



The YARDS

**ALTIS**  
PROPERTY PARTNERS



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Information Memorandum

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**KEMPS CREEK**  
Western Sydney, NSW

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# The PURPOSE

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The YARDS is Australia's new home for industrial innovation. It's a connected place where people and progress come together to experience the rewards of sustainable design, unlimited scale and unrivalled access.

Working with businesses like yours, we're looking to accelerate growth, encourage innovation and unlock the potential for both commerce and culture to reshape Sydney's west for generations

# WORK YARD OR PLAY YARD ON OVER 77 HECTARES





# The POSITION

Section

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02

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## The POSITION

The YARDS is a 77-hectare estate in Western Sydney, an area of extraordinary population growth and development. Identified by the Greater Sydney Commission in its Metropolis of Three Cities vision for growth, the future plan for the Western Parkland City will further boost its livability, productivity and sustainability.



### Past

#### Acknowledging our rich history

Altis Property Partners and Frasers Property Industrial acknowledge the Traditional Owners of the land on which The YARDS sits and pay respect to Elders past, present and emerging.

### Present

#### A place for the community

The YARDS is Australia's new home for industrial innovation. It's a connected place where people and progress come together to experience the rewards of sustainable design, unlimited scale and unrivaled access.

### Future

#### Infrastructure ahead

Sydney is set to open new connections to the west with key infrastructure already built for today and expanding further into the future.



**An unlimited location**  
Strategically placed, The YARDS offers seamless access to crucial logistics and workforce hubs ready to get commerce and communities moving in the right direction.



**A Western Gateway**  
Sydney is set to open new connections to the west with key infrastructure already built for today and expanding further into the future.





# The PLACE

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03

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# Our place:

The YARDS is backed by the global reputation and proven track record of Frasers Property Industrial and Altis Property Partners. Together, we're setting a new benchmark for industrial and logistics in Sydney's west.

## **to rethink**

The future of industrial

The YARDS is our chance to change the game for good, leading the way towards a smarter, more sustainable industrial sector. It's time to combine business efficiency with lifestyle amenity like never before.

## **to empower**

Both commerce and community

We're creating the places, spaces and connections to accelerate economic growth, support innovators and drive opportunity for businesses and communities of any scale.

## **to unlock**

A Western Sydney gateway

Close to the M4 and M7 motorways and the new Western Sydney Airport at Badgerys Creek, this dynamic mixed-use development will be the first to open direct access to these strategic transport and infrastructure hubs.



## The PLACE

The YARDS is a place for you and your future, supporting the people whose vision will impact the way we live, work and play for generations to come.

# Your place:

### **to work**

Power your productivity

A wide range of spaces for the ideas and actions that propel your business.

### **to grow**

Built for expansion

The design has been approached with maximum flexibility in mind, allowing a building to be tailored to suit.

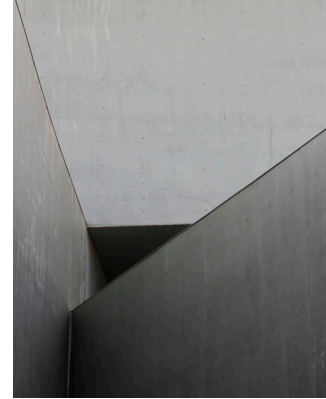
### **to connect**

A global coordinate for excellence

Invite your workers to work and play in one of Sydney's most connected neighbourhoods.



# Features



## Sustainability



### Future proof

By targeting a 6 Star Green Star Design and As-built certification from the Green Building Council of Australia, The YARDS redefines sustainable design for industrial.

- Up to 78% reduction in carbon emissions from traditional style warehousing ✓
- All facilities targeting a 6 Star Green Star Design and As-built rating ✓
- Up to 81% reduction in mains water from efficient fittings and rainwater re-use ✓

## Design



### Built for bigger and better

The YARDS amplifies business outcomes through fit-for-purpose design by BVN Architects, sustainable mixed-use development and the flexibility to grow as you do.

- Architect designed offices on every site ✓
- Lots for businesses of any size ✓
- Scalable to your needs ✓
- Tree lined streets ✓

## Wellbeing



### Built for balance

Rolling parklands, a freshwater creek and outdoor sporting facilities will enhance wellbeing and allow workers to flourish at one with nature.

- Public sporting fields ✓
- Public cycling track ✓
- Health and wellness amenities ✓
- Healthy food and beverage options ✓



01



02

03



# The Work YARDS

## 01 Easy entry

Signalised entry for swift access from all directions.

## 02 Integrated offices

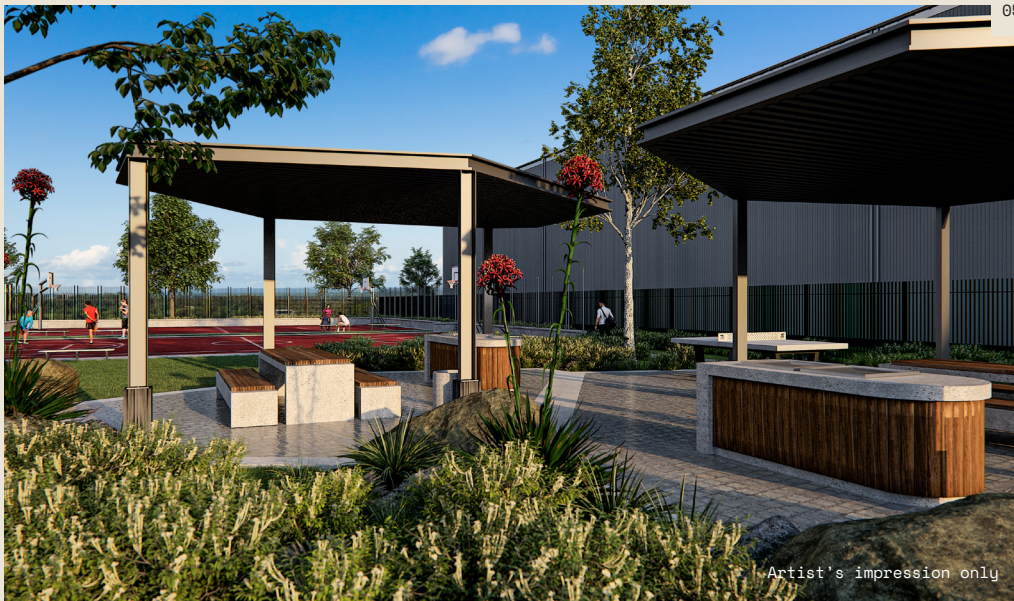
Architect designed offices integrated on every site.

## 03 Broad scale

Impressive lots to accommodate businesses of any scale.



# The Play YARDS



**04 Lifestyle precinct**  
A welcoming amenity hub for work and play at any time.

**05 Recreational zones**  
BBQ and exercise areas to enjoy before or after work.

**06 Sporting zones**  
Outdoor exercise courts for individual or team workouts.



# The OPPORTUNITY

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<b>Subject sites</b>	Lot 6A, 9, 8 & 14B
<b>Zoning</b>	Industrial 1 zoned

**KEY**

Warehouse space	
Roads/paved/parking areas	
Green Space	
Freight corridor	
Bio basin	

N ↑





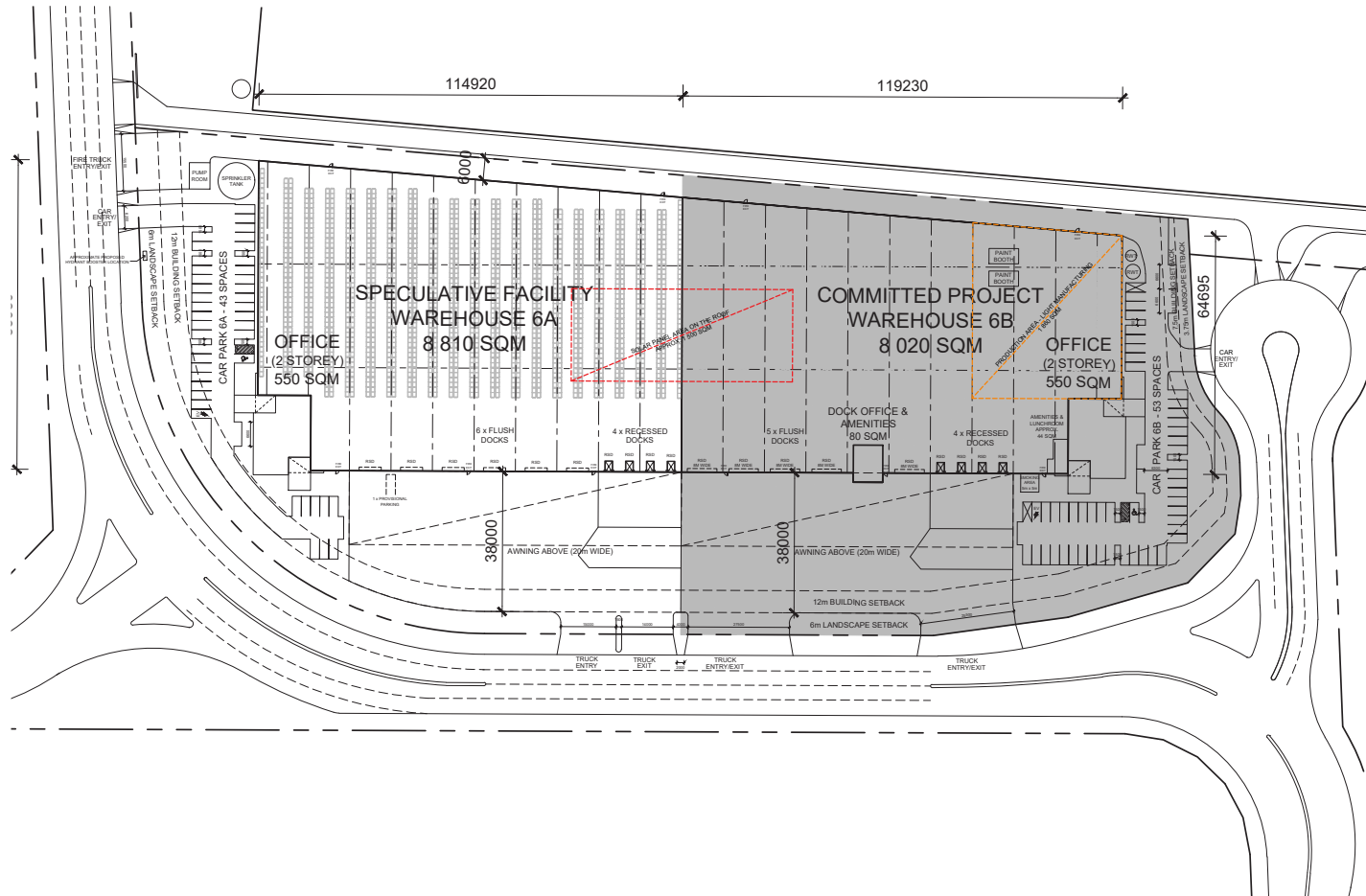
Artist's impression only

**01 Perspective 1**  
Architect designed offices on every site.



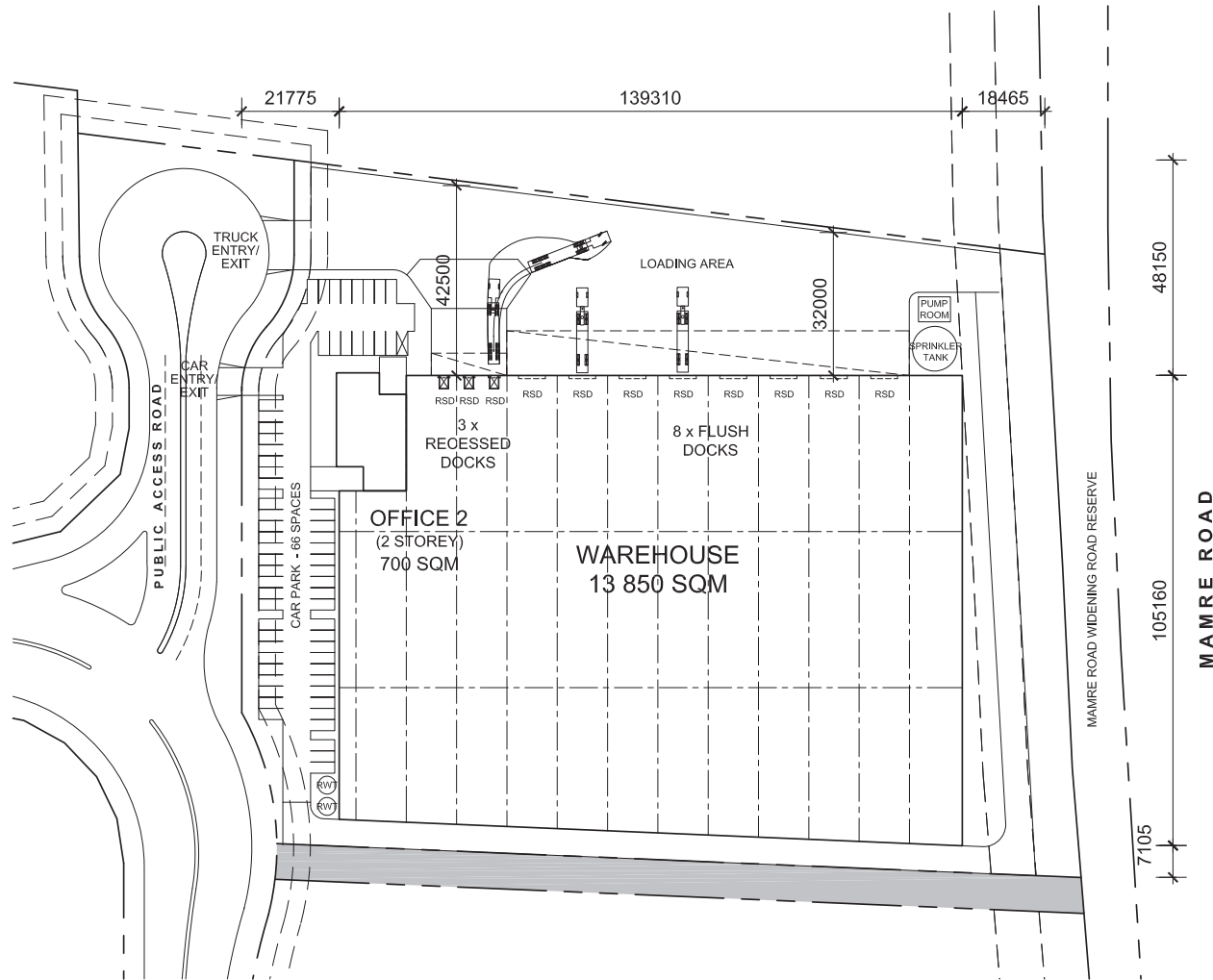
# Lot 6A

Warehouse 6A	8,810 sqm
Office (mezzanine)	550 sqm
Flush docks	6
Recessed docks	4
Car spaces	43
<b>TOTAL SITE AREA</b>	<b>33,833 sqm</b>





# Lot 8

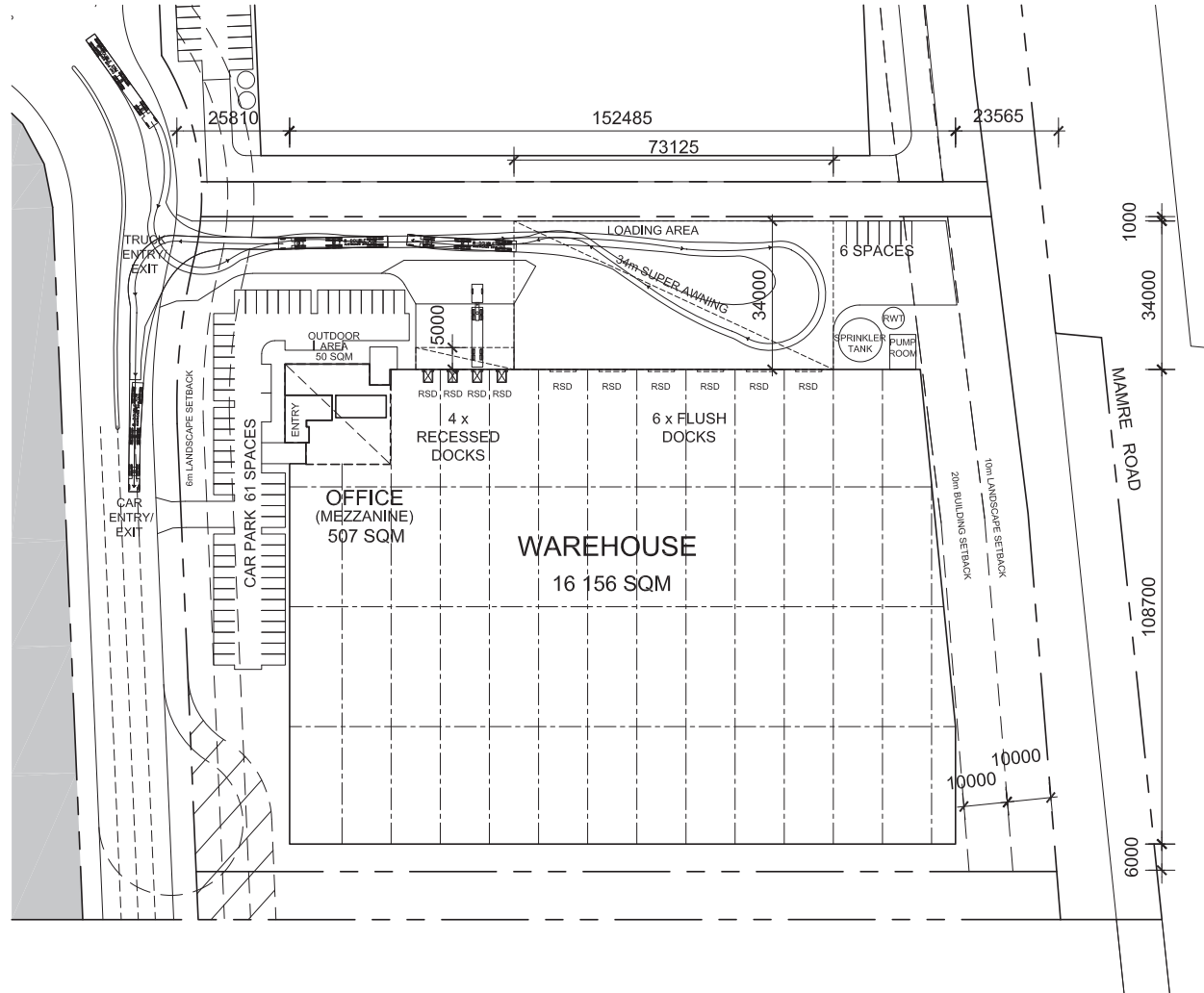


Warehouse	13,850 sqm
Office (mezzanine)	700 sqm
Flush docks	8
Recessed docks	3
Car spaces	64
<b>TOTAL SITE AREA</b>	<b>26,256 sqm</b>





# Lot 9

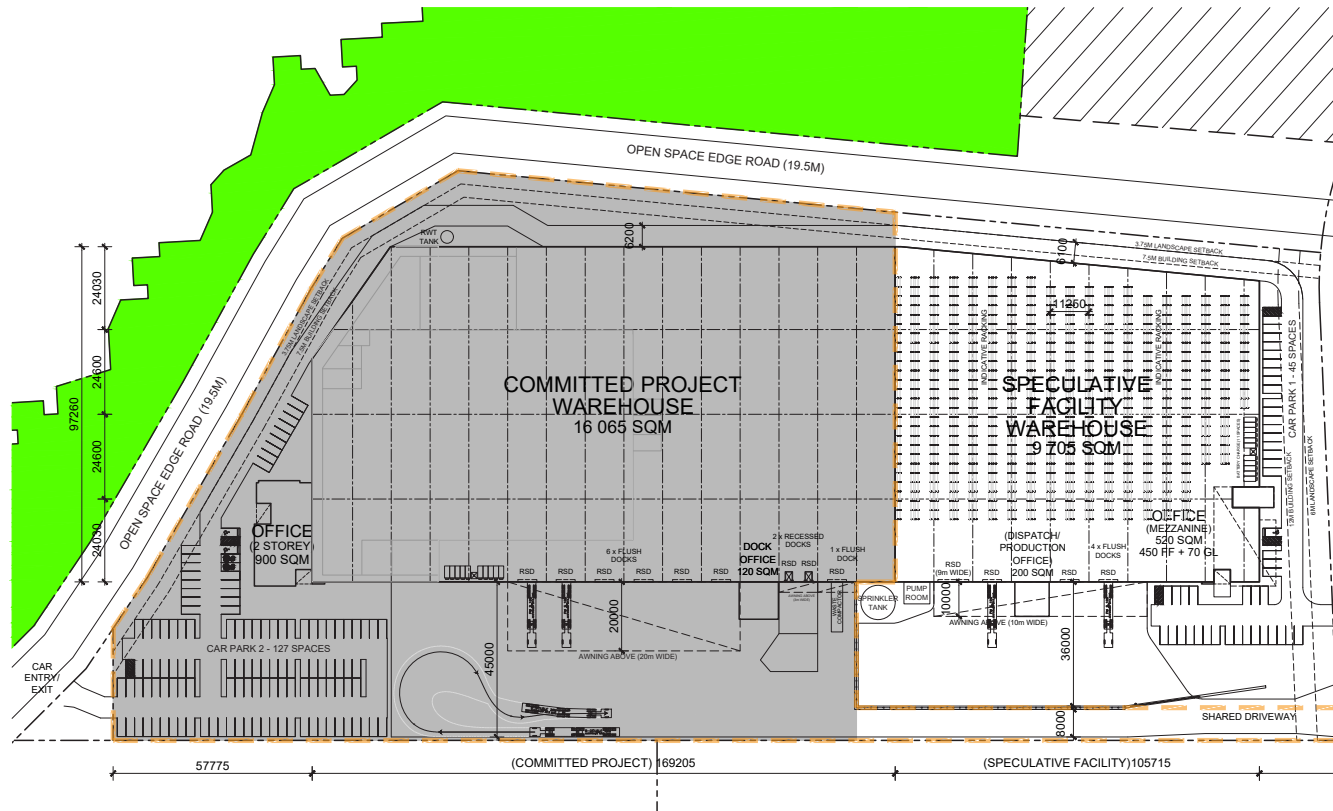


Warehouse	16,156 sqm
Office (mezzanine)	507 sqm
Ground floor entry	80 sqm
Flush docks	6
Recessed docks	4
Car spaces	61
<b>TOTAL SITE AREA</b>	<b>28,899 sqm</b>





# Lot 14B



Warehouse	9,705 sqm
Office (mezzanine)	520 sqm
Dispatch office	200 sqm
Flush docks	4
Car spaces	45
<b>TOTAL SITE AREA</b>	<b>49,808 sqm</b>





# The EXPERIENCE

Section

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The YARDS is backed by the global reputation and proven track record of Frasers Property Industrial and Altis Property Partners. Together we're setting a new benchmark for industrial and logistics across the globe.

# Powerful partnership



## Frasers Property Industrial

## Altis Property Partners

For decades, Frasers Property Industrial has built a powerful reputation as a market leader in the commercial and industrial property sectors. Working with customers and partners, our proven experience and rigorous expertise has delivered industry-leading solutions over millions of square metres of commercial and industrial space.

A dedicated business unit of the global Frasers Property brand, our multi-

national experience spans projects across Australia, Germany, the Netherlands and Austria.

From creating industrial and logistics facilities, to warehousing and commercial offices, our focus is on helping our customers grow in the smartest and most sustainable ways. Our culture and success is built on applying the insights, ideas and innovation designed to lead the world to a more rewarding future.

Altis applies a disciplined strategic investment approach focusing on real estate fundamentals, skilled asset management with a strong emphasis on understanding and mitigating risk.

Altis manages a high-quality commercial portfolio of Office, Industrial, Warehouse Retail, Infrastructure, Tourism and Leisure, and Residential assets valued in excess of \$3 billion on behalf of its investor clients.

The Altis Team have deep and wide-ranging real estate, investment management and finance experience in institutional, REITs and private ownership.





Our collaborative business model means we are well positioned to lead the future of industrial. Our customers get the benefits of in-house expertise across our integrated development and asset ownership platform.

➤ 01

➤ 02

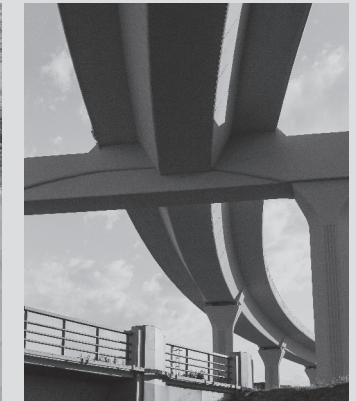
➤ 03

## Our capability

Acquisition

Masterplanning

Town Planning





This means all customers of Frasers Property Industrial and Altis Property Partners customers are served by experts in architecture and design, project management, civil, infrastructure and authority management - as well as asset and property management professionals.

We know every business is unique. It's why each project begins with a deep understanding of what our customers need, from geographical considerations, to specific sector requirements and beyond.

› 04

› 05

› 06

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› 08

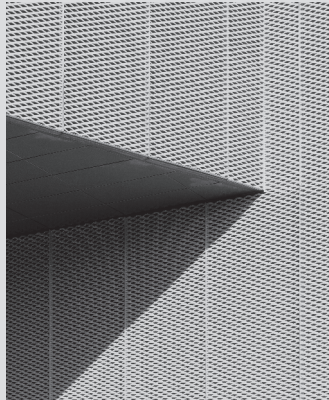
**Design**

**Project Management**

**Delivery**

**Asset Management**

**Property Management**





# The TEAM

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06

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## Frasers Property Industrial

### Anthony O'Neill

General Manager - Development NSW  
Frasers Property Industrial

### Chris Munro

Development Manager NSW  
Frasers Property Industrial

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01

**01 The Horsley Park Estate**

NSW

This estate offers a 6 Star Green Star rating and class leading access to major motorways in Sydney's west.

**02 Braeside Industrial Estate**

VIC

23 hectares of Industrial 1 zoned land with multiple routes to freeways, and a signalised intersection to enter the estate.

**03 Eastern Creek Business Park**

NSW

This is estate located in the established industrial area of Eastern Creek and includes Jaycar's award winning high bay facility.

02



03





## Altis Property Partners

### Stephen O'Connor

Project Director  
Altis Property Partners

### Hugo Hannah

Assistant Development Manager  
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01

**01 First Estate**

NSW  
200,000 sqm of prime grade industrial space in Erskine Park including major tenants from FRNSW, CEVA and Snackbrands.

**02 Altitude**

NSW  
Positioned in Sydney's south western transport corridor, Altitude is comprised of 40 hectares of the best of class property.

**03 Access Logistics Park**

NSW  
A 90,000sqm GLA warehousing and corporate office site located just 5km from the planned Western Sydney Airport at Badgerys Creek.

02



03

