

19 March 2014

Henry Eaton
Manager, Governance & Organisational Strategy
Shire of Roebourne
PO Box 2198
Karratha WA 6714

Dear Henry

46 Roe Street – Lease Extension
Ngarliyarndu Bindirri Aboriginal Corporation

Thank you for your time last week and an opportunity to talk through a range of issues relating to Roebourne facilities. Regarding the premises at 46 Roe Street and our lease over that property, I confirm that Ngarliyarndu Bindirri wish to continue, and extend the current lease. I have outlined the reasons for this extension below in the interests of clarity;

- i. Term - we request the Council consider extending the term from 2 to 5 years from renewal.
- ii. There are a range of reasons for the requested extension, outlined below :
 - a. We (still) need a home – our plan to construct a permanent facility on our blocks Cnr Roe and Wellard remains our intention – however progress has been delayed. Phase One of this process, erection of temporary facilities, received Building Permit approval on 30 August 2013, allowing initial works to commence late last year. Phase Two of the project, design and construct a new community facility, will commence once we occupy the site (scheduled Monday, 7 April).

As an aside, Phase One has been constructed by the Yirramagardu Crew with local volunteer labour and professional supervision. We can all be proud of the quality and speed of their work thus far.
 - b. Improved Services – NBAC delivers a range of services to the community. Our experience from 46 Roe Street has improved the community take-up of these services. Most notably our operation of the Department of Human Services service (Centrelink) has experienced the highest takeup of online clients **in the state** since operating. Additionally, the Red Dirt Driving Academy has grown to service over 300 members of the community (approx 25% of the town) from this location. As Roebourne will ever be on the fringe of a regional prison, access to efficient human services in our town is crucial in keeping justice intervention manageable.
 - c. Relocation of Roebourne Art Group – both the Shire and ourselves had hoped that RAG would relocate to purpose built premises adjacent to the NBAC block. Our hopes were premature. NBAC has committed to incorporating the needs of RAG in our temporary and redeveloped home (should they still need it). The resolution of this group's plan is as yet unclear and a challenge NBAC will address post occupancy.
 - d. Improved Relationships with the Shire and Roebourne community – since occupation the co-location of Shire and NBAC employees has greatly improved communication and understanding between the agencies. These improvements have greatly informed NBAC and Shire performance in Roebourne – and will

continue to do so. The Shire team currently co-located with NBAC in the building enjoy a respectful and mutually supportive relationship – with Roebourne community members ever within reach for consultation or advice. It is for this reason that we propose the lease continue to include co-location of NBAC and Shire teams – despite our need for extra space.

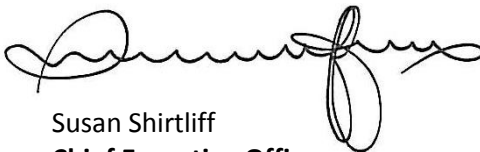
- e. Roe Street development – together with the Shire’s own structural planning for Roebourne, the Yindjibarndi AC, Ngarluma AC and NYFL all are contributing strongly to the rejuvenation of Roe Street commerce. NBAC is committed to a development that *compliments* these developments and (rather than ‘jumping ahead’) will consider carefully a supportive and dynamic redevelopment in concert with these plans – currently under consideration. These plans are likely to take another 12-18 months to come to fruition.
- iii. Rental Market – the NBAC lease at 46 Roe Street is calculated and paid based on market rates set by the Shire without favour. The lease is a commercial arrangement with strong and growing benefit. The rental market will not deliver a stronger commercial benefit (as we currently pay market rates) and if there’s a stronger community fit – we’re not aware of it.

Note that NBAC is Roebourne’s community organisation (since 1970) – predating, incubating and supporting native title bodies, other royalty entities and a range of Roebourne businesses and services. Ngarliyarndu Bindirri is the only Aboriginal corporation in Roebourne that is *not* aligned to a traditional owner group, government or industry patron. Our members come from the broad range of language groups in the Pilbara.

I trust this gives clarity to our request for an extension of the lease at 46 Roe street, and our desire to continue building stronger, supportive relationships with the Shire – and improving delivery (and human capacity) in Roebourne.

Should you require any further clarification, please do not hesitate to contact me directly on 0419 018 388.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Susan Shirtliff', with a large, stylized flourish at the end.

Susan Shirtliff
Chief Executive Officer