future plans discussed, could also lead to Northern Tasmania becoming internationally known as an AI Factory Zone.

AI factories are the next generation of manufacturing facilities that transform raw data into intelligence (insight or decisions) at scale – a very advanced and differently operating, data centre. Firmus' development of AI Factory infrastructure in Tasmania is and will continue to be important in shaping the state's future, with the company having been named in the 2025 APAC Cleantech 25, Cleantech Group's annual list of the most promising private cleantech companies in the Asia-Pacific region for developing energy and cost-efficient AI data centre infrastructure.

Firmus' purpose-built AI R&D facility in Launceston is designed to maximise high performance computing infrastructure and prove it at scale making this facility a global leader in technology. While there is a lot of activity in this space at the moment, the computing power alone of the technology cluster in this AI factory is currently expected to make it a top 10 cluster in the world, as part of its significant testing and R&D capability.

By this Development Application, Firmus appears to be seeking approval to complete stages 1A and 1B of its project. Its proposed stage 1A of operations at St Leonards will create up to 100 FTE direct jobs and has advised a similar number would be anticipated for stage 1B. Many more jobs will be supported during the construction phase, and indirectly through supply chain impacts and given the parties involved, this may even catalyse a broader technology cluster in Northern Tasmania, which is very exciting for the region.

The proposed development sits on land that is zoned light industrial and rural, with the proposed use in line with the Tasmanian Planning Scheme's proposed use for these zones. The proposed development has a low environmental impact, with a plan in place to manage noise emissions so that they will not be detrimental to nearby residential areas. Furthermore, the site has historically been used for light industrial purposes and is bordered by light industrial operations. A TasNetworks substation is adjacent to the North of the site, and with AI Factory's being significant users of power, the proximity to this substation is crucial to Firmus' proposed operations.

The project represents Australia's largest investment in AI Factory infrastructure, with up to $2.1 billion to be invested in Stage 1A over the next 12 months. The OCG first commenced working with Firmus when they were considering different locations to establish its data centre operations in Australia or offshore back in 2019, leading Firmus to establish its first operations at this site in St Leonards.

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Our office supports this project gaining the approval requested and would be pleased to discuss further should you require.

Yours sincerely

out of scope

John Perry
Coordinator-General

Ph: out of scope
E: john.perry@cg.tas.gov.au

Released under RTI

From: out of scope
To: out of scope
Cc: Hendriks, Dennis; out of scope
Subject: AI Infrastructure
Date: Tuesday, 26 August 2025 11:44:41 AM
Attachments: FW Transformational industry coming to Northern Tasmania.msg

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Hi out of scope

As discussed, here is a summary of Tasmania's investment proposition for AI Infrastructure and some of the challenges that the state faces in attracting this sector.

out of scope

- [redacted]
- [redacted]
- [redacted]
- [redacted]

TAS's investment proposition for AI infrastructure:

- AI infrastructure requires significant amounts of power. Some examples – Firmus' planned AI factory zone in Northern TAS will require ~300MW of power (90MW in stage 1a and 1b) and ~200MW for stage 2). See attached media release. out of scope [redacted]
- out of scope [redacted]
- [redacted]
- [redacted]

Release under FOI

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Let me know if you have any queries.

Thanks,

out of scope

Office of the Coordinator-General
Salamanca Building
Level 6, 4 Salamanca Place, Hobart, 7000.
out of scope
out of scope
www.cg.tas.gov.au

From: [redacted]
Sent: Mon, 18 Aug 2025 21:30:44 +1000
To: "Contact Us" <contactus@launceston.tas.gov.au>
Subject: Application DA 0273/25

You don't often get email from [redacted] Learn why this is important

In relation to the above mentioned Application, I like, significant other residents of St. Leonards, seek additional time for the application to be considered, to allow for community consultation and clarification from Council in relation to the physical and financial impact this Application will have on existing landholders and their properties, prior to any such application being considered to be approved. It is my understanding that written notification of the proposed application has not been forwarded to the community nor any feasibility study on the impending project, including, projection of the immediate and long term physical, financial and environmental impacts.
Awaiting response.
[redacted]

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From: [redacted]
Sent: Mon, 18 Aug 2025 20:15:48 +1000
To: "Contact Us" <contactus@launceston.tas.gov.au>
Subject: DA0273/2025

[You don't often get email from [redacted] Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

Hi as a long time member of the St Leonards community I hear by object to application of DA0273/2025 due to serious health, environmental, energy consumption concerns, as a community we do not want this project going ahead.

Sent from my iPhone

Released under RTI

From: [redacted]
Sent: Mon, 18 Aug 2025 14:13:35 +1000
To: "Contact Us" <contactus@launceston.tas.gov.au>
Subject: Written Representation – Firmus Technologies Project Southgate – DA0273/2025

[redacted]

You don't often get email from [redacted] Learn why this is important

Good afternoon, City of Launceston,

Please find attached a letter of representation from the [redacted] in relation to DA0273/2025.

Many thanks,

[redacted]

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From: [redacted]
Sent: Mon, 18 Aug 2025 13:30:23 +1000
To: "Contact Us" <contactus@launceston.tas.gov.au>
Subject: Objection to DA0273/2025 – Proposed Data Centre at 58 & 68 St Leonards Road

Subject: Objection to DA0273/2025 – Proposed Data Centre at 58 & 68 St Leonards Road

Dear General Manager,

I am writing to formally object to Development Application DA0273/2025, which proposes the demolition and construction of a new data centre, including associated infrastructure and works within drainage and electricity infrastructure easements at 58 and 68 St Leonards Road.

While I understand the growing demand for digital infrastructure, this proposal raises serious concerns regarding environmental sustainability, public health, community impact, and the ethical integrity of those involved.

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⚠ **Environmental and Community Concerns**

- **Excessive Electricity Consumption:** Even with submersion cooling technology, data centres consume vast amounts of electricity. This facility will place significant strain on local energy infrastructure and contribute to greenhouse gas emissions, undermining Tasmania's and Launceston's clean energy leadership.
- **Noise Pollution:** The operation of cooling systems, backup generators, and other mechanical equipment will likely produce continuous noise, disrupting the tranquility of nearby residential areas and affecting residents' wellbeing.
- **Chemical Risks:** Submersion cooling involves the use of dielectric fluids, which pose environmental hazards if released during maintenance or accidents. Given the proximity to drainage easements, any leakage could contaminate local water systems and soil.
- **Visual Impact:** The proposed structure is industrial and visually incompatible with the surrounding landscape. It risks degrading the aesthetic character of the area and diminishing property values.
- **Minimal Local Employment:** Data centres are highly automated and typically require only a small number of technical staff. The promise of job creation is misleading, offering little in terms of meaningful employment for Launceston residents.

Public Health Risks

Recent research highlights alarming health implications of data centre proliferation. A 2024 study by the University of California, Riverside and Caltech found that data centres could contribute to over **600,000 asthma-related symptom cases by 2030**, with **public health costs**

exceeding $20 billion. These findings underscore that the rapid expansion of AI infrastructure poses an emerging public health crisis, particularly in the communities where data centres are located.

Launceston must not ignore the potential health burden this facility could impose on its residents, especially vulnerable populations such as children and the elderly.

Ownership and Ethical Concerns

- **Foreign Ownership:** The proposed development is reportedly Singaporean-owned. While international investment can be positive, it is essential that such projects align with local values and deliver tangible benefits to the community. In this case, the ownership structure raises concerns about long-term accountability and reinvestment in Launceston.

- **Association with Oliver Curtis:** It is deeply troubling that Oliver Curtis, a figure with a criminal conviction for insider trading, is associated with this project. Launceston deserves to be represented by individuals who reflect integrity and community trust—not those with a history of financial misconduct.

In light of these concerns, I respectfully urge the Council to reject DA0273/2025 or, at minimum, research into the community, health, resource and environmental impacts of AI factories and data centres around the world, gain full transparency regarding ownership and governance, and conduct meaningful community consultation.

Thank you for considering this objection in the interest of protecting Launceston's environment, health, and future.

Yours sincerely,

[redacted]

Released under RTI

From: out of scope
To: Perry, John
Subject: RE: Catch-up when in Hobart next [SEC=OFFICIAL]
Date: Tuesday, 18 November 2025 10:11:40 AM

OFFICIAL

Hi out of scope,
Thanks for reaching out. I'd be happy to have a chat with Dennis if he is across the Green AI Zone work for Tasmanian based AI Factories?
Cheers,
out of scope

OFFICIAL

From: Perry, John
Sent: Thursday, 13 November 2025 2:44 PM
To: out of scope
Subject: RE: Catch-up when in Hobart next [SEC=OFFICIAL]
Hi out of scope
I hope you're well.
You may have seen John's out of office, but is currently on leave. I will raise your email with him upon his return but this may not be until the new year.
If you were seeking to have a conversation with the OCG before then, I can connect you with Dennis Hendriks who is Acting in John's position while he is away.
Many thanks,
out of scope
out of scope
Office of the Coordinator-General
CH Smith Centre
20 Charles Street Launceston TAS 7250
Phone: out of scope
www.cg.tas.gov.au

From: out of scope @dpac.tas.gov.au>
Sent: Friday, 7 November 2025 12:45 PM
To: Perry, John <john.perry@cg.tas.gov.au>
Subject: Catch-up when in Hobart next [SEC=OFFICIAL]

OFFICIAL

Hi John,
Hope you're well. I'm hoping we could catch-up for a coffee when you're in Hobart next to understand how we can work and/or coordinate efforts with OCG on the digital economy and understand more around what plans OCG maybe working on for the Green AI Zone beyond Firmus.
Are you familiar with the Tasman Ring Network?
Cheers,

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out of scope
[redacted]

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Document 6

Tasmanian Government

DEPARTMENT OF STATE GROWTH

Dept. Ref MIG26/142
Critical Date 11 February 2026

MEETING BRIEF NOTE FOR MINISTER BUSINESS, INDUSTRY AND RESOURCES

SUBJECT: BELL BAY RESPONSE TEAM – MEETING #4 – 16 FEBRUARY 2026

Minister's notation:

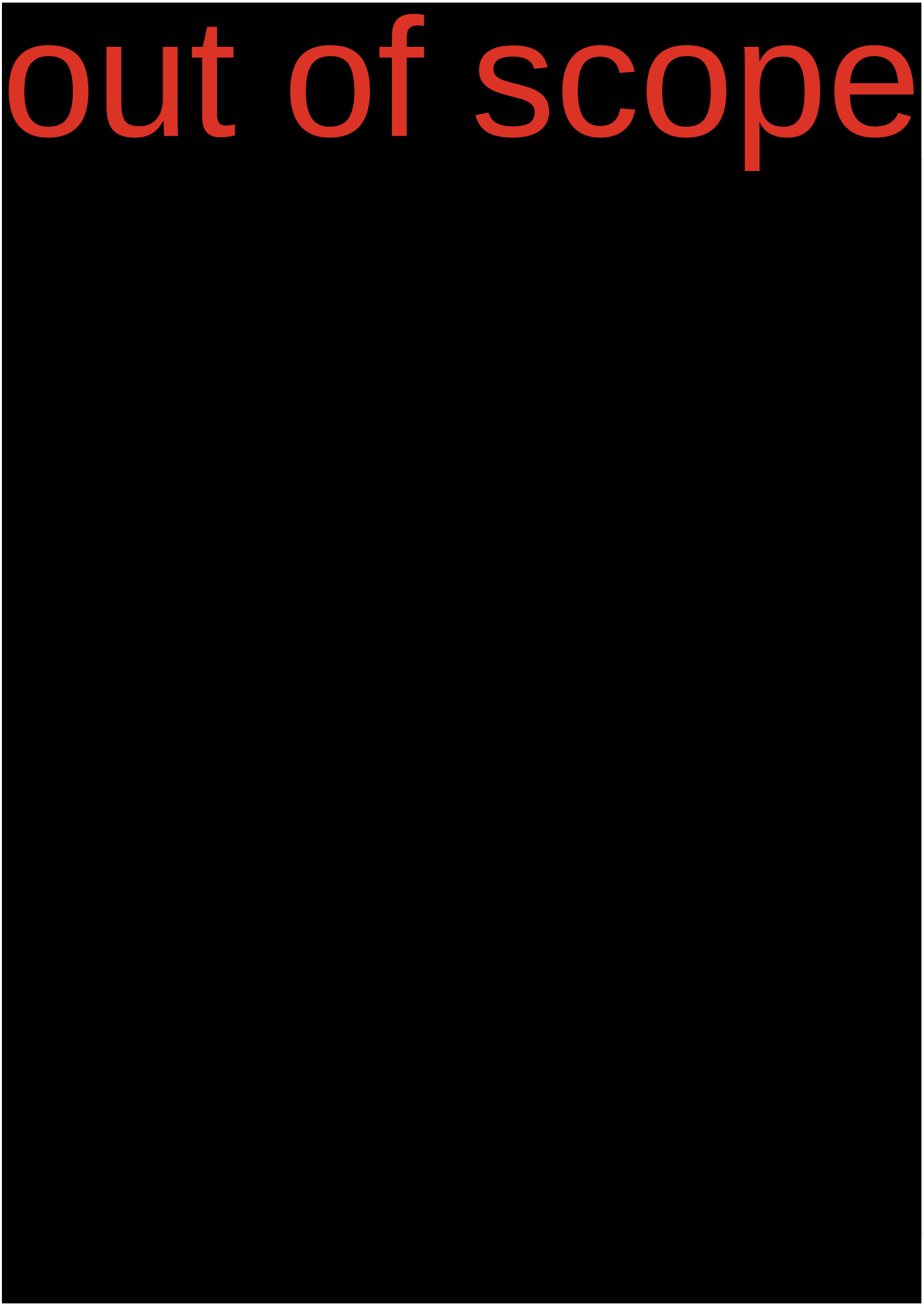
Meeting Date:	**Wednesday, 16 February 2026, 3.00pm to 3.45pm**		
Attendees:	Jeremy Rockliff MP		Premier
	Jess Teesdale MP		Federal Member for Bass
	Michael Ferguson MP		Liberal Member for Bass
	Craig Limkin	Secretary	Department of State Growth
	Alina Bain	CEO	Launceston Chamber of Commerce
	Susie Bower	CEO	Bell Bay Advanced Manufacturing Zone
	Chris Griffin	CEO	Northern Tasmania Development Corporation
	Greg Kieser	Mayor	George Town Council
	Simone Lowe	President	George Town Chamber of Commerce
	James McKee	CEO	Regional Development Australia - Tasmania
	Ray Mostogl	CEO	Tasmanian Minerals Manufacturing and Energy Council (TMEC)
Observers	Michael Mogridge	Deputy Secretary	Department of State Growth
	Katherine Booth	A/Executive Director	Department of State Growth

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	Nick Duigan MP	Minister	Minister for Energy and Renewables
	Shane Power	General Manager	George Town Council
	Kristen Desmond	CEO	West Tamar Council
	out of scope		
	out of scope		
Venue:	In person or **Via TEAMS**		

out of scope

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out of scope

Agenda item 6

out of scope

- Firmus and future opportunity for the site
- Firmus Technologies (Firmus) are developing Project Southgate - a multi-stage project to develop AI infrastructure across Australia. Its focus in Tasmania involves developing a zone of AI factories in the north of the state.
- Firmus is currently developing stage 1 of the project at St Leonards adjacent to its current data centre.
- The OCG has been working with Firmus to identify appropriate sites for stage 2. The company has been focussing their attention on the Bell Bay region due to the project's significant power requirements.
- The OCG has facilitated discussions with a number of planned renewable generation projects to secure power for the project, along with discussions with Hydro Tasmania to secure firming, and TasNetworks regarding required transmission upgrades.

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Tasmania's Emerging Role

- Tasmania is rapidly emerging as a **premier destination for data storage, processing and AI compute** in Australia.
- Tasmania's **100 per cent renewable energy supply**, and naturally **cool climate** which reduces energy intensity and improves efficiency for data centre operations make Tasmania an attractive destination for **energy-efficient, future-focused data centres** of scale.

Investment Momentum

- Tasmania is already attracting globally significant investment in AI and data infrastructure.
- The **Project Southgate – an AI Factory Zone in Northern Tasmania**, led by **Firmus Technologies** (who are presenting today), will deliver up to **90 megawatts of AI infrastructure** in the coming year, with further expansion planned.
- This infrastructure goes **beyond traditional data centres**, designed for AI compute, training, and inference at scale.
- Projects of this scale position Tasmania as a **clean, scalable digital infrastructure hub of global relevance**.

Economic impact

- Tasmania's Tech sector adds $1.1 billion to the State's economy
- The sector employs more than 11,200 workers and is projected to almost triple by 2035, with over 21,000 new roles expected to emerge.
- Developments like Project Southgate are diversifying the Tasmania's digital economy and creating **high-value jobs** across construction, engineering, digital services and supply chains.
- They also create opportunities to attract emerging industries who benefit from co-location and provide opportunities for local businesses to participate in national and global technology ecosystems.

Government Support & Policy Direction

- Tasmania is actively planning for the digital future, with **AI and advanced technologies central to economic growth**.
- The Government's upcoming **Economic Diversification and Investment Strategy** emphasises innovation, productivity and long-term competitiveness through technology adoption.
- Broader economic and digital strategies are focused on lifting productivity, accelerating AI adoption and attracting transformational industries.
- The Tasmanian Government will continue to back the sector by working through digital infrastructure challenges, seeking to streamline approvals and proactive investment facilitation.

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