



Attachment 1A

Proof of Occupier Status

HEADS OF AGREEMENT

Cockburn Cement Ltd (**Lessor**) and Tyrecyle Pty Ltd (**Lessee**) record their intention to enter into a Lease agreement as set out below.

This indication of intention does not constitute a binding agreement for Lease. Neither of us shall be legally bound until the terms of a formal Lease shall have been agreed on and executed by both of us.

1. **Land:** lot 1807 on deposited plan 174643 certificate of title volume 1983 folio 872 and lot 100¹ on deposited plan 61456 certificate of title volume 4008 folio 983 known as 20 and 22 Moorambine Street, Wedgefield respectively.
2. **Premises:** that part of Land shown on the attached plan A estimated as being 15,000m² which area will be finalised in the formal Lease.
3. **Lessee access to Premises:** non-exclusive licence to Lessee to pass over Land as depicted on the attached plan B in orange, pink and green.
4. **Lessor access over Premises:**
 - a. Lessor may access the Premises at any time including for the loading and unloading of its road transport vehicles at the cement silos on the Land as depicted on the attached plan C in orange and yellow.
 - b. Lessor access must not be restricted during any construction by the Lessee (but remains subject to Lessee's reasonable directions relating to health and safety).
5. **Commencement date:** later to occur of the following:
 - a. grant of council approval(s) allowing construction of the Shed, use of the Premises for the Permitted Use and the Lessee access to the Premises on terms satisfactory to the Lessee; and
 - b. grant of DWER approval for the Permitted Use to be conducted at the Premises on terms satisfactory to the Lessee.
6. **Term:** 10 years from the Commencement date
7. **Option(s) for renewal:** further term of 5 years
8. **Commencing annual rent:**
 - a. Unimproved – current surface state: \$10pm2 excluding GST payable annually in advance
 - b. *Improved – future surface state: \$15pm2 excluding GST payable annually in advance

*Upon completion of development works to lease area, surface area bitumen
9. **Frequency and method of review:** annual CPI (all groups Perth) and market rent review every 5 years, however, the rent as so determined must not be less than the rent payable immediately before the date for review.
10. **Outgoings and services to be paid by:** Lessee
 - a. Lessee to pay for installation of separate meters for electricity and water
 - b. until (a) above has been complied with to the satisfaction of the Lessor the Lessee must pay all electricity and water charges in the amounts as determined by the Lessor

¹ battle-axe block

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9 December 2022

- c. based upon the size of the Premises and the Lessee access to the Premises licence (**Access**), proportionate payment of the rates for the Land and any road, energy and services infrastructure relating to the Land including installation with the maintenance of the Access to be reduced by 50% if it is still being used by the Lessor
 - d. garbage and waste disposal
11. **Maintenance:** Lessee to maintain Premises:
- a. in good, substantial and functional repair; and
 - b. in accordance with any approvals
12. **Permitted Use:** storage and recycling of end of life conveyor belts and tyres including motor vehicle tyres, trailer tyres and off the road (OTR) tyres.
13. **Shed:** means the shed to be constructed on the Premises by the Lessee for the Permitted Use
14. **Approvals:** Lessee to obtain all necessary approvals satisfactory to the Lessor and the Lessee for the Permitted Use and construction of the Shed at its cost and expense including but not limited to:
- a. any governmental approvals
 - b. access to services (gas, power, telecommunications, water, sewerage etc)
 - c. access to Moorambine Street
- Lessor to provide all reasonable assistance and sign all required documents to enable Lessee to procure those approvals.
15. **Construction costs to be paid by:** Lessee
- a. at the end of the Term the parties agree to meet and agree on the payment of any undeducted capital expenditure for the Shed by the Lessor to the Lessee but if agreement is not possible then the Lessee will remove the Shed
16. **Insurance and indemnity:** Lessee to effect insurance required by Lessor and indemnify Lessor for loss or damage arising out of Lease
17. **Assignment and subletting:** standard assignment clause requiring Lessee to seek prior written consent of Lessor to an assignment/subletting which must not be unreasonably withheld if:
- a. incoming lessee is a Related Body Corporate of the Lessee; or
 - b. incoming lessee is of equal or greater financial standing; no outstanding monies are owed by outgoing lessee; incoming lessee signs deed agreeing to be bound by lease; incoming lessee provides same security as provided by outgoing lessee.
18. **Costs of Lease to be paid by:** Lessee, capped at \$10,000.
19. **Safety, health and environment:**
- a. Lessee to comply with law and the more onerous of the Lessee and Lessor's respective policies relating to health, safety and environment for the Premises
 - b. Lessee must store or reuse waste rubber feedstock and tyre derived products in a manner which reduces animal, vermin and pest habitation in the tyres
20. **Security amounts:** Lessee to provide bank guarantee for its obligations under the Lease (12 months' rent)

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9 December 2022

21. **Guarantor:** Lessee to procure parent company guarantee from ResourceCo Holdings Pty Ltd
ACN 107 343 288

Dated:

Signed for Lessor by an authorised officer in
the presence of

[Note: No witness is required if Cockburn Cement Ltd
signs using an Electronic Signature.]

Signature of witness

Name of witness (print)

[Note: No witness is required if Lessor signs using an
Electronic Signature.]

DocuSigned by:

1DFE3DE31F04446...

Signature of officer

10 January 2023 | 4:35 PM ACDT

Name of officer (print)

Director

Office held

Signed for Lessee by an authorised officer in
the presence of

Signature of witness

Name of witness (print)

[Note: No witness is required if Lessee signs using an
Electronic Signature.]

Name of officer (print)

Office held

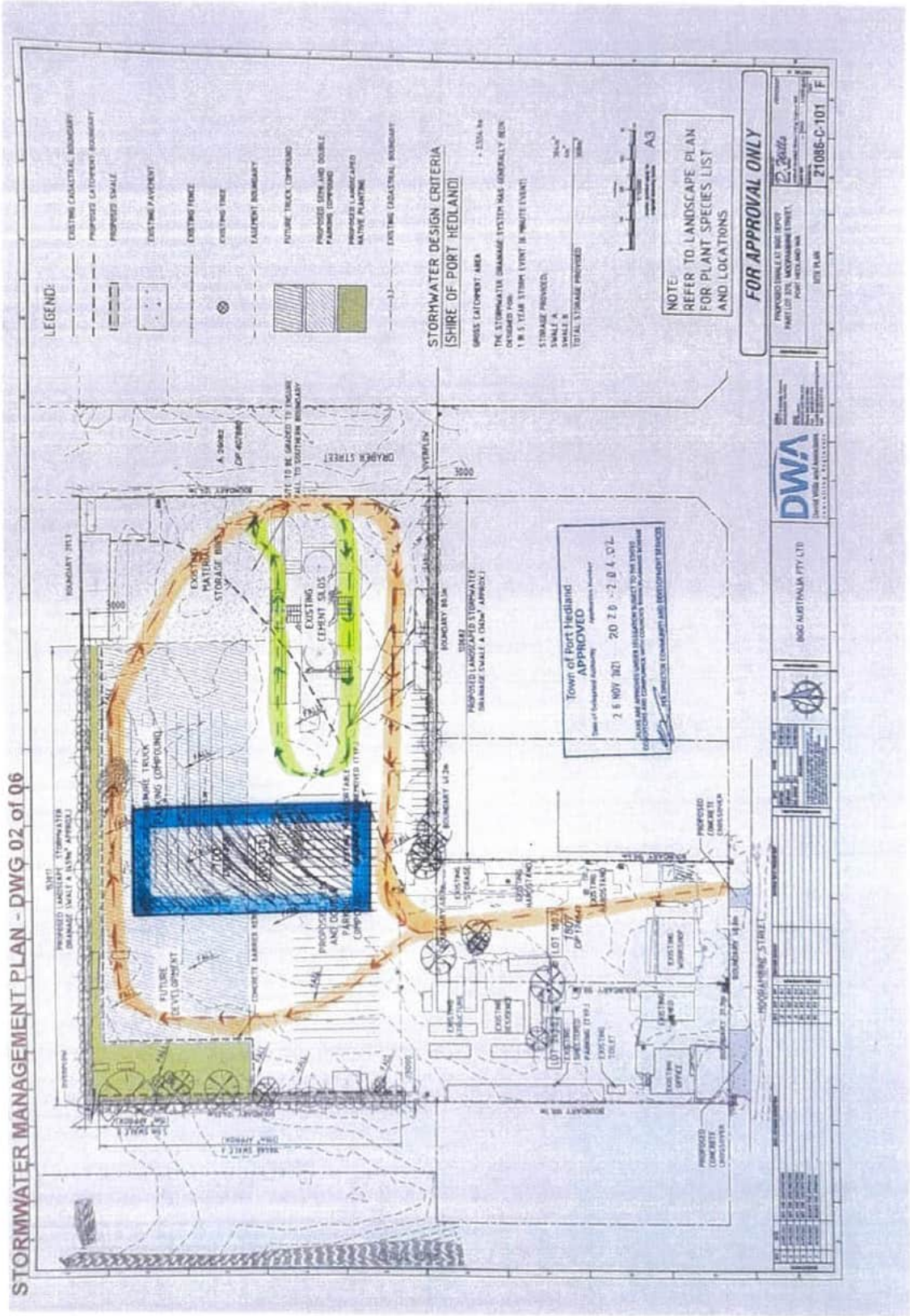
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ACCESS THROUGH MOORAMBINE STREET

[illegible]

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9 December 2022

plant C- Lessor access over Premises





Attachment 1B

ASIC Company Extract



ASIC

Australian Securities & Investments Commission

Current Company Extract

Name: TYRECYCLE PTY LTD

ACN: 085 545 053

Date/Time: 21 December 2022 AEST 02:53:10 PM

This extract contains information derived from the Australian Securities and Investments Commission's (ASIC) database under section 1274A of the Corporations Act 2001.

Please advise ASIC of any error or omission which you may identify.

EXTRACT

Organisation Details	Document Number
Current Organisation Details	
Name: TYRECYCLE PTY LTD	025885027
ACN: 085 545 053	
ABN: 84085545053	
Registered in: Victoria	
Registration date: 11/12/1998	
Next review date: 28/01/2023	
Name start date: 31/07/2009	
Status: Registered	
Company type: Australian Proprietary Company	
Class: Limited By Shares	
Subclass: Proprietary Company	

Address Details	Document Number
Current	
Registered address: [REDACTED]	7E7441292
Start date: 11/11/2015	
Principal Place Of Business address: [REDACTED]	7E7441292
Start date: 04/11/2015	

Officeholders and Other Roles	Document Number
Director	
Name: [REDACTED]	5E3149192
Address: [REDACTED]	
Born: [REDACTED]	
Appointment date: 17/10/2012	
Name: [REDACTED]	5E3149192
Address: [REDACTED]	
Born: [REDACTED]	
Appointment date: 17/10/2012	
Secretary	
Name: [REDACTED]	7E5946317
Address: [REDACTED] 193	
Born: [REDACTED]	
Appointment date: 28/03/2014	
Appointed Auditor	
Name: ERNST & YOUNG	7EAI26421
Address: [REDACTED]	
Start date: 01/07/2013	
Ultimate Holding Company	
Name: DADDA PTY LTD	7E2282492
ACN: 137 258 756	

Share Information

Share Structure

Class	Description	Number issued	Total amount paid	Total amount unpaid	Document number
ORD1	ORDINARY SHARES	50000	50000.00	0.00	0E9632237

Members

Note: For each class of shares issued by a proprietary company, ASIC records the details of the top twenty members of the class (based on shareholdings). The details of any other members holding the same number of shares as the twentieth ranked member will also be recorded by ASIC on the database. Where available, historical records show that a member has ceased to be ranked amongst the top twenty members. This may, but does not necessarily mean, that they have ceased to be a member of the company.

Name: RESOURCECO HOLDINGS PTY LTD
 ACN: 107 343 288
 Address: [REDACTED]

Class	Number held	Beneficially held	Paid	Document number
ORD1	50000	yes	FULLY	9EAA67391

Financial Reports

Balance date	Report due date	AGM due date	Extended AGM due	AGM held date	Outstanding	Document number
30/06/2017	31/10/2017				no	7EAI26421
30/06/2018	31/10/2018				no	7EAI26632
30/06/2019	31/10/2019				no	7EAQ89392
30/06/2020	31/10/2020				no	7EBI97635
30/06/2021	31/10/2021				no	7EBS88673

Documents

Note: Where no Date Processed is shown, the document in question has not been processed. In these instances care should be taken in using information that may be updated by the document when it is processed. Where the Date Processed is shown but there is a zero under No Pages, the document has been processed but a copy is not yet available.

Date received	Form type	Date processed	Number of pages	Effective date	Document number
30/06/2021	388H (FR 2020) Financial Report Financial Report - Large Proprietary Company That Is Not A Disclosing Entity	30/06/2021	30	30/06/2020	7EBI97635

03/08/2021	484E Change To Company Details Appointment Or Cessation Of A Company Officeholder	03/08/2021	2	03/08/2021	9EAA52184
08/02/2022	351 Deed Relating To Class Order	07/03/2022	17	08/02/2022	031486913
08/02/2022	389B Annual Notice By Wholly-Owned Entity Annual Notice By Wholly-Owned Entity - Companies	09/03/2022	2	08/02/2022	031504341
31/05/2022	388H (FR 2021) Financial Report Financial Report - Large Proprietary Company That Is Not A Disclosing Entity	31/05/2022	30	30/06/2021	7EBS88673
07/07/2022	484N Change To Company Details Changes To (Members) Share Holdings	07/07/2022	2	07/07/2022	9EAA67391

End of Extract of 3 Pages

**ASIC**

Australian Securities & Investments Commission

Forms Manager

Company Officeholders

Company: TYRECYCLE PTY LTD ACN 085 545 053**Company details**

Date company registered	11-12-1998
Company next review date	28-01-2023
Company type	Australian Proprietary Company
Company status	Registered
Home unit company	No
Superannuation trustee company	No
Non profit company	No

Registered office**Principal place of business****Ultimate holding company**

DADDA PTY LTD

ACN 137 258 756

Incorporated in AUSTRALIA

Officeholders

Office(s) held:

Secretary, appointed 28-03-2014

Office(s) held: Director, appointed 17-10-2012

Office(s) held: Director, appointed 17-10-2012

Company share structure

Share class	Share description	Number issued	Total amount paid	Total amount unpaid
ORD1	ORDINARY SHARES	50000	50000.00	0.00

Members

RESOURCECO HOLDINGS PTY LTD

Share class	Total number held	Fully paid	Beneficially held
ORD1	50000	Yes	Yes

Document history

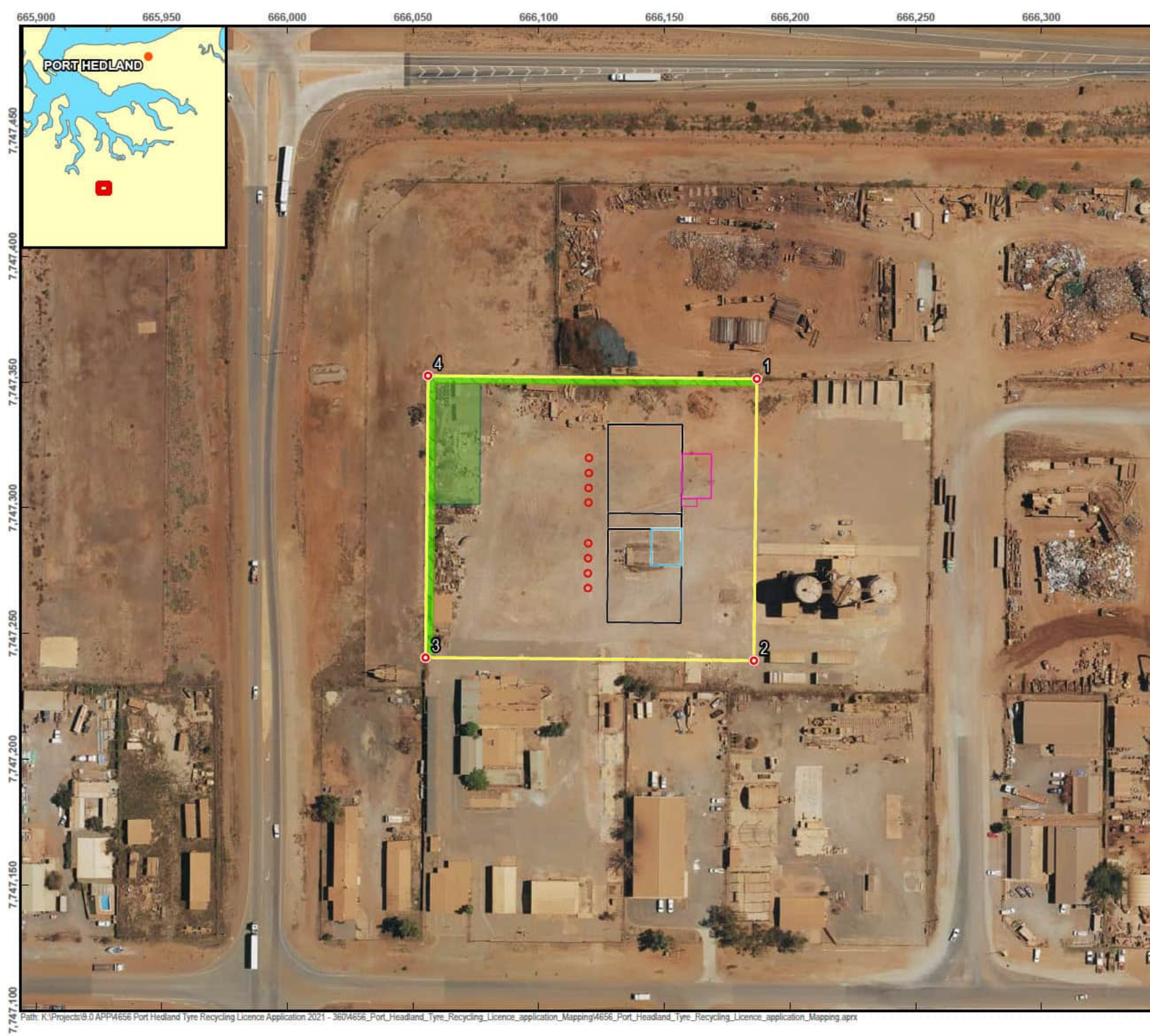
These are the documents most recently received by ASIC from this organisation.

Received	Number	Form	Description	Status
07-07-2022	9EAA67391	484	CHANGE TO COMPANY DETAILS	Processed and imaged
31-05-2022	7EBS88673	388	FINANCIAL REPORT	Processed and imaged
08-02-2022	031504341	389	ANNUAL NOTICE BY WHOLLY-OWNED ENTITY	Processed and imaged



Attachment 2

Premises Map



TyreCycle

Works Approval

**Premises Map
Prescribed Premise Boundary**

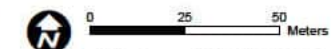
ATTACHMENT 2

LEGEND

- Prescribe Premise Boundary
- Shed
- Tyre Storage
- Admin offices/ ablutions
- Refuelling Area/ LPG storage
- Existing Landscaping
- Existing Swales

ID	Easting	Northing
1	666187	7747351
2	666186	7747239
3	666055	7747240
4	666056	7747353

Service Layer Credits:
Landgate / SLIP,SLIP



Coordinate System: GDA 1994 MGA Zone 50

Scale: 1:2,000 at A4

Project Number: 4656

Date Drawn: 31-Mar-2023

Drawn by: EC

Reviewed by: KF



DISCLAIMER: All information within this document may be based on external sources. SLR Consulting Pty Ltd makes no warranty regarding the data's accuracy or reliability for any purpose.



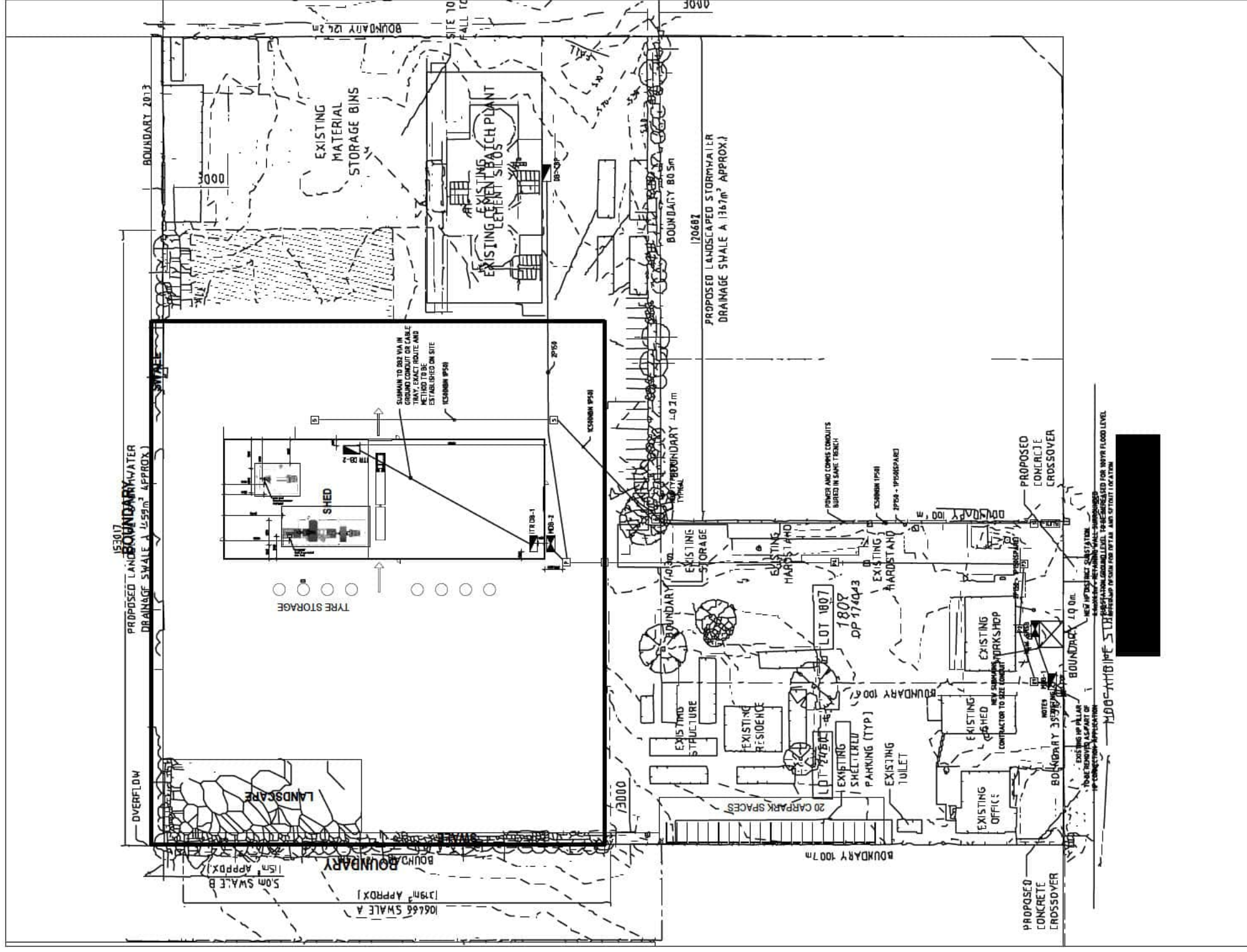
Attachment 3B

Proposed Activities – As-Constructed Drawings



Attachment 3B.1

MT Raptor and REX



Attachment 3B.2

Ashphalt



Total Bunded Volume
to RL 5.35 = 475.3m³

Scale 1:500.0



Ph: +618 94438900 Fax: +618 94437412
www.surveygroup.com.au

CLIENT:
McMahon Services

SURVEYED: SW

DRAWN: MP

HORIZONTAL DATUM:
PHG94

FIELD BOOK:

CHECKED:

LEVEL DATUM:
AHD

DESCRIPTION:

**Tyre Cycle - Wedgefield
Asphalt Ascon
Surveyed 11/02/2025**

DATE:
17/02/2025

DRAWING NAME:
SGMSA24001-008-Asphalt Ascon

McMAHON
SERVICES

PLOT
@A3

Plot date: Mon Feb 17 13:43:39 2025

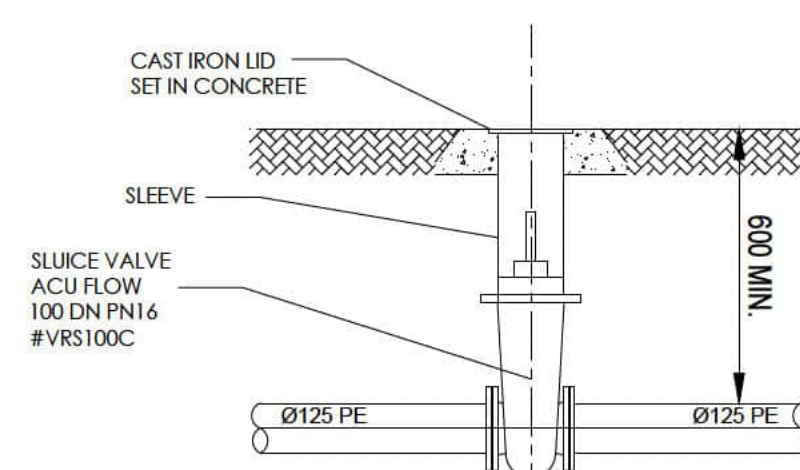
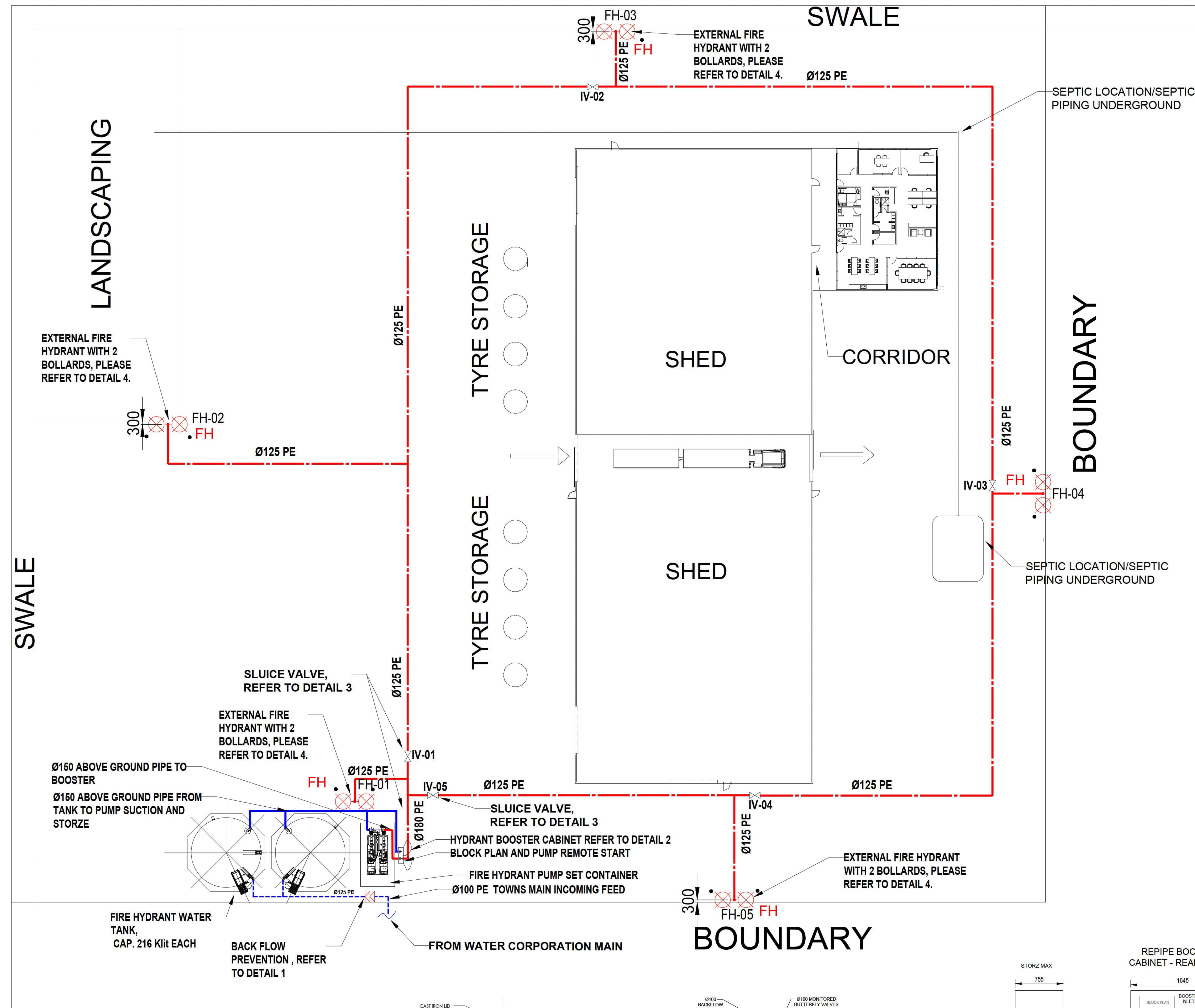


Attachment 3B.3

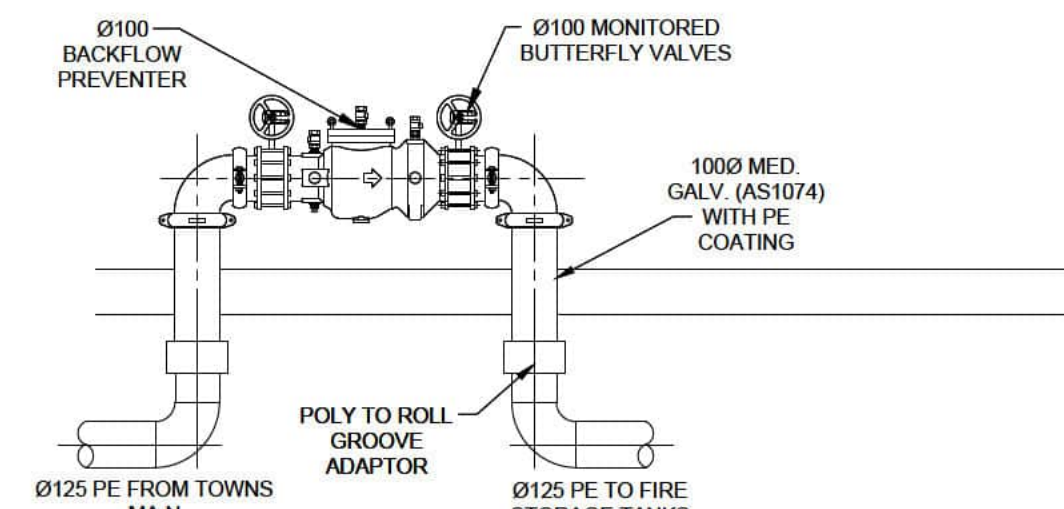
Fire Suppression and Containment System

PINGA STREET

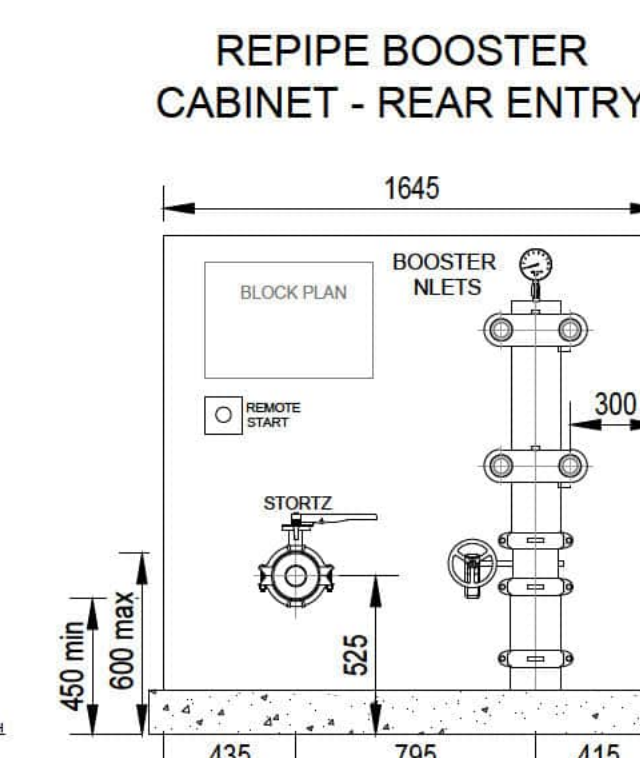
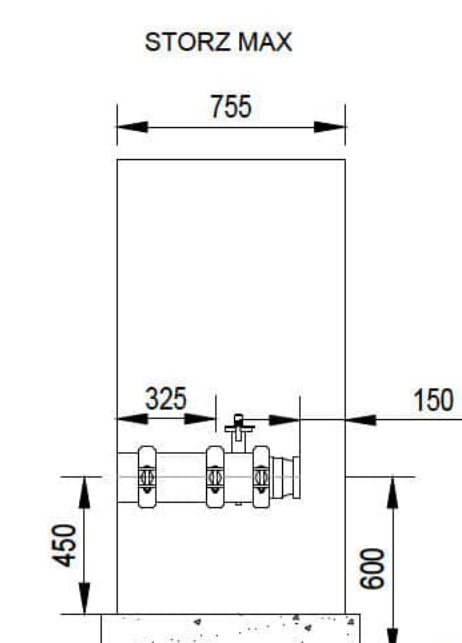
SITE -SC:1/200



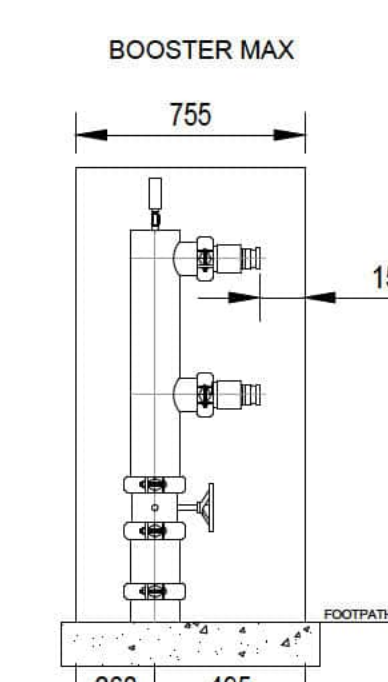
DETAIL 3 (1:25)



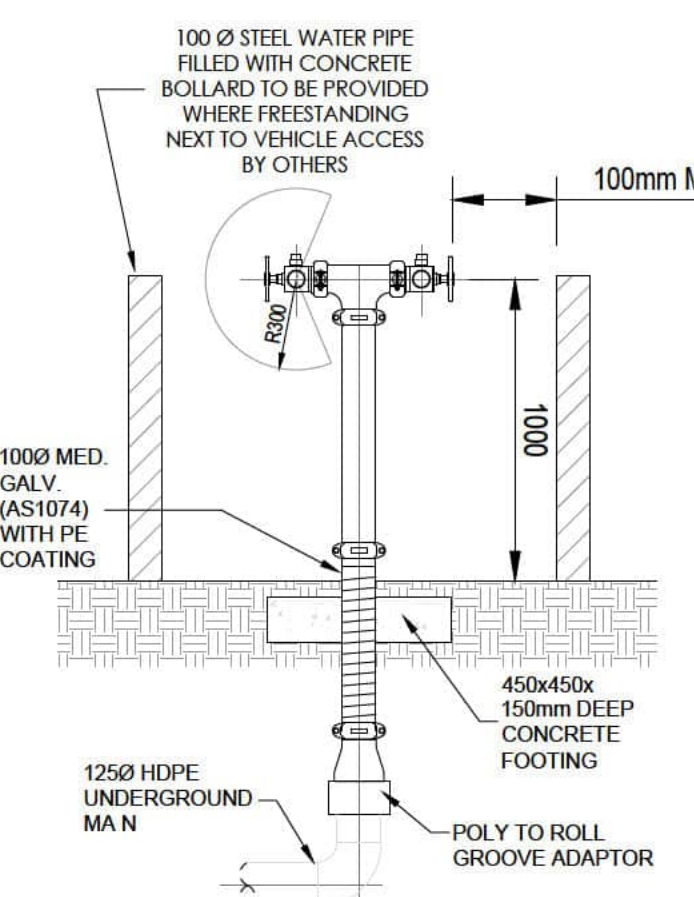
DETAIL 1 (1:25)



BOOSTER ASSEMBLY



DETAIL 4 (1:25)



WATER FLOW TEST RESULT
BY Ben Neate
09.02. 2023

TEST HYDRANT.1		TEST HYDRANT.2	
Static Pressure:300 kPa		Static Pressure:325 kPa	
L/S	Kpa	L/S	Kpa
2.5	280	2.5	290
5	250	5	275
10	175	10	225
12.5	140	12.5	205
15	105	15	160
20	0	20	100

[illegible]

U2/16 Aspiration Circuit, Bibra Lake WA 6163

Phone (08) 9437 7777 Facsimile (08) 9418 6355

PROJECT:
TYRE CYCLE WEDGEFIELD
18 MOORAMBIANE ST, WEDGEFIELD WA 6721

AREA : SITE PLAN

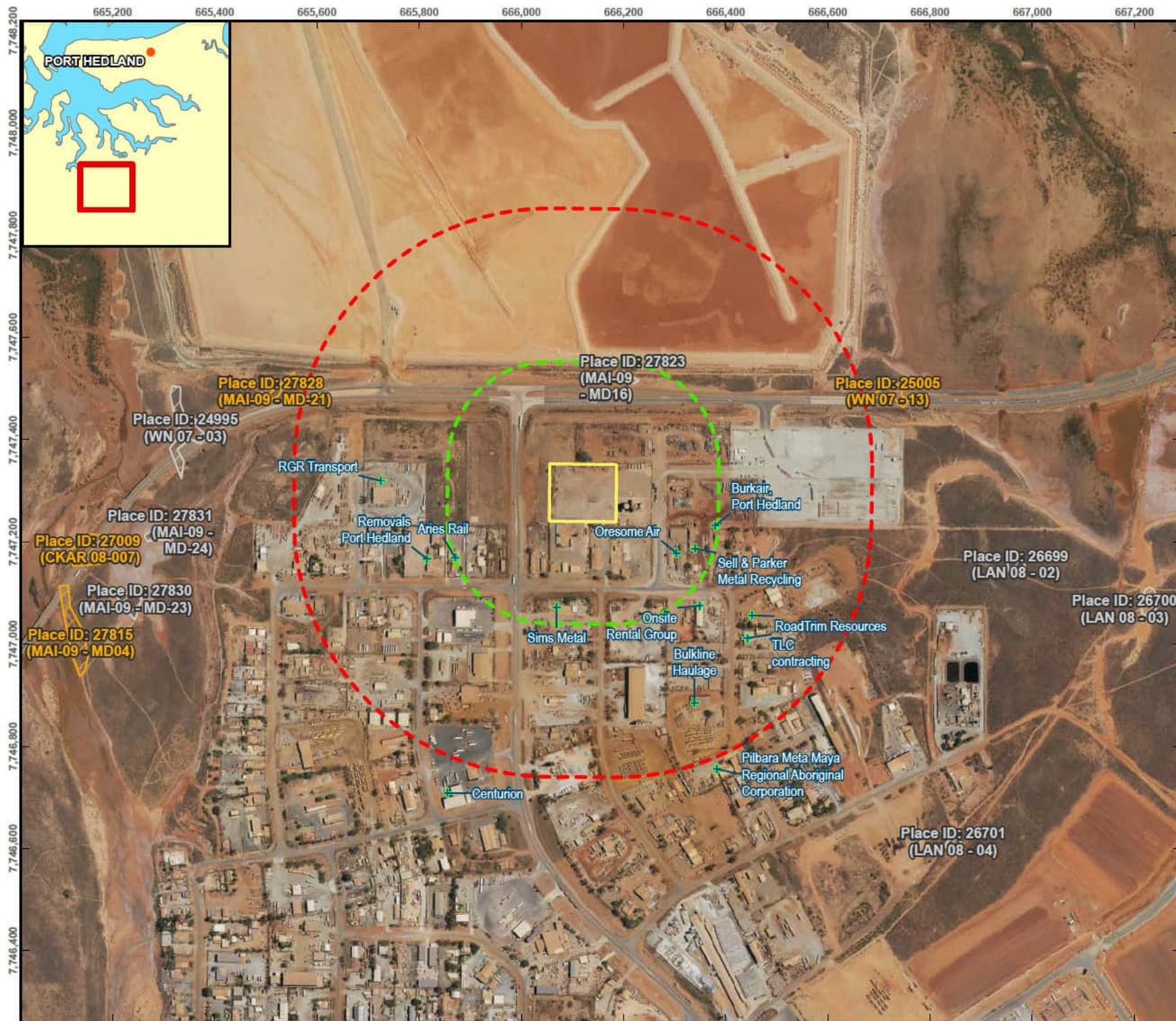
DESCRIPTION :	FIRE HYDRANT, UNDERGROUND PIPE LAYOUT
---------------	------------------------------------------

DRAWN : BHS	SCALE : 1:200	
CHECKED : RB	DATE : 23.08.23	
PLAN No.	DWG SIZE: A0	REV
WCG23016-400		A



Attachment 7

Siting and Location



TyreCycle

Works Approval

Siting and Location

Attachment 7

LEGEND

- Prescribe Premise Boundary
- Key Industry Locations
- Buffer 200m
- Buffer 500m
- Aboriginal Heritage Sites
- Registered Sites
- Lodged Sites

Service Layer Credits:
SLIP



Coordinate System: GDA 1994 MGA Zone 50

Scale: 1:10,000 at A4

Project Number: 4656

Date Drawn: 30-Mar-2023

Drawn by: EC

Reviewed by: KF



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