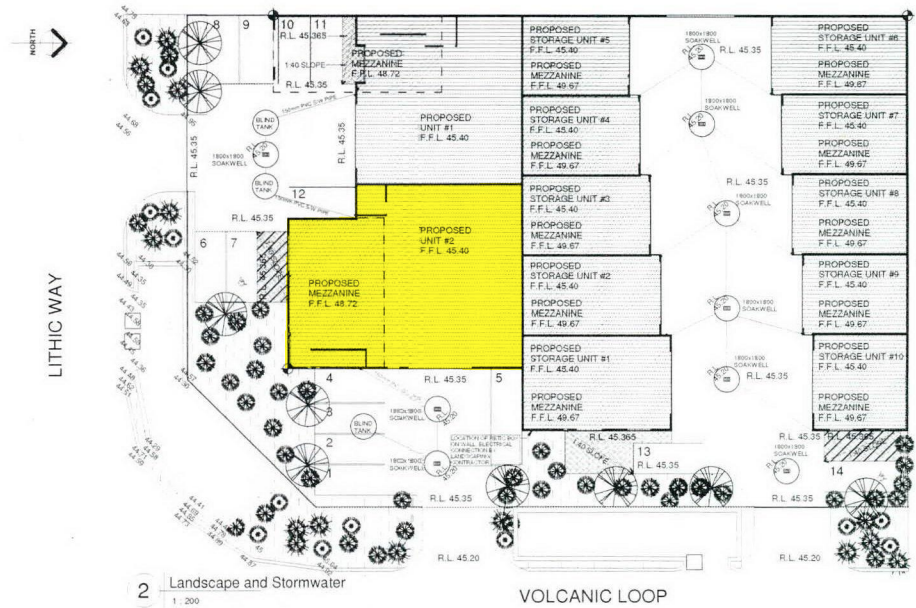
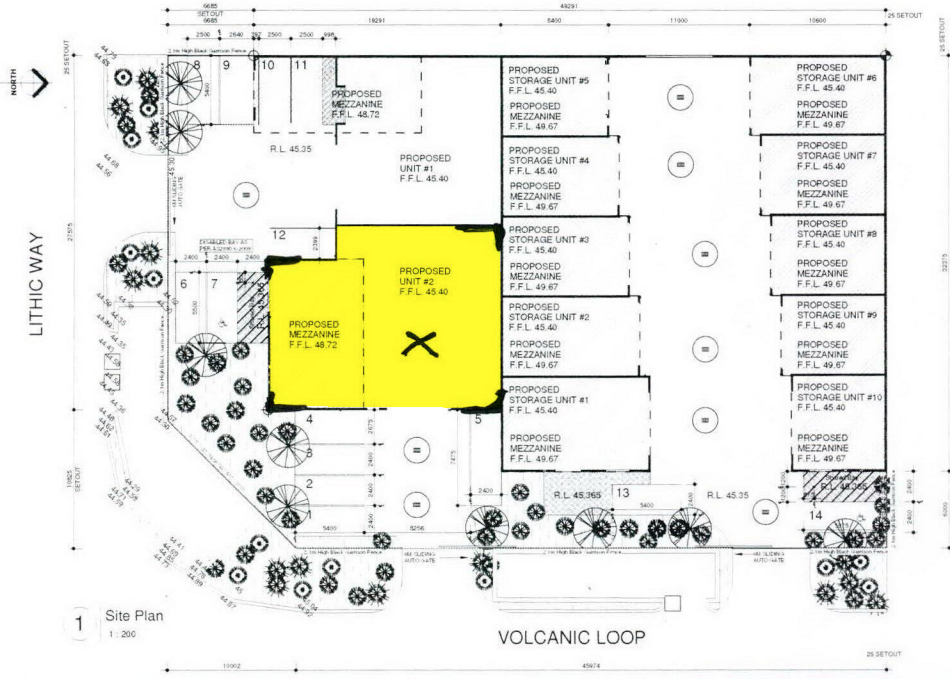


**X : UNIT SUBJECT TO APPLICATION.**

REVISION BOX	
NO.	DESCRIPTION



DESCRIPTION	TYPE	QUANT.
ARBOREAL PLANTS	TREES	1
CANE	SHRUB COVER	10
PARPLE FLAX	SHRUB COVER	10
SHRUB BUSH	SHRUB COVER	10
LEUCOPHYLLUM	SHRUBS	10
WAXED JASMINE	SHRUBS	10
LANDSCAPE	PLANTING	10000

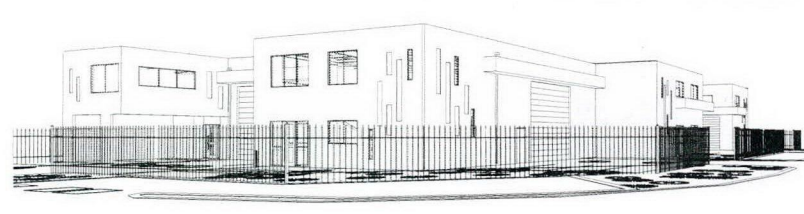
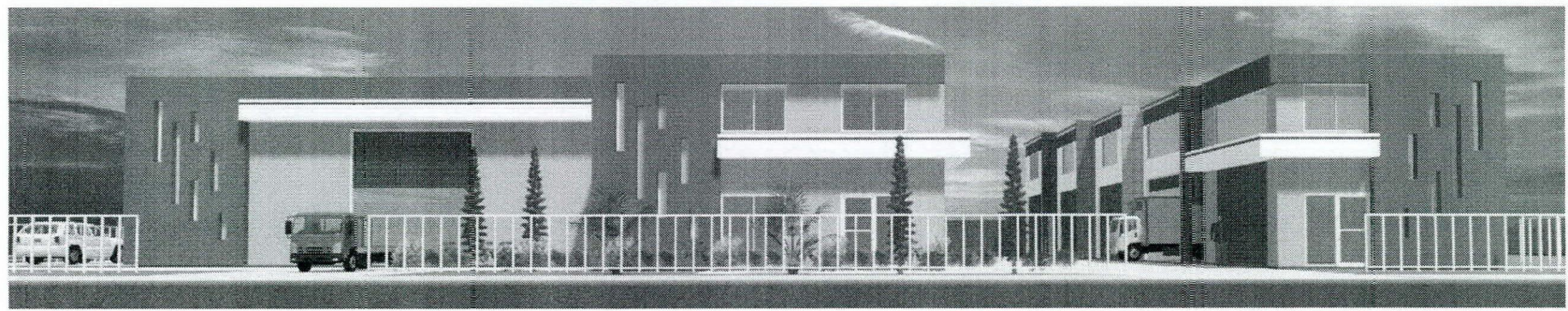
**NOTE**  
 ALL PLANTING TO BE PLANTED WITHIN 12 MONTHS OF COMMENCEMENT OF WORK.  
 PLANTING TO BE PLANTED WITHIN 12 MONTHS OF COMMENCEMENT OF WORK.  
 PLANTING TO BE PLANTED WITHIN 12 MONTHS OF COMMENCEMENT OF WORK.

**AREA SUMMARY**

DESCRIPTION	AREA (SQM)
LOT AREA	17100
LOT #1	17100
LOT #2	17100
LOT #3	17100
LOT #4	17100
LOT #5	17100
LOT #6	17100
LOT #7	17100
LOT #8	17100
LOT #9	17100
LOT #10	17100
LOT #11	17100
LOT #12	17100
LOT #13	17100
LOT #14	17100
LOT #15	17100
LOT #16	17100
LOT #17	17100
LOT #18	17100
LOT #19	17100
LOT #20	17100
LOT #21	17100
LOT #22	17100
LOT #23	17100
LOT #24	17100
LOT #25	17100
LOT #26	17100
LOT #27	17100
LOT #28	17100
LOT #29	17100
LOT #30	17100
LOT #31	17100
LOT #32	17100
LOT #33	17100
LOT #34	17100
LOT #35	17100
LOT #36	17100
LOT #37	17100
LOT #38	17100
LOT #39	17100
LOT #40	17100
LOT #41	17100
LOT #42	17100
LOT #43	17100
LOT #44	17100
LOT #45	17100
LOT #46	17100
LOT #47	17100
LOT #48	17100
LOT #49	17100
LOT #50	17100

**PARKING REQUIREMENTS**

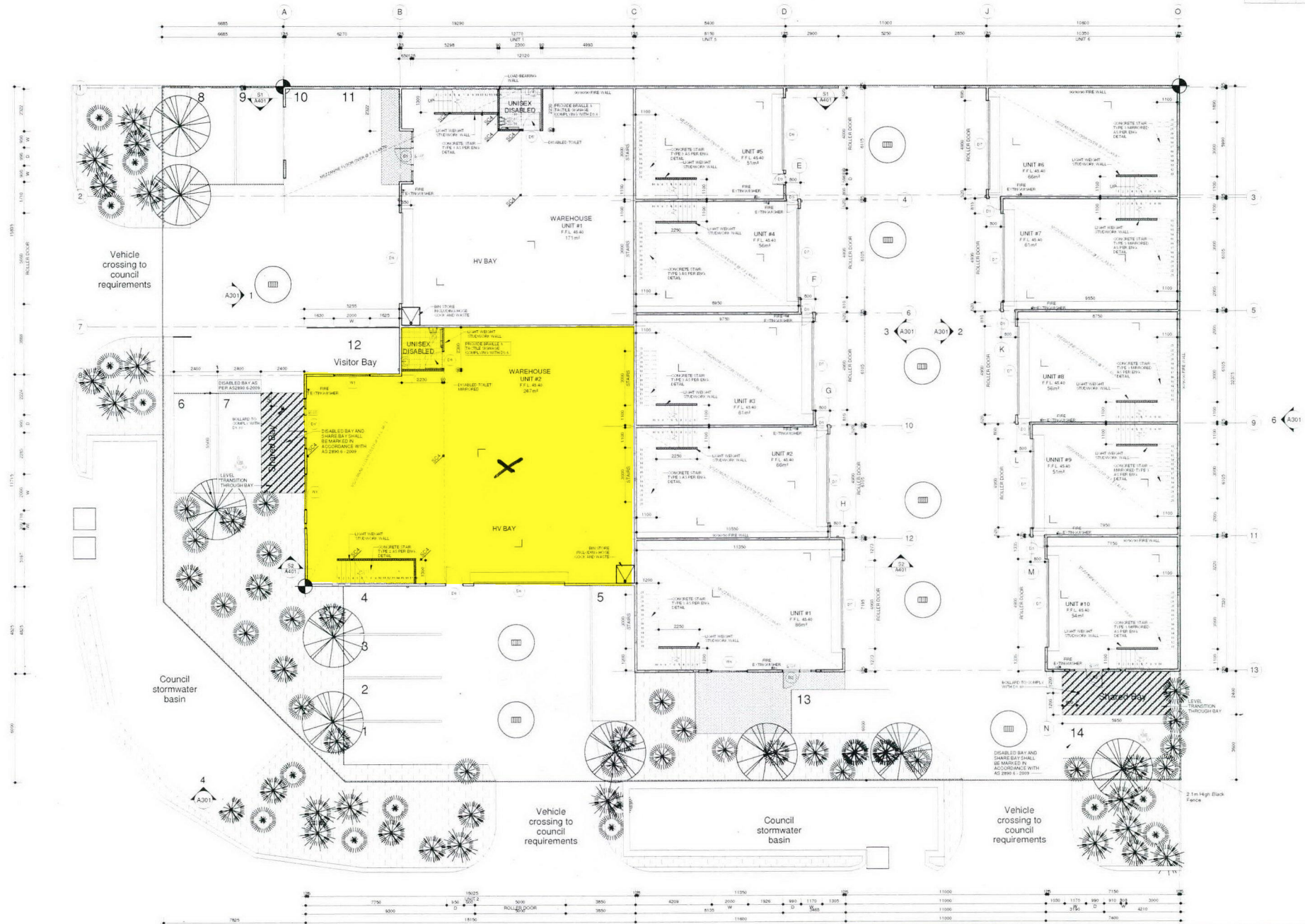
**STORMWATER REQUIREMENTS**



<p>tel: 1300 53 46 87                  admin@aztecarchitects.com.au                  Suite 11 / 31 Green Road / Hillarys 6022                  www.aztecarchitects.com.au</p>	Date: DEV WA Pty Ltd Project Name: Lithic Way Proposed Warehouse Development Address: Lithic Way	Drawing Title: Site Plan Issue Date: 11.02.2019 Issue No: 11.02.2019 15:33:54 Scale: G.D Status: As indicated Project No: 1823 Drawing No: A101 Sheet No: 2
	City of Wanneroo IM 29-10-2020	



REVISION BOX			
NO.	DESCRIPTION	DATE	BY

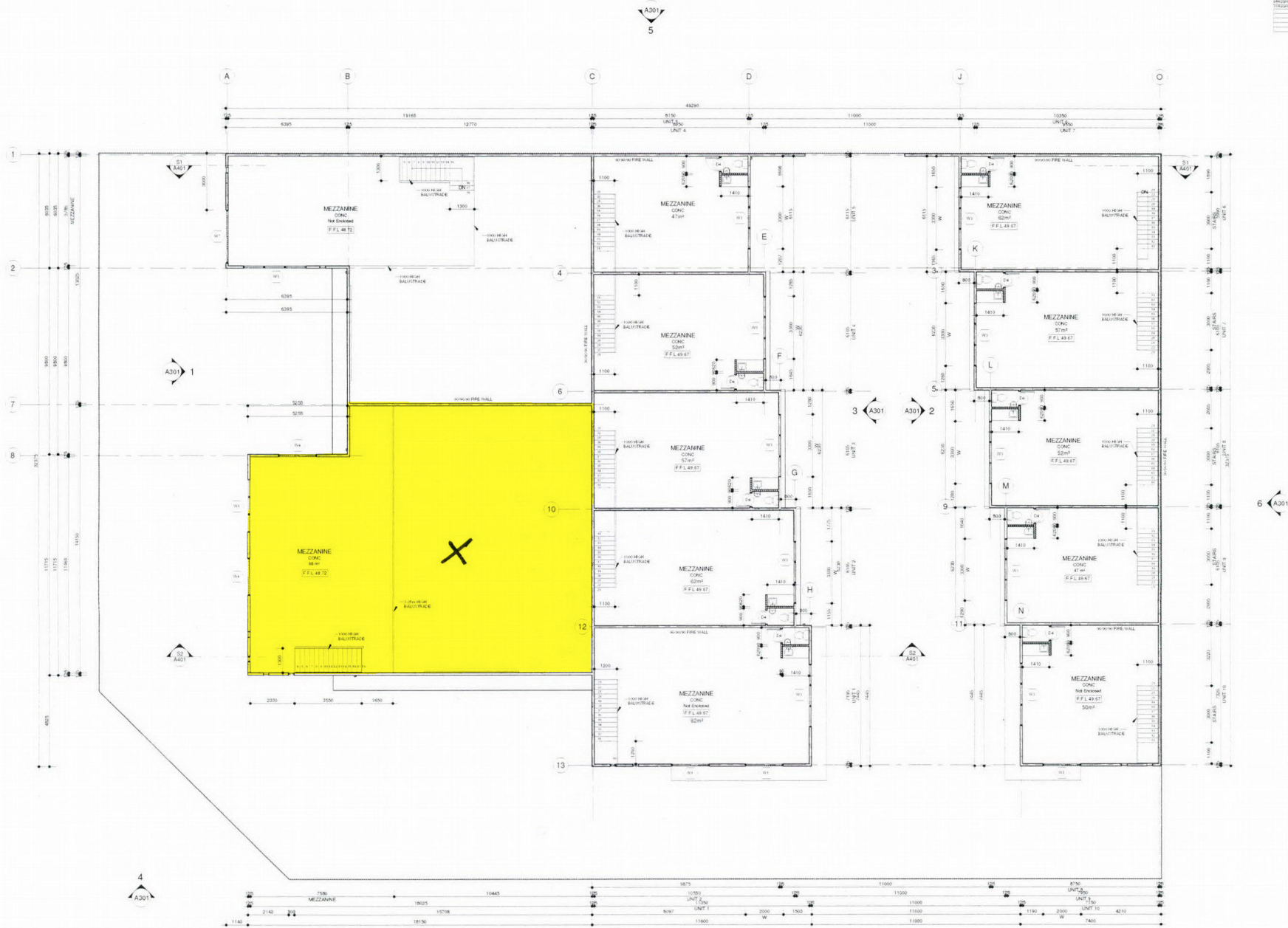




 tel: 1300 53 46 87  
 admin@aztecarchitects.com.au  
 Suite 111 31 Green Road / Hillarys 6025  
 www.aztecarchitects.com.au

Client:	DEV WA Pty Ltd
Project Name:	Lithic Way Proposed Warehouse Development
Address:	Lithic Way


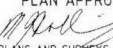




Drawing Title			
Ground Floor			
Date:	11.02.2019	Scale:	1:100
Drawn by:	D.G.	Checked by:	B.L.
Issue Date:	12.02.19 11:05:19	Issue No:	D.S. A202
Project No:	1823	Sheet No:	3

REVISION BOX			
NO.	DATE	BY	DESCRIPTION



 tel: 1300 53 46 87 admin@aztecarchitects.com.au Suite 11 / 31 Green Road / Hillarys 6025 www.aztecarchitects.com.au	Date: DEV WA Pty Ltd	Drawing Title: Mezzanine
	Project: Lithic Way Proposed Warehouse Development	Issue Date: 11.02.2019 Designer: G.D. Scale: 1:100 Project No: 1823
	Author: Lithic Way	Issue Date: 12.02.19 11:06:06 Designer: B.L. Scale: O.S. Project No: A203 Sheet No: 3



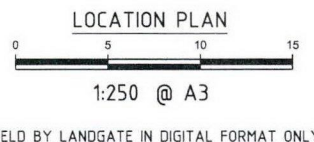
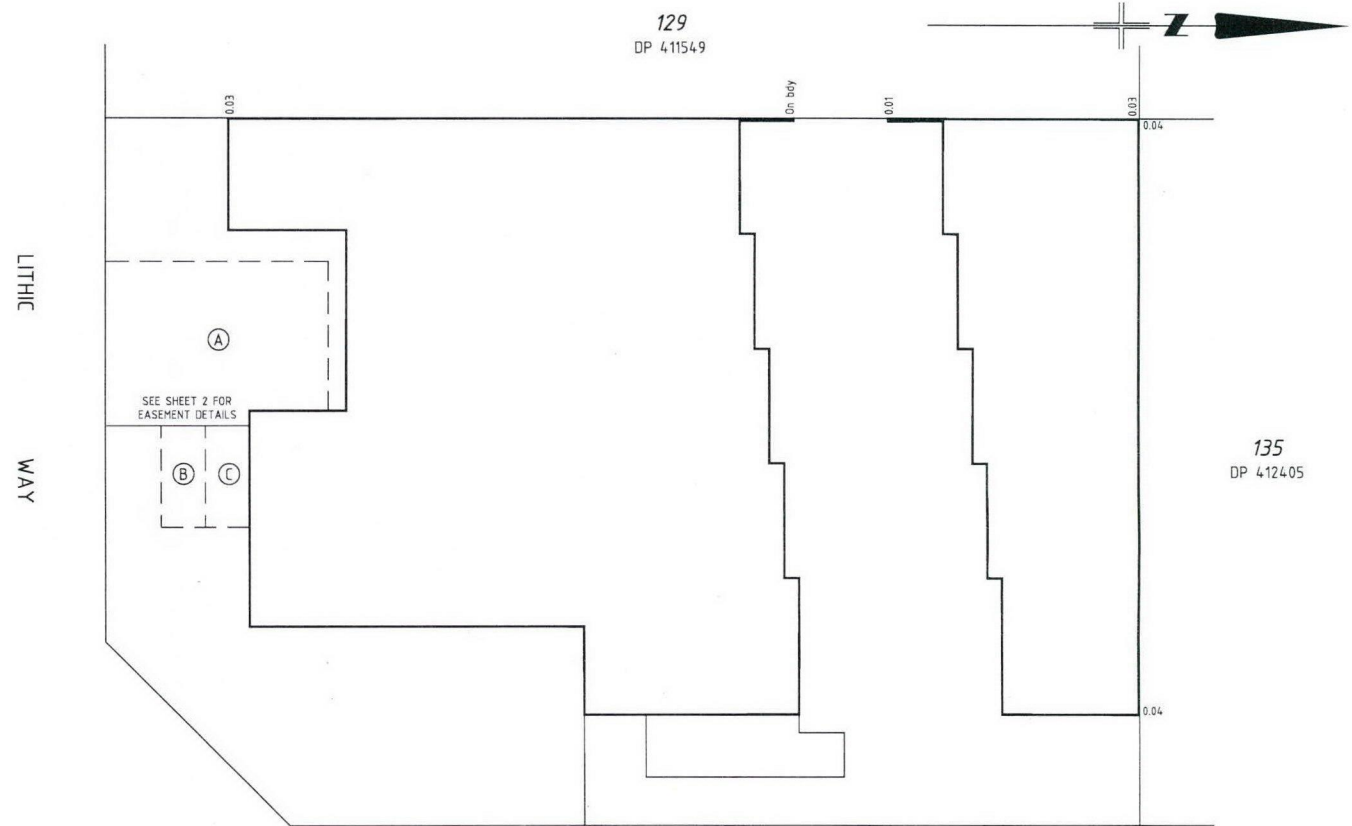
STRATA PLAN <b>81059</b> SHEET 1 OF 3 SHEETS	
PLAN OF <b>LOT 130 ON DP 411549</b> CERTIFICATE OF TITLE VOL. 2933 FOL. 296 LOCAL GOVERNMENT CITY OF WANNEROO FIELD RECORD 148946 NAME OF SCHEME 17 LITHIC WAY WANGARA ADDRESS OF PARCEL 17 LITHIC WAY WANGARA WA 6065 MANAGEMENT STATEMENT YES	VER. AMENDMENT AUTHORISED BY DATE
SURVEYOR'S CERTIFICATE - REG 54 I, ROBERT JAMES TAYLOR hereby certify that this plan is accurate and is a correct representation of the - (a) *survey; and/or (b) *calculations from measurements recorded in the field records [to delete if inapplicable] undertaken for the purposes of this plan and that it complies with the relevant written law(s) in relation to which it is lodged.  Robert James Taylor 2019.11.15 14:55:03 +08'00' DATE LICENSED SURVEYOR	
21.11.19 DATE	LODGED
DATE	FEE PAID ASSESS No.
SG	EXAMINED 25.11.19 DATE
WESTERN AUSTRALIAN PLANNING COMMISSION W.A.P.C. REF: Certificate of Approval of W.A.P.C. under Section 25B(2) of Strata Titles Act 1985 Delegated under S.16 P&D Act 2005 DATE	
PLAN APPROVED  2.12.2019 INSPECTOR OF PLANS AND SURVEYS DATE (S 18 Licensed Surveyors Act 1909)	
IN ORDER FOR DEALINGS SUBJECT TO Section 136C TLA  2.12.19 FOR REGISTRAR OF TITLES DATE	
0301133 APPLICATION 10.12.2019 DATE	REGISTERED  REGISTRAR OF TITLES SEAL
 	

VER.	AMENDMENT	AUTHORISED BY	DATE



19 Brennan Way  
Belmont WA 6104  
PO Box 746 Belmont WA 6984  
CAD File: SP81059  
JOB No: 1900894

T (08) 9477 4477 E projects@landsurveys.net.au  
F (08) 9477 4499 www.landsurveys.net.au



INTERESTS AND NOTIFICATIONS						
SUBJECT	PURPOSE	STATUTORY REFERENCE	ORIGIN	LAND BURDENED	BENEFIT TO	COMMENTS
(A)	RIGHT OF CARRIAGE WAY	SEC 136C OF THE TLA	THIS PLAN	LOT 11	LOTS 11 & 12	
(B)	EASEMENT (MOTOR VEHICLE PARKING)	SEC 136C OF THE TLA	THIS PLAN	LOT 12	LOTS 11 & 12	ACROD CARBAY
(C)	EASEMENT (RIGHT OF FOOTWAY)	SEC 136C OF THE TLA	THIS PLAN	LOT 12	LOTS 11 & 12	ACROD SHARED SPACE

STRATA PLAN  
81059

SHEET 2 OF 3 SHEETS

SEE SHEET 1 FOR INTERESTS AND NOTIFICATIONS

ENLARGEMENT

NOT TO SCALE

Land Surveys

19 Brennan Way  
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CAD File: SP81059  
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THE BOUNDARIES OF THE LOTS OR PARTS OF THE LOTS WHICH ARE BUILDINGS SHOWN ON THE STRATA PLAN ARE THE EXTERNAL SURFACES OF THOSE BUILDINGS, AS PROVIDED BY SECTION 3AB OF THE STRATA TITLES ACT 1985.

THE STRATUM OF THE PART LOTS, INCLUDING THE CUBIC SPACE ABOVE AND BELOW THE PART LOTS COMPRISING BUILDINGS, IS LIMITED BETWEEN 5 METRES BELOW AND 15 METRES ABOVE THE UPPER SURFACE LEVEL OF THE LOWEST GROUND FLOOR OF THE MAIN BUILDING APPURTENANT TO THEIR CORRESPONDING LOT NUMBER, INCLUDING WHERE COVERED.

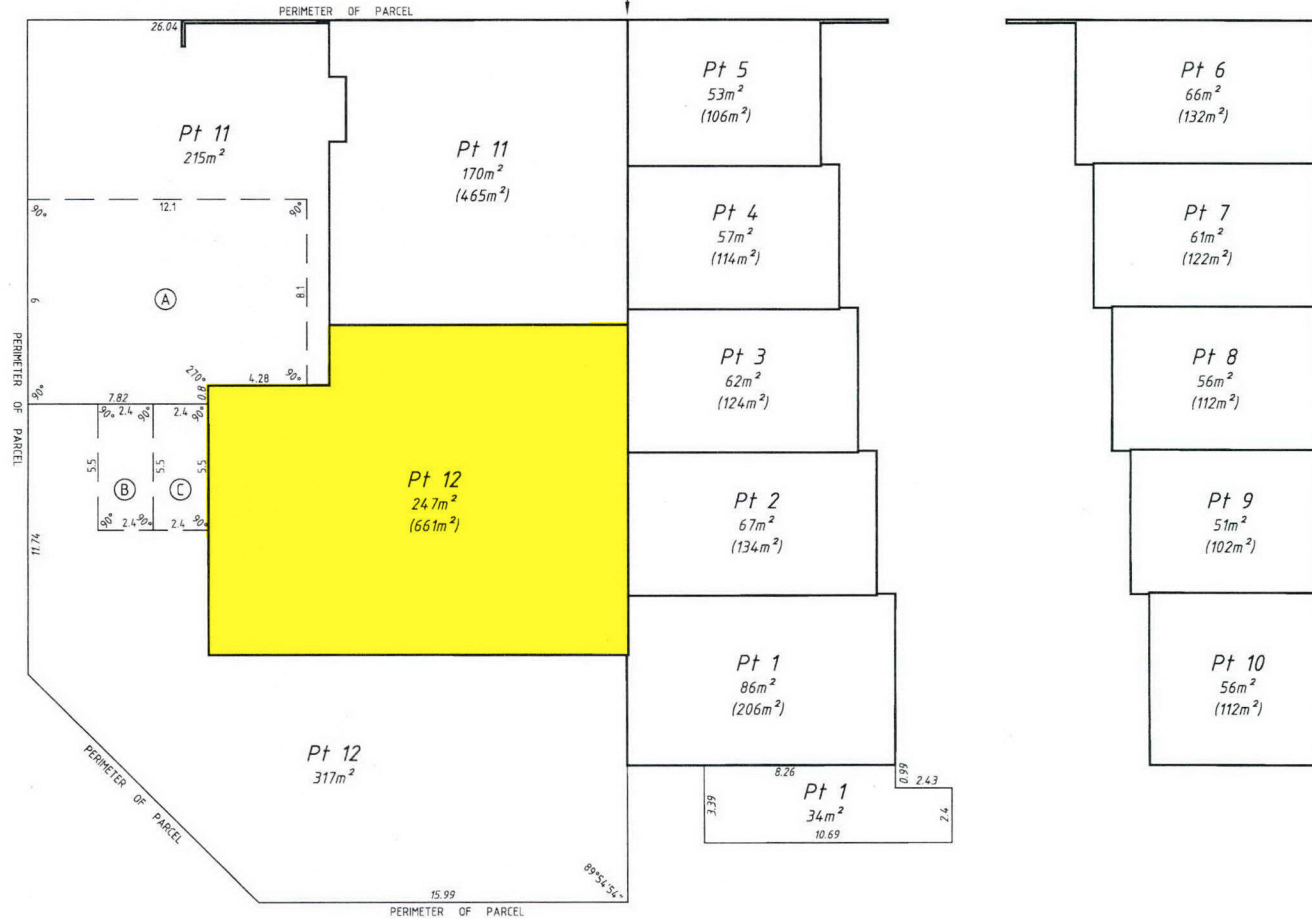
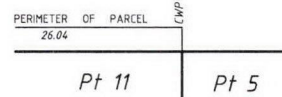
WHERE 2 LOTS HAVE A COMMON OR PARTY WALL OR HAVE BUILDINGS ON THEM WHICH ARE JOINED, THE CENTRE PLANE OF THAT WALL, OR THE PLANE AT WHICH THEY ARE JOINED, IS THE BOUNDARY.

EXCLUDING PERIMETER OF PARCEL, ANGLES ARE MULTIPLES OF 45° UNLESS STATED OTHERWISE OR ARE PERMANENT MONUMENTS.

ALL DISTANCES MEASURED FROM WALLS ARE MEASURED FROM THE EXTERNAL FACES OF WALLS.

CWP = CENTRLINE OF WALL PRODUCED IS BOUNDARY

FOR OTHER PARTS OF PART LOTS 1-12 SEE SHEET 3.



GROUND FLOOR PLAN



1:200 @ A3

HELD BY LANDGATE IN DIGITAL FORMAT ONLY

STRATA PLAN  
**81059**

SHEET 3 OF 3 SHEETS

SEE SHEET 1 FOR INTERESTS AND NOTIFICATIONS

**Land Surveys**

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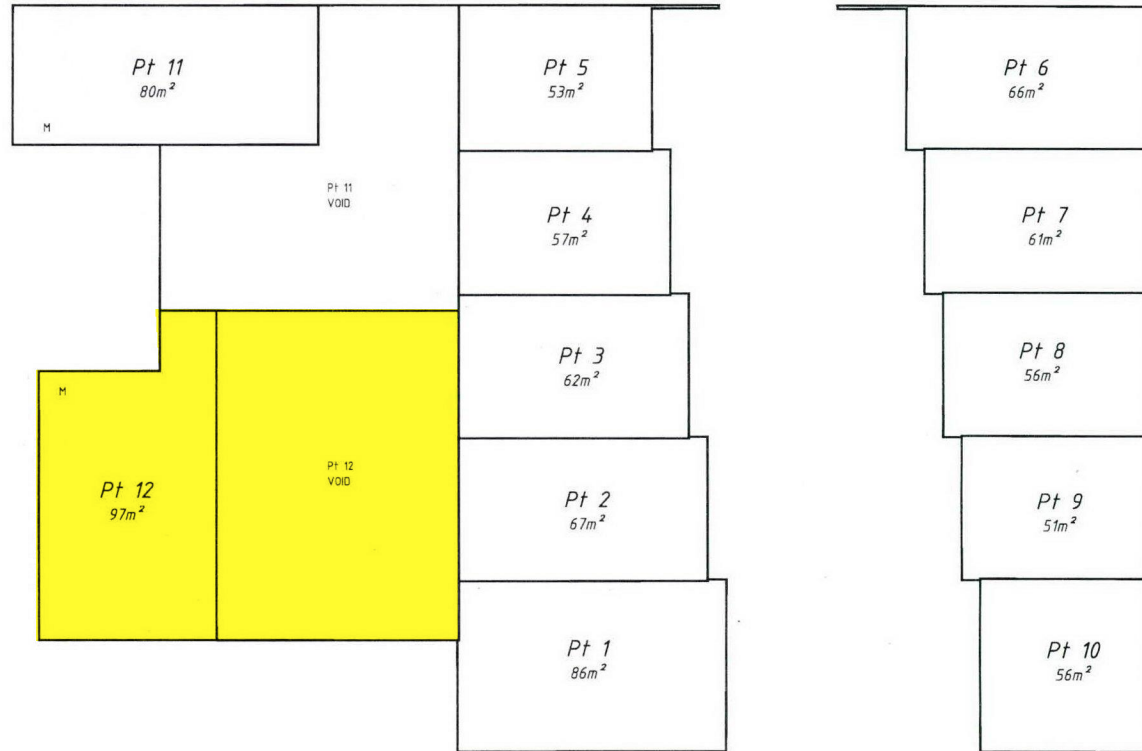
THE BOUNDARIES OF THE LOTS OR PARTS OF THE LOTS WHICH ARE BUILDINGS SHOWN ON THE STRATA PLAN ARE THE EXTERNAL SURFACES OF THOSE BUILDINGS, AS PROVIDED BY SECTION 3AB OF THE STRATA TITLES ACT 1985.

THE STRATUM OF THE PART LOTS, INCLUDING THE CUBIC SPACE ABOVE AND BELOW THE PART LOTS COMPRISING BUILDINGS, IS LIMITED BETWEEN 5 METRES BELOW AND 15 METRES ABOVE THE UPPER SURFACE LEVEL OF THE LOWEST GROUND FLOOR OF THE MAIN BUILDING APPURTENANT TO THEIR CORRESPONDING LOT NUMBER, INCLUDING WHERE COVERED.

WHERE 2 LOTS HAVE A COMMON OR PARTY WALL OR HAVE BUILDINGS ON THEM WHICH ARE JOINED, THE CENTRE PLANE OF THAT WALL, OR THE PLANE AT WHICH THEY ARE JOINED, IS THE BOUNDARY.

THE BOUNDARIES OF THE PART LOTS WHICH ARE MEZZANINES (M) ARE THE EXTERNAL SURFACES OF THE BUILDING WALLS OR THE EDGE OF THE CONCRETE SLAB.

FOR OTHER PARTS OF PART LOTS 1-12 SEE SHEET 2.



MEZZANINE FLOOR PLAN



1:200 @ A3

HELD BY LANDGATE IN DIGITAL FORMAT ONLY



City of Wanneroo  
Approval Services  
Re: 15 Volcanic Loop  
Wangara, WA 6065

Tuesday 27 October 2020

Dear Sir/ Madam,

Our commercial entity [REDACTED] is involved in research and development of advanced indoor hydroponics/aeroponics systems, crop evaluation and relevant products development in conjunction with other companies and universities (see accompanying letter).

Our areas of research and development include but are not limited to:

- 1) Unique grow room design.
- 2) Design of new hybrid growing systems incorporating aspects of hydroponics and aeroponics methods.
- 3) Energy use minimization.
- 4) Light design incorporating specific spectrum tailored to different species of plants and growth stage.
- 5) Water consumption, filtration and recycling.
- 6) Development of specific plant probiotics and prebiotics.
- 7) Measurement, analysis and recovery of plant metabolites and other by-products that can be utilised in farming and other industries.
- 8) Evaluation of nutritional levels of crops.
- 9) Increasing shelf life of fresh produce.
- 10) Storage and handling.
- 11) Development of new fertilisers.

Our planned operation hours will mainly take place between the hours of sunrise and sunset however there will be some variation depending on observational and data collection requirements ie periodic monitoring of systems, cultivar, diurnal variations and many other parameters.

The number of employees is expected to be 3. We also plan for an additional 2 PhD students.

There will be no customers attending our premises and we may from time to time invite clients and university lecturers to brief and update them on various system design, operations and development.

Combined with unit 11 we have 12 parking bays including disabled parking with very easy access as required by law.

Our operation does not utilise heavy or noisy machinery due to its nature. The equipment we use consists of small water pumps that run for very short periods of time, 2 exhaust fans that are used as required and a number of small fans to aid with air circulation. Due to the sterile environment requirements the grow room doors and windows are shut for most of the time. The total noise generation will be much lower than a small family home.

We expect to have delivery of consumables once per month and these will be of very small volume due to the nature of the business. The proposed loading, unloading and storage of goods to and from site will take place from unit 11 in order to maintain the required hygiene standards.

Should you require further information please contact our Operations Manager [REDACTED] on [REDACTED] or via email [REDACTED]

[REDACTED]

Director



City of Wanneroo  
Mr Greg Bowering  
Manager Approval Services

Tuesday 20 October 2020

Re: 15 Volcanic Loop  
Wangara, WA 6065

Dear Sir,

We have spent over 15 years working with and assisting market garden operators and farmers in Western Australia achieve their goals by identifying and finding solutions for the difficulties faced by the industry due to climate change, issues of water quality and availability and the need for increased use of fertilisers and pesticides. We will conduct our business activities via [REDACTED]

We have first-hand experience in business failures due to water quality issues and availability in large farming operations. Western Australia, especially the coastal areas close to market present additional challenges due to the barren sandy soils and poor water quality (high pH) and availability.

During this time, we have studied and explored all topics relevant to the industry and have identified critical areas for further research and development. We are of the opinion that due to the matters raised above indoor farming will form a critical part of the food supply chain in the very near future. Much research in these fields is being conducted internationally.

Hydroponics and aeroponics present a number of benefits like markedly reduced water usage, no use of pesticides or herbicides saving the environment and consumers from the negative consequences.

Although hydroponics has been around for a long time, indoor hydroponics is relatively new and has become more efficient due to the advances in LED lighting. It is only very recent that this technology is being trailed for large commercial operations. These new businesses have relied on IPOs and venture capital, raising billions of dollars in order to finance the very expensive set up and operating costs and are yet to deliver profits.

These commercial setups are also very expensive to operate due the high energy consumption of air conditioning, humidity controllers, carbon dioxide injection and many others. It is due to these costs that many industry experts are of the opinion that most if not all will never be financially viable. Our aim is to develop a complete system that does not rely so heavily on electric energy to achieve the desired goals.

Within the industry there are many views with regards the type of hydroponics set up, the spectra of lights used, the type of fertilisers and their application. This has led to a newer technique referred to as Aeroponics, which utilises less water but presents additional challenges in its application.

We have set up our unique facility to test our ideas and expand our research capability. As a result, we are working with a number of businesses and institutions in this field. We are in advanced discussions with [REDACTED] with

the view of collaborating in research and development of advanced agricultural methods, monitoring (precision agriculture) and techniques, using our unique setup.

We have also agreements in place with [REDACTED] to collaborate in the development and evaluation of a number of products and techniques in the fields of plant probiotics and prebiotics, water treatments, soils remediation and fertilisers. Our unique setup again allows for such R&D.

Our areas of research and development include but are not limited to:

- 1) Unique grow room design.
- 2) Design of new hybrid growing systems incorporating aspects of hydroponics and aeroponics methods.
- 3) Energy use minimization.
- 4) Light design incorporating specific spectrum tailored to different species of plants and growth stage.
- 5) Water consumption, filtration and recycling.
- 6) Development of specific plant probiotics and prebiotics.
- 7) Measurement, analysis and recovery of plant metabolites and other by-products that can be utilised in farming and other industries.
- 8) Evaluation of nutritional levels of crops.
- 9) Increasing shelf life of fresh produce.
- 10) Storage and handling.
- 11) Development of new fertilisers.

We will be happy to supply you with further information if necessary however we have confidentiality agreements in place that prevent us from disclosing product specific information.

We look forward to resolving the present situation so we can continue with our planned business of R&D as described above. We have already spent in excess of \$1.7 million and feel very concerned about the present situation.

Kind regards

