



ALTITUDE

BANKSTOWN AIRPORT

INFORMATION MEMORANDUM

A warehouse fit for the future



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Altitude is the premier logistics hub in Sydney's south western transport corridor, designed to take full advantage of its prime location integrating with major infrastructure routes including rail, sea and air freight hubs.

Comprising 162,000m² of best of class warehousing and office accommodation across 40-hectares

Altitude will provide an unrivalled level of amenity within the precinct, including accommodation, supermarkets and food outlets.

At Altitude, you can be assured that your facility will be tailored to the unique requirements of your business - today and well into the future.



The precinct plan

The Altitude precinct plan has been carefully developed to maximise its unique location and provide a high degree of flexibility and unparalleled amenities for future tenants.

Traffic flow through the site will aid the efficiency of operations, while landscaped open space and energy efficient design are key hallmarks of a precinct plan designed to create an enjoyable and cost-efficient place to operate.

Altitude has been designed to accommodate a range of uses to suit a variety of businesses and operations.

Warehousing options within the precinct plan, ranging from 10,000 square metres to 55,000 square metres, will support major logistic firms and multinational and international retailers, through to government and emergency services and food packaging operations.

Tenancies within the mixed-use precinct will suit a hotel, health and wellness facilities, childcare and co-working hubs or serviced offices.

Designed by leading Sydney architects, SBA Architects, tenants will be guaranteed high quality built-form and urban architecture through appealing streetscapes, wayfinding signage and integration into the local community.



Room to grow



Location

Heart of the South West corridor

Centrally and conveniently located at the heart of Sydney's southwestern transport corridor, Altitude is close to major infrastructure routes including rail, sea and air freight hubs.

Situated within the Bankstown Airport precinct, its proximity to the M5 and links to all major hubs across the eastern seaboard, provides clients with up to 30% lower transport costs.

The Sydney CBD is just 35 minutes drive, while Port Botany and the Sydney Airport precinct are within 20 minutes of your doorstep at Altitude.

20_{min}
Port Botany

17_{min}
Chullora Rail Head

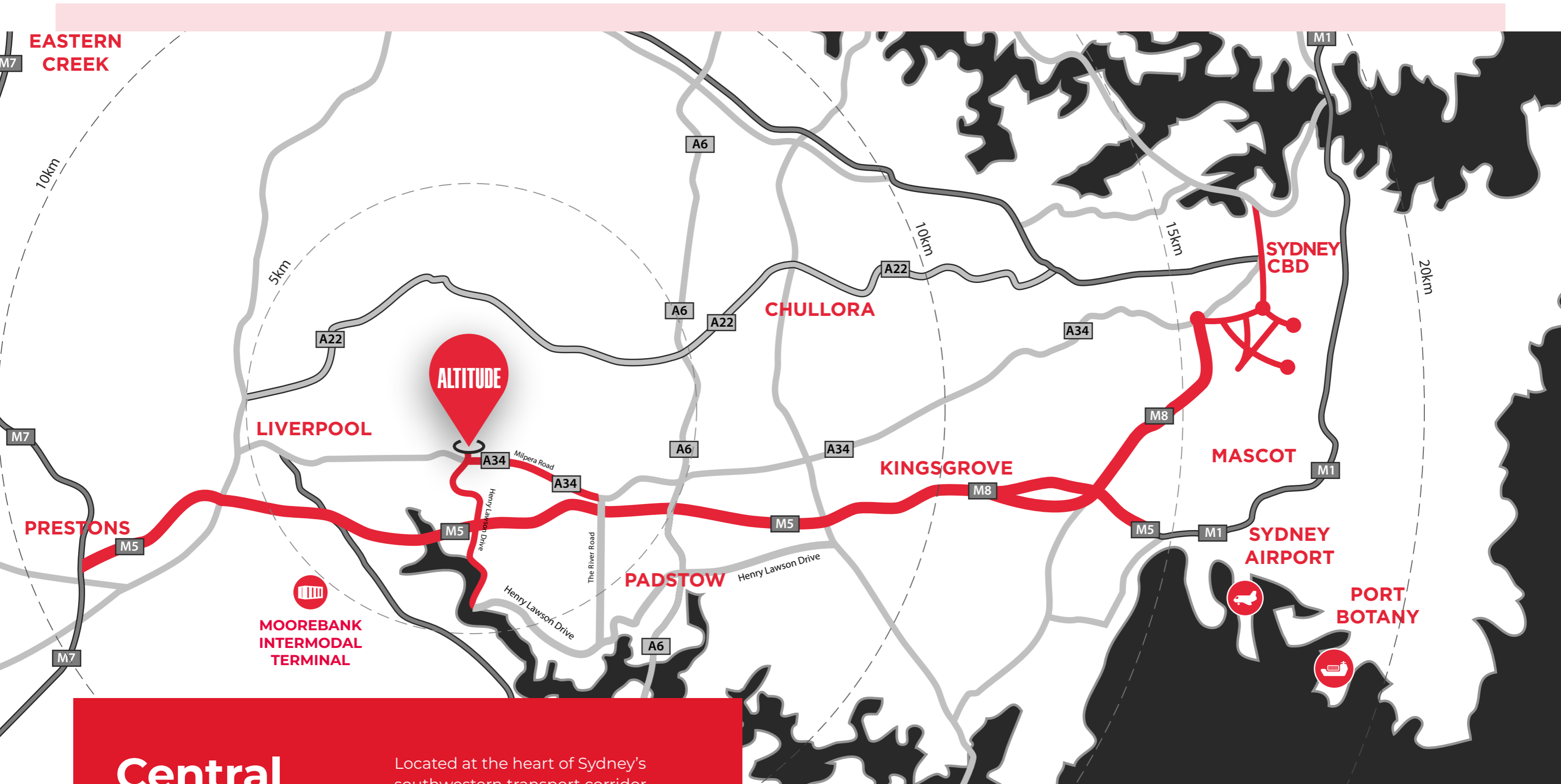
20_{min}
Sydney Airport

11_{min}
Moorebank Intermodal Hub

40_{min}
Sydney CBD

18_{min}
M31/M5/M28 Intersection





Central
Connected
Convenient

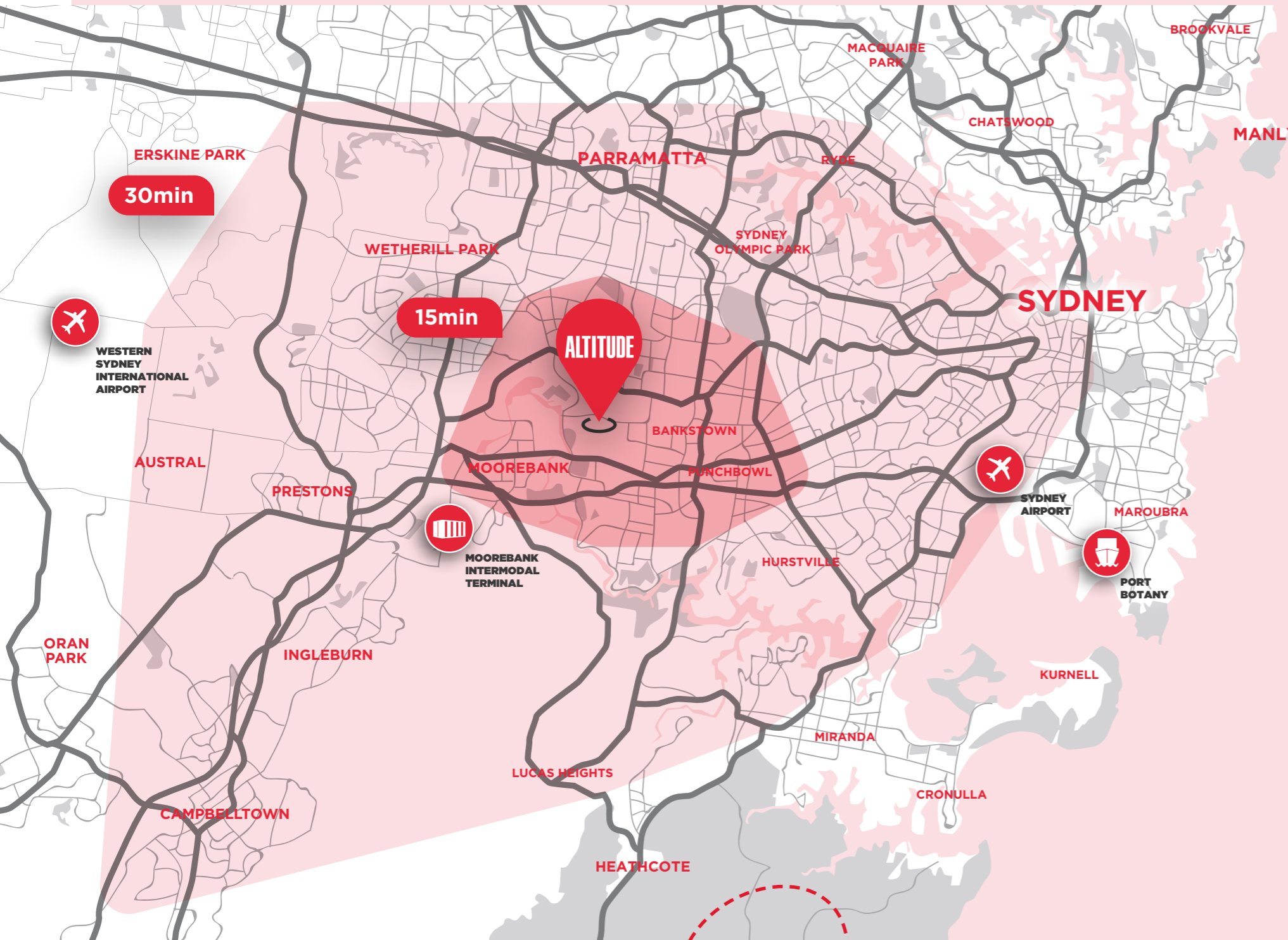
Located at the heart of Sydney's southwestern transport corridor.

Close to major transport hubs across road, rail, sea and air.

Unparalleled choice of amenities within the precinct and the local community.

						
34km	11km	10km	26km	29km	19km	24km
Western Sydney Airport	M7	Moorebank Intermodal Terminal	Eastern Creek Interchange	Sydney CBD	Sydney Airport	Port Botany

Supply Chain



Ideal for blue chip logistics companies offering up to **30% lower annual transport costs**

Altitude is strategically located to maximise supply chain efficiency and reduce costs to provide tenants with a distinct competitive advantage.

More direct routing and less congestion provides greater speed to market, and reduced turnaround and downtime for freight movements.

It will provide superior access to key origin and destination points, being close to key transport nodes including the Moorebank Intermodal Hub, Port Botany and key road freight corridors in all directions.

Altitude provides the flexibility to easily integrate and adapt to changing multi-modal logistics and supply chain models.

Altitude's location also enables tenants to draw upon a large local labour force with 45% of Sydney's population living within 30 minutes of the site.

45% of Sydney's population is within a 30min drive of Altitude

Amenities

Altitude enjoys an unparalleled choice of amenities – both within the precinct and the local community.

Within Altitude, tenants will have direct access to food outlets, accommodation and supermarkets.

Meanwhile, tenants will find local train stations, healthcare and childcare services, restaurants and cafes, and sports and recreation facilities nearby.

Altitude is well serviced and located within 5km of:

- **3 schools**
- **7 supermarkets**
- **20 childcare centres**
- **Over 30 restaurants**
- **Bankstown Central**

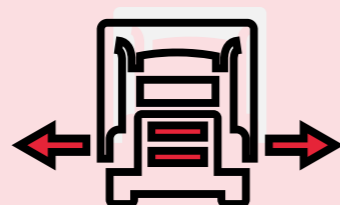




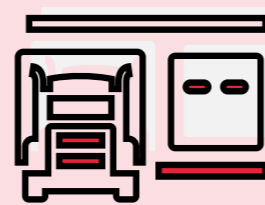
Warehouse Design



LED Lighting to Warehouse and Office



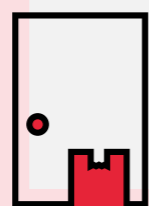
Wide Heavy Duty Hardstand Areas



On-grade and Recessed Dock Access



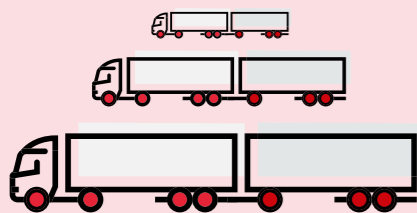
24/7 Operations



11.1m Springing Height



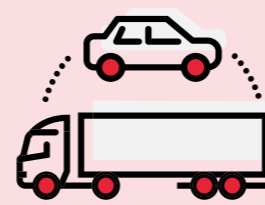
ESFR Sprinkler System



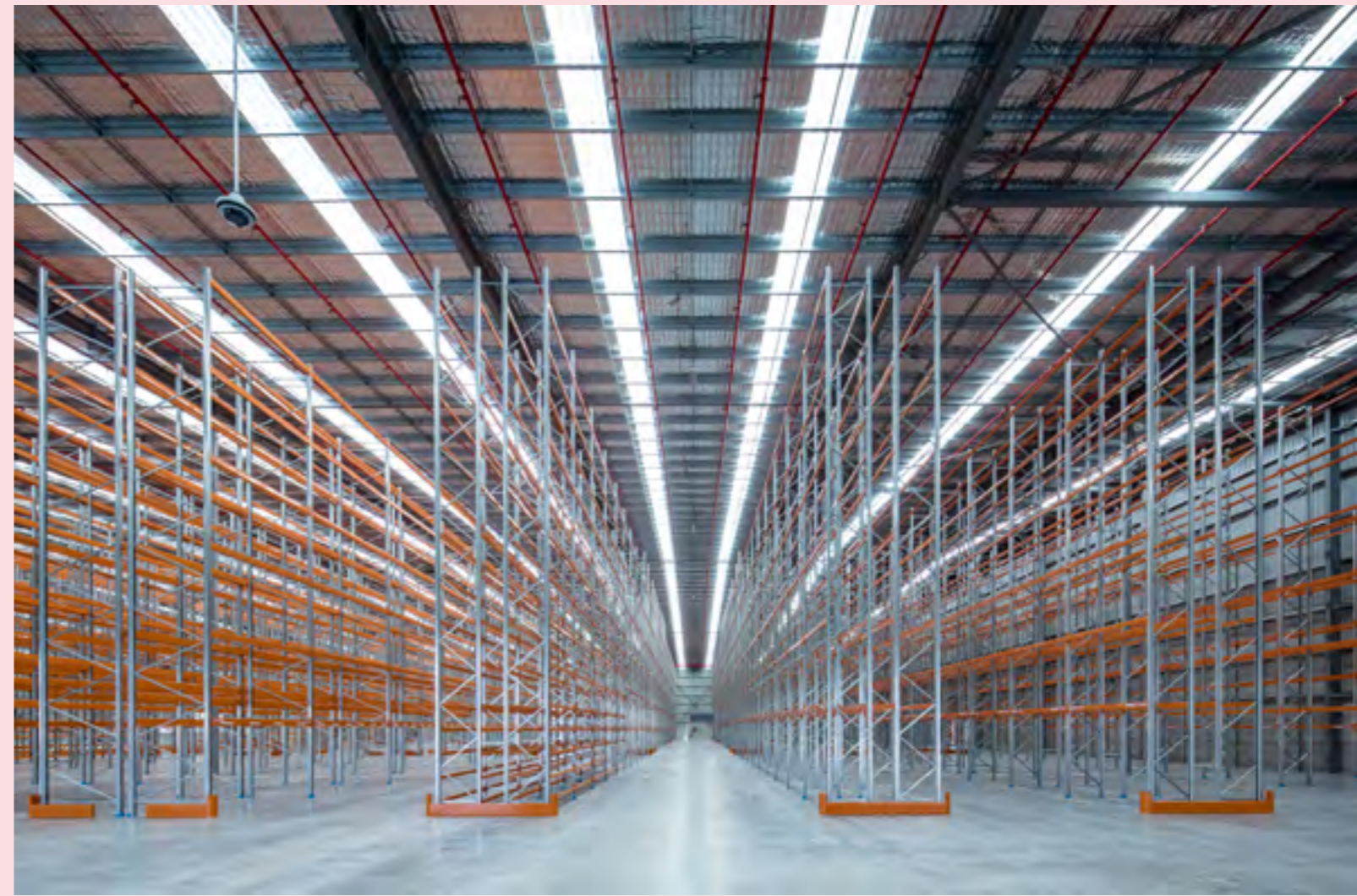
B-Double Approved access



High Quality Office Spaces



Separate Truck and Car Circulation



SBA Architects has incorporated a range of key features into the design of the warehouses to provide tenants with efficiencies, operational cost-savings and flexibility.

The design allows for a broad range of uses including storage premises, warehouse and distribution centres, transport depots and wholesale supplies.

Tenants will be assured of a high-quality and specification build, and a flexible tailored approach to provide a bespoke solution.

Altitude has been designed and developed to reduce future operating costs and its environmental impact.

Leading sustainability technologies will be incorporated throughout the precinct including a rooftop solar farm, energy efficient lighting, rainwater harvesting and smart metering.

Environmental Social Governance is a key priority for Altitude's project partners. That's why we're delivering an environmentally efficient development to protect the investment and reputation of our tenants – both now and into the future.

Energy Efficiency

Altitude will adopt a range of measures to provide an energy efficient development and help reduce operating costs for tenants.

These include energy efficient design and construction, and the installation of energy efficient lighting.

Solar

Altitude will see the expansion of the Bankstown Airport Renewable Energy Precinct and the initial construction of a \$5.9 million, 2.9MW rooftop solar program.

The investment will provide cheaper energy costs and deliver environmental benefits to tenants.

Capacity exists to further expand the solar power generation in the future.

Other Sustainable Features

- **Rainwater Tank Harvesting**
- **Natural Ventilation**
- **Water Sensitive Urban Design**
- **Native Vegetation**
- **Separation from housing**

Partners Who Deliver

Altitude's project partners have an enviable track record of success and delivering strong investment and development outcomes for their clients.



A new name for First State Super

AWARE SUPER

Aware Super, a new name for First State Super is one of Australia's largest industry funds. Aware Super provides superannuation, advice and retirement solutions to more than 800,000 members and clients.

They invest in the communities where their members live, work and retire, and have \$100 billion in assets.

Aware Super invests in assets that create jobs and benefit communities.

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SYDNEY METRO AIRPORTS

Sydney Metro Airports owns and operates New South Wales' leading general aviation and recreation airports – Bankstown and Camden.

Home to Altitude, Bankstown is New South Wales' pre-eminent general aviation airport, in one of Australia's top three busiest airports and a major commercial hub with more than 160 businesses.

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large format retail and other specialist real estate projects.

They have extensive experience and expertise in developing high-quality industrial, office,

Altis Property Partners currently has a portfolio of 30 assets, valued at more than \$3 billion.

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BANKSTOWN AIRPORT

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