



Australian Government
Indigenous Land and Sea Corporation



The ILSC GROUP

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**Gnaala Karla
Booja**
Aboriginal Corporation

Baldivis Greenhouse

Eighty Road, Baldivis, Western Australia

Opportunity to operate a state of the art greenhouse facility

PART 2 – PROPERTY DETAILS

Property Details

The Property is located in the Rockingham region of Western Australia. Situated on the western side of Eighty Road, approximately 47 radial kilometres south of the Perth CBD. The Property includes two non-contiguous allotments made up of Lot 1 and Lot 849 as detailed below.

Address:	Lot 1, 821 Eighty Road, Baldivis WA 6171 (Lot 1) Lot 849 Eighty Road, Baldivis WA 6171 (Lot 849)
Certificate of Title:	<u>Lot 1</u> on Diagram 30907 described in Certificate of Title Volume 576 Folio 127A. <u>Lot 849</u> on Deposited Plan 202759 described in Certificate of Title Volume 1290 Folio 516.
Status:	Freehold
Zoning/Land Use:	Rural
Heritage:	Nil known
Area/Building:	<u>Lot 1</u> Land area 4.04ha Greenhouse area 7,208sqm Water processing shed 330sqm Packing shed 495sqm <u>Lot 849</u> Land area 17.74 ha

Property Use

Lot 1

The Cravo facility planting table structure has a current capacity of 1,086,540 plants per annum at a conservative average 8-week cycle.

Capacity for an additional 55,720 holes exists on the southern tables (with minimal investment) and would increase the number of plants per year by 362,180, making total capacity 1,448,720 plants per year.

Lot 849

A range of crops have and can be grown on this property with good sources of underground water supply.

Assets & Infrastructure

Lot 1

Greenhouse Cravo Kit

- Area 7,208sqm.
- 280 plants per table on the north side of the greenhouse.
- 560 plants per table on the south side of greenhouse.
- 398 tables in total.
- Fully automated growing benches consisting of lightweight aluminium on rollers for ease of use (low manual exertion).
- Greenhouse windows can be opened or closed via computer.
- Glasshouse Farms - Bench System.

Fertiliser (and pumping) shed (also water processing shed)

- AWS Reverse Osmosis Machine.
- Irrigation: Nutrient Film Technique (NFT) reverse osmosis system – constant recycling of filtrated water. system resulting in lower water requirement.
- Westair compressor.

Packing shed

Cool room

- 66 pallet cool room (can be double stacked).
- Temperature Controlled @ 3 deg and 95% humidity.

Water Tanks

- 8 x 400,000L rainwater fed from Cravo facility.

Bore filtering tanks 3 x 30,000L

- Bore water is purified through these tanks and then mixed with rainwater at any ratio required.

Underground water tanks below processing shed

Bore & Pressure Pump

- Bore: 7.5kw 3-phase low-pressure high-volume pump.

Office & Accommodation

- 2 x transportable structures in good condition and working order. One is fully contained for on-site accommodation.

Lot 849

A vacant horticulture block with extensive irrigation systems, 2 fully functioning bores & pump station. Land is a deep sandy coastal loam suitable to a multitude of crops and year-round production.

Water Licence

Current water licences with following allocations:

Lot 1	44,000 kilolitre/year
Lot 849	225,750 kilolitre/year

Property Condition

Lot 1

We consider the infrastructure of this facility to be of high quality and ready for business. Future expansion (e.g. a duplicate size Cravo facility adjacent to current infrastructure) has been considered in the original construction and layout.

Lot 849

Bore & pump station near new conditions. Irrigation operational.

Site Restrictions

It is noted that beyond the north-west corner of Lot 849 lies 1.2 ha of protected wetlands. A 50m buffer surrounds and protects the wetlands, this buffer covers an area of the lot. All run off from agricultural operations is to be directed away from the protected wetlands.