



The YARDS

KEMPS CREEK
Western Sydney NSW

ALTIS
PROPERTY PARTNERS

 **FRASERS**
PROPERTY

Information Memorandum
July 2021

Customer name
Customer contact





The YARDS

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The PURPOSE

Section 01

WORK YARD OR PLAY YARD
ON OVER 77 HECTARES

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 re-shape Sydney’s west for generations to come.

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WEST. SYD. NSW. AUS
33°49’53.2” 150°46’51.1”E



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Section 02

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 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.

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.



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

to lead

Industrial sized innovation

We know future focused technology, smart warehousing and automation enabled spaces are what you need to get things done – that’s why they can all live here.

to protect

A sustainable future for all

We’re applying world class sustainability standards - targeting a 6 Star Green Star Design and As-built certification from the Green Building Council of Australia that will take greater care of your people and the planet.

to share

With everyone, anytime

The YARDS has been carefully designed to grow an enriching and inclusive community that will be locally loved and globally recognised.



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Your 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.

to work
Power your productivity
A wide range of spaces for the ideas and actions that propel your business.

to connect
A global co-ordinate for excellence
Invite your workers to work and play in one of Sydney's most connected neighbourhoods.

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



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to contribute
Stronger together

With events and public programs to build a sense of community, The YARDS is a true neighbourhood for workers and visitors alike.



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to think
Contemplate new opportunity

The YARDS is an ecosystem designed to foster the creativity and collaborations that will take your business forward.

to balance
A holistic approach

Cafes, restaurants, green spaces and retail ensure world-leading work comes with a lifestyle to match.



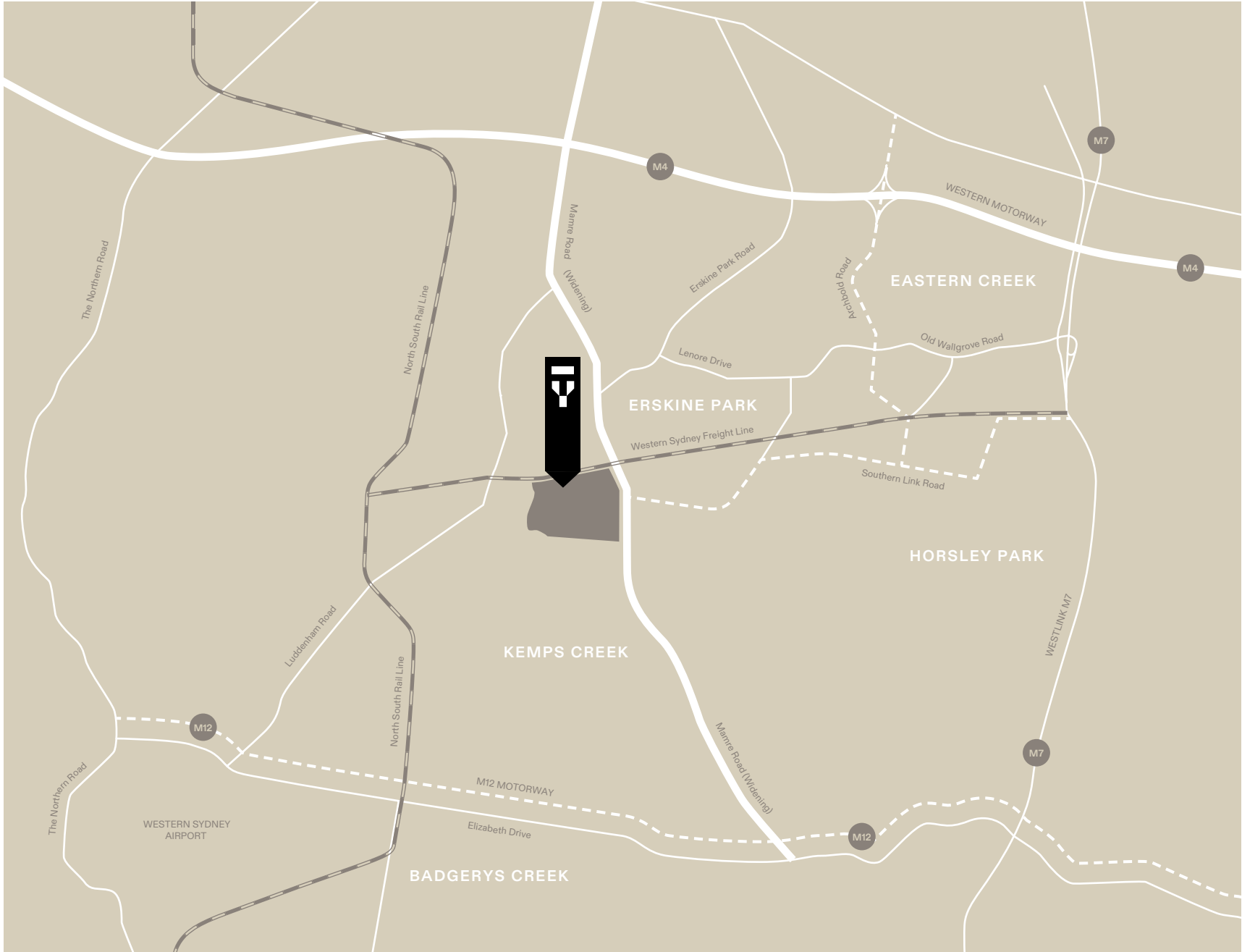


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Section 03

Infrastructure ahead
Planned infrastructure upgrades associated with the Western Sydney Aerotropolis, including the proposed Southern Link Road and a Western Sydney Freight Line, will enable superior access to the major arterial routes servicing Sydney and the Eastern Seaboard.



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 liveability, productivity and sustainability.



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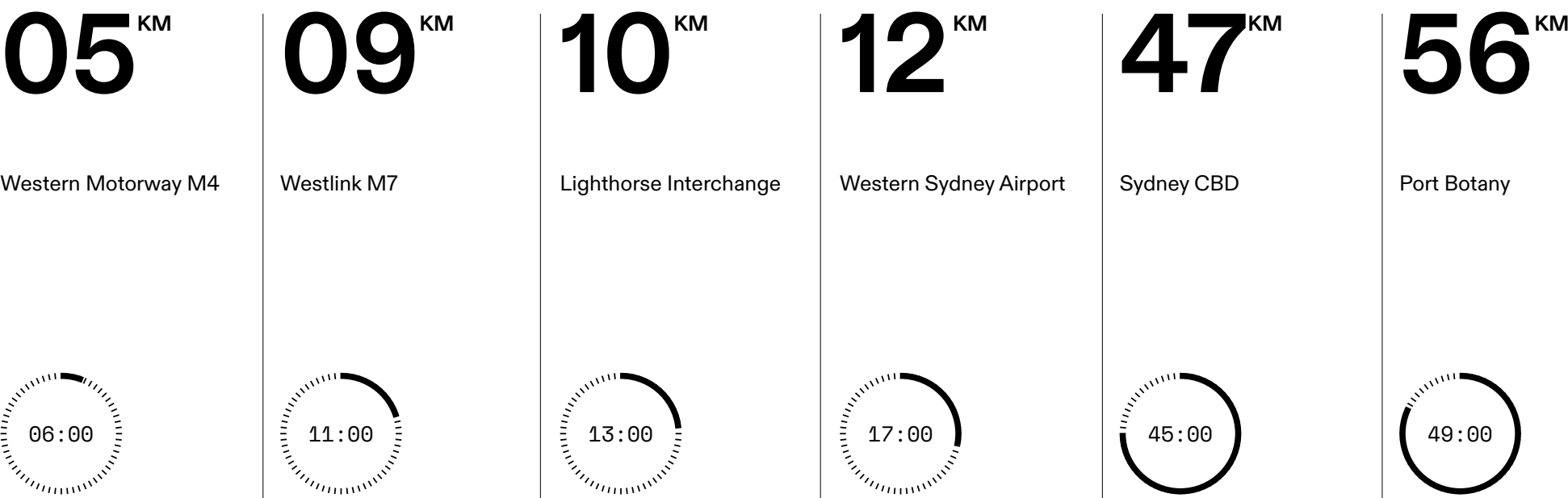
Area snapshot
A place of historical significance, Kemps Creek has long been a home for the pioneering spirit.

Location
WESTERN PARKLAND CITY
View on Google map

History
DEERUBIN LAND
The Traditional Owners/ Custodians of the land are the Darug People of the Eora Nation

Growth	
POPULATION	
In 2016	740,000
In 2036	1,100,000
In 2056	1,500,000

Almost one third of Sydney’s population lives within a 30-minute drive from The YARDS, which is just 14km from Western Sydney Airport, 56km from Port Botany and 47km from Sydney’s CBD.



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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.

Workforce ready
It's expected The YARDS will create opportunities for a range of emerging and existing sectors. Linked to these tech-enabled businesses, will be a growing workforce sourced from the local surrounds.

INDUSTRY FOCUS	
Manufacturing	✓
Logistics	✓
Commercial	✓
Automation	✓
Data Centres	✓

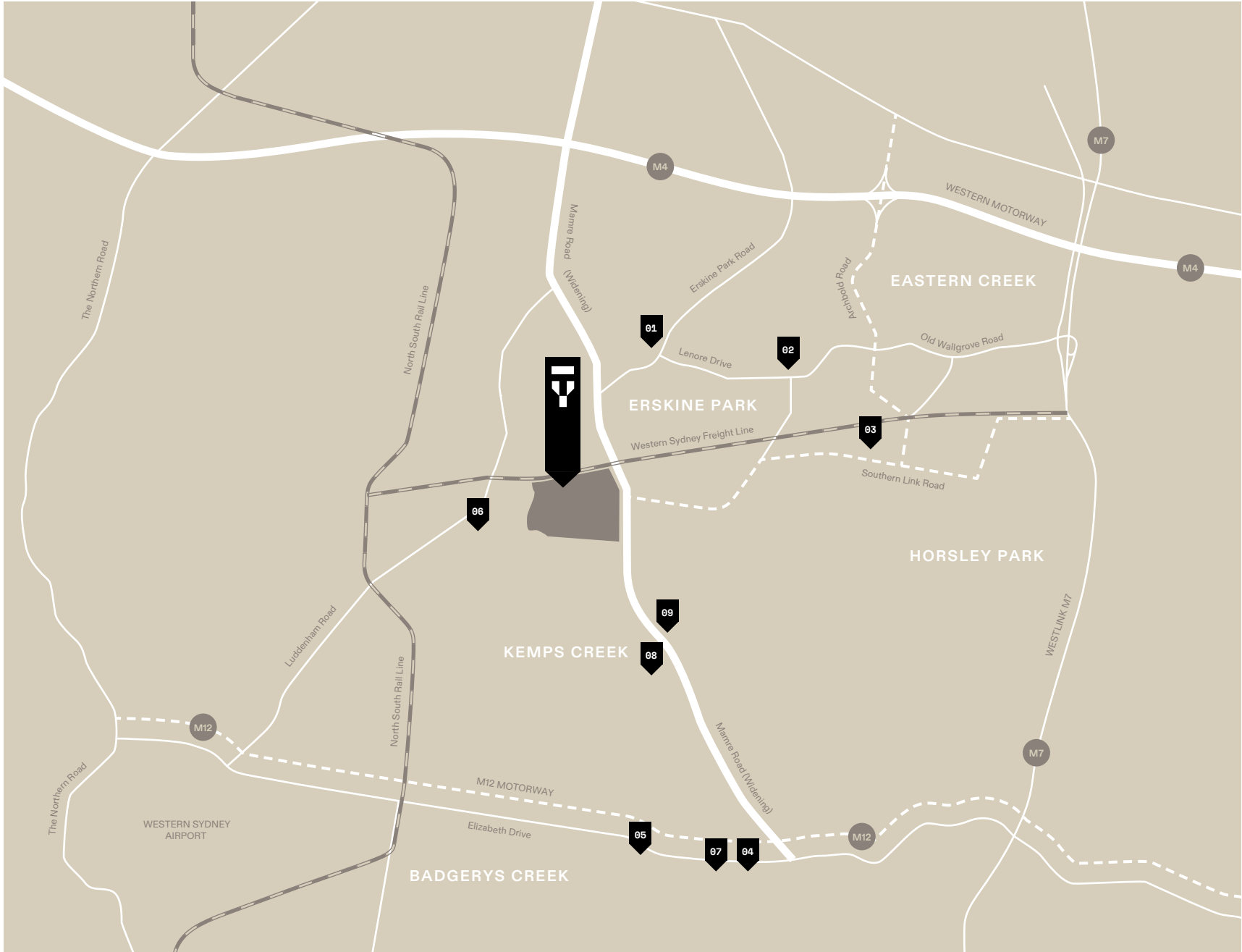


The YARDS will create and sustain thousands of new jobs, making a significant contribution to the local and greater Sydney economy. This new generation workforce will take part in the current industrial innovation boom that's powering new advancements in technology, automation and sustainability.

1,500 Construction jobs
2,500 Permanent jobs

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Conveniently close
At each turn you'll find the services that can make a difference to your day. Find fuel for your body, mind or vehicle in the evolving surrounds of Kemps Creek.



Kemps Creek offers a range of vital services that will keep your business moving no matter the challenge. From everyday conveniences like nearby service stations to experienced industrial trade teams you can rely on – you'll have abundant options at hand.

Eat + Drink

- 01 Cafe**
Cafe on Erskine
Plenty to choose from just around the corner.
- 02 Cafe**
Morphett Place Cafe
Open early for your morning coffee fix.
- 03 Bakery**
The Little Baker & Co
Bakery goods for any time of day.



Health

- 04 Club**
Kemps Creek Sporting & Bowling Club
Book a game with your frinds or team.
- 05 Fields**
Kemps Creek United Soccer club
Have a pre or post work kick on the local pitch.
- 06 Golf**
Twin Creeks Golf and Country Club
Tee up a round of golf right next door.



Services

- 07 Service Station**
Caltex Kems Creek
Fill up and keep moving.
- 08 Service station**
Ampol Kems Creek
Quick and easy every time.
- 09 Buses**
Transport NSW
Connected transport for everyone.



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The YARDS may be the newest addition to the Western Sydney landscape but it’s connected to long standing local taste-makers who are ready to share the best experiences with you and your workforce.



Design
Draft & Design

An architectural design & planning service including drafting of plans.

➤ draftanddesign.com.au
➤ 0435 500 229



The LOCALS



Shop
Rita's Farm

A small certified organic family farm from Wallacia.

➤ ritasfarm.com.au
➤ IG: @ritasfarm



Food
Kemps Creek Farms

A small farm that sell at farmers markets and carriage works farmers market.

➤ 0431 032 541



Park
Bill Anderson Reserve

➤ Elizabeth Drive
Kemps Creek

Sydney International Equestrian Centre

➤ www.sport.nsw.gov.au/equestriancentre
➤ 02 8883 6900

Sydney International Shooting Centre

➤ www.sport.nsw.gov.au/shootingcentre
➤ 13 13 02



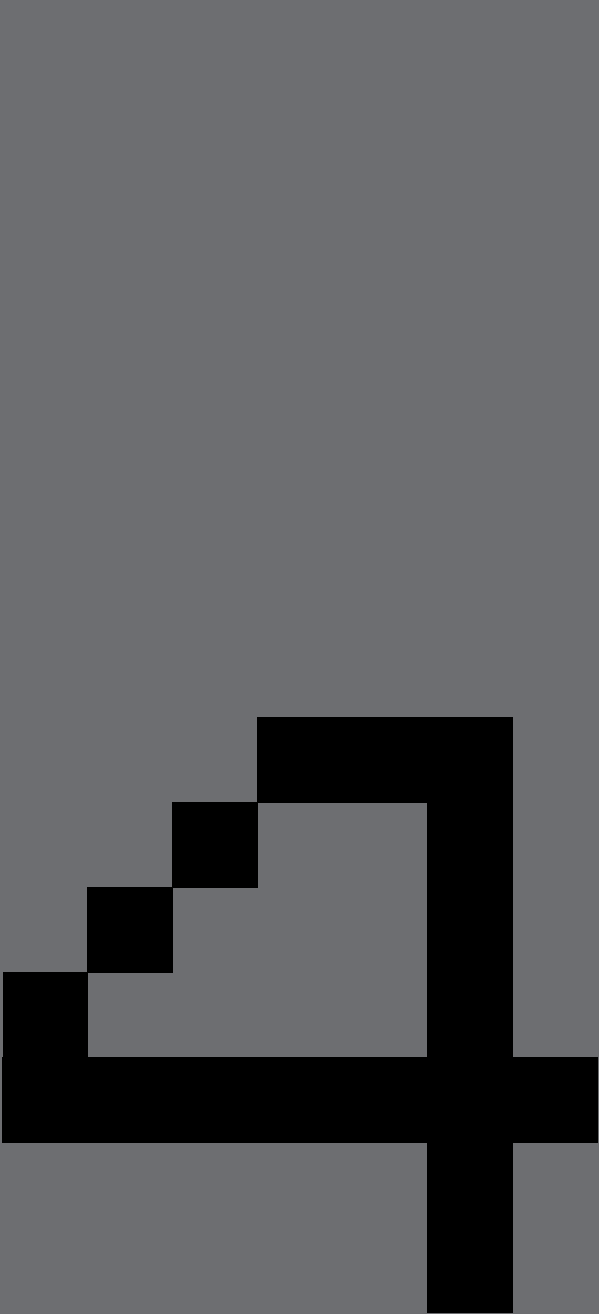
Clubs
Twin Creeks golf & country club

➤ twincreeksgolf.com.au

Kemps Creek Sporting & Bowling Club

➤ kcsb.com.au





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The ESTATE

Section 04

The Work YARDS

Smart design meets scale and sustainability at The YARDS. The 77 hectare master planed estate is designed to adapt to your needs – offering flexibility and versatility to businesses of any scale or sector.



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Stage 01 Development Areas	
Lot 1A	11,855 sqm
Lot 1B	11,855 sqm
Lot 02	22,715 sqm
Lot 03A	8,230 sqm
Lot 03B	8,230 sqm
Lot 04	13,340 sqm
Lot 06	17,385 sqm
Lot 08	14,235 sqm
Lot 09	16,635 sqm
Lot 11	27,581 sqm
Lot 13A	16,100 sqm
Lot 13B	14,830 sqm



01



02

03



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.



04



05

04 Premium landscaping
Tree and plant lined streets at every turn.

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

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



Artist's impression only

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Work is only part of the equation when designing Australia’s most progressive industrial centre. Time before, inbetween or after work can now be spent exploring a range of productivity boosting experiences in the on-site lifestyle precinct. You and your team can work up a sweat, or an appetite, with a selection of dining, wellness and health focused choices – right in your own back yard.

The Play YARDS

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Artist's impression only

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



What to expect

Invigorating

An environment that focuses on worker's wellbeing, workplace satisfaction and a sense of connection for every worker or visitor.

Satisfying

The most welcoming and diverse food and leisure precinct of choice for locals and surrounding workers that combines convenience with value.

Welcoming

A destination for local residents and visitors to enjoy a family friendly, casual outdoor setting every day of the week.

Top tenants

The right mix

We are looking to create a tenant mix that includes a pub or micro brewery complimented by a produce focused farm-to-plate style eatery.

These corenerstone tenants would then be supported by smaller food operators, a childcare facility and generous car parking.

Open space

Go green

Surrounding the lifestyle precinct will be an abundance of welcoming green space. These spaces will be open areas to socialise, relax or exercise in between or after work each day. The YARDS will use greenery throughout the estate to create a more natural, stress free and inviting place for all to enjoy.

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Artist's impression only

02



Artist's impression only

03



Artist's impression only

04

02 Activity paths
Linking the estate are a network of walking and cycle paths.

03 Community quadrangle
Places to eat, drink, relax and exercise around an open quad.

04 Lifestyle centre
All spaces are open to workers and local communities all week.



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Features

Access ➤	Design ➤	Technology ➤	Wellbeing ➤
<div><u>A prime placement</u> With immediate access to key motorways and airports, The YARDS provides unrivalled connectivity for industry and logistics.</div>	<div><u>Built for bigger and better</u> 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.</div>	<div><u>Power your potential</u> Empower your business with best-in-class connectivity, smart warehousing capability, and potential robotics integration at The YARDS.</div>	<div><u>Built for balance</u> Rolling parklands, a freshwater creek and outdoor sporting facilities will enhance wellbeing and allow workers to flourish at one with nature.</div>
<div><div>06 mins to Western Motorway M4 ✓</div><div>11 mins to Westlink M7 ✓</div><div>17 mins to Western Sydney Airport ✓</div></div>	<div><div>Architect designed offices integrated on every site ✓</div><div>Lots for businesses of any size ✓</div><div>Scalable to your needs ✓</div><div>Tree lined streets ✓</div></div>	<div><div>Smart warehousing ✓</div><div>Potential for robotics & automation ✓</div></div>	<div><div>Public sporting fields ✓</div><div>Public cycling track ✓</div><div>Health and wellness amenities ✓</div><div>Healthy food and beverage options ✓</div></div>

Sustainability

By targeting a 6 Star Green Star Design and As-built certification, The YARDS redefines sustainable design for industrial. The YARDS boasts significant sustainability credentials, including solar power generation, energy efficient heating, cooling & lighting, and water efficiency fittings and re-use of rainwater.

Up to 78% Reduction

in carbon emissions from traditional style warehousing across the estate.

➤

3,700 Cars

equivalent taken off the road each year by The YARDS sustainability measures.

➤

Targeting 6 Star Green Star

Design and As-Built certification for all warehouses.

➤

Up to 81% Reduction

in mains water supplied from efficient fittings and reuse of captured rainwater across the estate.

➤

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The TEAM

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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



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Frasers Property Industrial

Altis Property Partners

For decades, Frasers Property Industrial has built a powerful reputation as a market leader in commercial and industrial property sector. 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.



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01 **The Horsley Park Estate**
NSW, AUSTRALIA
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, AUSTRALIA
23 hectares of Industrial 1 zoned land with multiple routes to freeways, and a signalised intersection to enter the estate.

03 **Eastern Creek Quarter**
NSW, AUSTRALIA
Eastern Creek Quarter is a greenfields retail precinct within the Blacktown Local Government Area and Western Sydney Parklands.



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01 **First Estate**
NSW, AUSTRALIA
200,000sqm of prime grade industrial space in Erskine Park, including major tenants FRNSW, CEVA, Snackbrands and Opal.

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

03 **Access Logistics Park**
NSW AUSTRALIA
A 90,000sqm GLA warehousing and corporate office site located just 5km from the planned Western Sydney Airport at Badgery's Creek.



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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.



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.

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Our capability

Aquisition

Masterplanning

Town Planning

Design

Project Management

Delivery

Asset Management

Property Management





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CONTACT

Section 06



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