



Australian Industry
Participation Authority

Australian Jobs Act 2013

AIP Plan reference code: R9259AFC

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

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 road & drainage supplies (drainage pipes, fill material, road material)	Yes	No	
Civil infrastructure supplies (electrical, water, sewerage & telecom materials)	Yes	Yes	
Civil earth works (bulk earth works and fill material)	Yes	No	
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 services	Yes	No	
Legal advice	Yes	No	
Warehouse construction (structural steel, cladding and concrete)	Yes	Yes	
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

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

Project opportunities website:

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

Supplier engagement and communication actions :

- Promote project opportunities through industry associations
- Engage with vendor identification agencies on project opportunities and bid processes
- 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

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:

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: 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-conditioning maintenance	Yes	No	
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

Facility operator website: www.gpt.com.au

Facility opportunities website: 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
- Directly contact suppliers with information on project opportunities and bid processes
- Pre Qualify Project Consultants and Contractors

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:

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.