\*\*\*\*\* Approved by AIP Authority on Mon Jun 30 2025 09:16:57 GMT+1000 (AEST) \*\*\*\*\*

Australian Jobs Act 2013



AIP Plan reference code:

Australian Industry Participation Plan Summary - Project Phase

**Nominated project proponent:** GPT PLATFORM PTY LIMITED

**Other project proponent(s):**

HB & B PROPERTY PTY LTD

Project details

Name: Deer Park Estate

Location: 179 Tilburn Road, Deer Park, Vic, 3023

Type: Other productive facility

Purpose: Establish new facility

Capital expenditure: $500 million - $1 billion

Description: 179 Tilburn Road, Deer Park, is located 15 Kilometers west of Melbourne CBD, and is 66-hectare in size. The site has the potential to accommodate over 330,000 square meters of prime logistics space once fully developed. It is expected the site will deliver much needed modern industrial accommodation within the increasingly constrained West Melbourne industrial precinct, where occupiers are continuing to seek high quality, well located facilities in the face of limited supply. The warehouses to be constructed will include tenancies ranging from 2,000m2 to 100,000m2 + gross floor area. The project will be delivered in multiple stages over a 5 to 6 year period, with the first stage of works commencing mid to late 2025. We will be engaging a number of head contractors throughout the duration of the project to deliver the various stages! work packages. The appointed head contractors will then be responsible for commencing the procurement of trades and materials. The appointment of the Head Contractor for the early works and stage 1 works is expected between May 2025 and July 2025. Noting that the process will be open.

Completion date: 30 Nov 2029

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|  |  |  |
| --- | --- | --- |
| **Opportunities for Australian entities\*** | **Opportunities for  non-Australian  entities** | **Explanation for no opportunities for Australian entities** |

Yes No

Yes Yes

Yes No

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Key goods and services

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

**Key goods and services**

Civil road & drainage supplies (drainage pipes, fill material, road material)

Civil infrastructure supplies (electrical, water, sewerage & telecom materials)

Civil earth works (bulk earth works and fill material)

Civil design engineer Yes No

Building and Quantity surveyor Yes No

Statutory planning Yes No

Fire engineering Yes No

Traffic engineer Yes No

Geotechnical engineer Yes No

Environmental and Hazmat consulting Yes No

services

Legal advice Yes No

Warehouse construction (structural steel, Yes Yes

cladding and concrete)

Warehouse fitout Yes Yes

Architect Yes No

Leasing & Marketing Yes No

Glazing Yes Yes

Vertical transportation (lifts) Yes Yes

\*

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** Luke Wilson

**Contact person position** State Development Manager

**Phone number** 0400506926

**E-mail** [lwilson@hbbproperty.com.au](mailto:lwilson@hbbproperty.com.au)

Project proponent website: https:!!deerparkestate.com.au!

Project opportunities website: [www.gpt.com.au](http://www.gpt.com.au)

Supplier engagement and communication actions :

Promote project opportunities through industry associations

Issue media releases or ASX announcements on project developments and opportunities Directly contact suppliers with information on project opportunities and bid processes Pre Qualify Project Consultants and Contractors

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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:

Provide references for high performing suppliers
  
Feedback process for unsuccessful bidders:

The contracted head contractor or relevant project partner, will be contracted to give each bidder the opportunity to attend a post tender review that will confirm, their ranking and general feed back on the quality of their submissions and where improvements can be made. This can happen via letter format/ email format or in person. All feedback offered and provided will include recommendations of relevant training, skills capability and capacity development.

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Australian Industry Participation Plan Summary - Operations Phase

**Nominated facility operator:** GPT PLATFORM PTY LIMITED

Facility details

Name: Deer Park Estate

Location: 179 Tilburn Road, Deer Park, Vic, 3023

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** |

Heating, Ventilation and air- Yes No

conditioning maintenance

Electrical services maintenance Yes No

Fire services Yes No

Plumbing maintenance Yes No

Cleaning Yes No

Landscape maintenance 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** Luke Wilson

**Contact person position** State Development Manager

**Phone number** 0400506926

**E-mail** [lwilson@hbbproperty.com.au](mailto:lwilson@hbbproperty.com.au)

Facility operator website: [www.gpt.com.au](http://www.gpt.com.au)   
Facility opportunities website: [www.gpt.com.au](http://www.gpt.com.au)   
Supplier engagement and communication actions :

Promote project opportunities through industry associations

Conduct supplier information briefings on project opportunities and bid processes

Issue media releases or ASX announcements on project developments and opportunities

Pre Qualify Project Consultants and Contractors

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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:

Provide references for high performing suppliers
  
Feedback process for unsuccessful bidders:

The appointed operations manager will be required to give each bidder the opportunity to attend a post tender review that will confirm, their ranking and general feed back on the quality of their submissions and where improvements can be made. This can happen via letter format/ email format or in person. Feedback will include recommendations of relevant training, skills, capability and capacity development

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