

PCYC Head Office

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The Mayor and Council
City of Karratha
PO Box 219
Karratha WA 6714

Dear Mayor Scott and City of Karratha Council Members

CC: denis.bechard@karratha.wa.gov.au; community.infrastructure@karratha.wa.gov.au

PCYC – Roebourne Community Hall – “50 Cent” Hall

I write in relation to the decision of the City of Karratha (City) to alter the current “peppercorn” arrangements for PCYC’s rental of 50 Cent Hall by:

- Charging PCYC \$30,485.04 (+GST) rent for its tenancy; and
- Offering PCYC a lease consisting of a 1-year term, with 4 x 1-year additional optional terms, coupled with a break clause.

I respectfully seek Council’s reconsideration of this decision, reinstating the current peppercorn arrangements, with a longer lease term than a single year. Our reasons are set out below, and we would be happy to provide any further information required.

PCYC in Roebourne

1. PCYC has offered youth services from 50 Cent Hall since July 2015. These have ranged from sporting/recreational activities and cultural/educational services, through to our key safeSPACE™ program offered since 2016. This commenced in the same year that the WA State Government’s ‘Operation Fledermaus’ was launched.
2. Since its inception in Roebourne, safeSPACE™ has evolved into a vital service. Building on findings and recommendations from Operation Fledermaus, this program has assisted in keeping children and young people safe, healthy, and occupied.
3. Community backing remains essential for any community service to operated, and PCYC recognises that the City made 50 Cent Hall available for PCYC and continues to do so. There is no equivalent space in Roebourne suitable for safeSPACE™ delivery and without the City’s support, it would not be possible to run the program.
4. Several other key agencies have also supported safeSPACE™. These include the Department of Communities, Regional Development Australia, and, most recently, the WA State Government.

Rio Tinto also recognises the value of the program, contributing a significant amount of funding, and stepping in to keep the program going when other funding ended.

5. Delivering youth services in regional/remote locations is, by its nature, difficult. Critical workforce shortages, housing restrictions and remuneration competition from the resourcing sector, combine with societal challenges (disengagement and inter-generational trauma) to create very particular challenges.
6. PCYC Youth Services operate in some of Western Australia's most disadvantaged communities, including Roebourne. The Roebourne participant cohort experiences exceptionally high levels of adversity, with many young people exposed to Adverse Childhood Experiences (ACEs), including trauma, neglect, family violence, and parental incarceration.
7. Our safeSPACE™ program is unique in WA. It provides young people and children with a place to go, access to positive role models, recreational and early intervention activities and programs, nutritious meals, and transportation.
8. However, our Roebourne operation has not been immune from its share of challenges and is probably the most difficult of the 16 locations in which we operate. PCYC undertook a review of this Centre, and the program, in 2023. We consulted widely – including with the City – and put together a strategy centred on revitalising local management, lobbying for new funding and improving support and training.
9. The resulting changes have been successful. They have led to improved outcomes, and increased community support/confidence. During the 2024/25 financial year, PCYC delivered a reliable, consistent and impactful safeSPACE service for the Roebourne community. We now actively work with several ACCOs, Aboriginal Organisations, and cultural leaders. These include Traditional Owners, Elders, Pilbara Bush Remedies, Ngarluma-Yindjibarndi Foundation Limited (NYFL) and Mawankarra Health Service. Most recently, PCYC has engaged with Julyardi Aboriginal Corporation (Yandi for Change) for cultural guidance and consultation.
10. The attached letters of support bear testament to this and are included for Council's consideration.
11. We also partner with various organisations such as Fair Game, Roebourne District High School, 4U Foundation, and STARS Foundation to co-deliver programs and activities. Local partnerships like these enable PCYC to deliver a range of workshops, events, and activities to increase participants' life skills, build capacity and resilience, improve health and wellbeing. With appropriate cultural guidance and support, PCYC can assist in increasing connection to community and culture.
12. The long-term retention of local staff at Roebourne PCYC is also a highlight, with several staff members employed at PCYC for seven years or more. Renewed funding from Rio Tinto and the WA State Government has provided a further platform to build capacity in the local workforce and provide additional development and training – ensuring the retention of important skills in the community for years to come. We are proud that 37% of our Roebourne PCYC staff identify as Aboriginal and/or Torres Strait Islander.
13. Some of our most recent outcomes are detailed below (taken from PCYC reports to the State Government).

FY 24.25	
220	Sessions
6,834	Attendances
5,066	Meals and take-home food packs provided
2,323	Bus pick-ups and drop-offs
345	Individual young people
95%	Individual young people identify as Aboriginal and/or Torres Strait Islander

To highlight:

- 220 individual young people attended safeSPACE™ Roebourne in FY24/25, with approximately 95% of these individuals identifying as Aboriginal and/or Torres Strait Islander.
- A total of 220 safeSPACE™ sessions were held.
- A total of 6,834 attendances were recorded over the year.
- On approximately 2,300 occasions, vulnerable and at-risk young people were driven to the Centre by PCYC and from the Centre to their home or alternate safe place. PCYC's drop-off/pick-up service eliminates a key barrier to attendance. At PCYC, our attendees are not street present, reducing the possibility of anti-social/criminal behaviour within the community.
- Over 5,000 meals and take-home food packs were provided. Food supply remains a key part of the safeSPACE™ program.

14. These strong statistics have continued into FY25/26:

Q1 FY25.26	
45	Sessions
1,200	Attendances
930	Meals and take-home food packs provided
351	Bus pick-ups and drop-offs
148	Individual young people
93%	Individual young people identify as Aboriginal and/or Torres Strait Islander
98%	Individual young people At-Risk

15. According to the 2021 Census, Roebourne's population included 42 children and young people aged 5-9 and 64 aged 10-14, a total of 106. In Q1 FY25.26, 121 individual children and young people aged 15 years or younger attended safeSPACE™. Accounting for growth since 2021, this indicates that PCYC is engaging a very significant portion of this age demographic in Roebourne. This level of engagement further demonstrates the need for services like safeSPACE™, particularly given that Roebourne school attendance is significantly lower than the Western Australian public-school average, indicating that whilst many young people may not be attending school, they are attending this service.
16. PCYC's Outcomes and Impact Measurement Framework uses tools including quarterly participant surveys and other feedback mechanisms to ensure that our programs develop, improve, and capture the voices of young people. Some key outcomes highlighted in the most recent participant surveys at Roebourne are detailed below:
- Of the young people surveyed:
 - 91% feel safe at PCYC

- 90% have fun at PCYC
 - 80% learn something new at PCYC
 - 82% feel cared for at PCYC
 - 80% get to try new things at PCYC
- 100% of young people surveyed responded that food and transport were extremely important for them to feel safe at PCYC, demonstrating that providing these as part of the safeSPACE™ program is critical for young people in Roebourne.
17. These results indicate that a young person's sense of safety is deeply connected to practical support, including food and transport, cultural safety, and access to trusted adults. safeSPACE™ is not just a recreational program, but an essential support system that promotes safety, belonging, and personal growth for young people in Roebourne.
 18. PCYC has worked hard to increase opening hours and service delivery times. Improved staff retention, combined with support from PCYC Head Office/other locations, has enabled us to improve delivery significantly. Current opening times for safeSPACE™ sessions in Term 4, 2025, are available if required.
 19. We would ask the Council to consider the above when exercising its discretion. We contend it demonstrates the value that this program has for the community, providing a rationale for a continuation of the current lease rent arrangements. As mentioned above, we hope the attached letters of support are testament to the service provided by PCYC, and to the value that our service has within the Community.

Funding

20. Most recently, PCYC received funding from the Commonwealth Government through Regional Development Australia Pilbara for its Roebourne safeSPACE™ program. As the funding reduced, and then ceased, PCYC had to reduce service delivery.
21. This resulted in increased street presence, young people "hitch-hiking" to Wickham (we were informed), and increased anti-social behaviour. Following request by PCYC, Rio Tinto generously stepped in with funding, allowing us to increase service delivery.
22. However, this funding was insufficient for full-service delivery to resume. PCYC therefore directly approached the State Government in the lead up to the 2025 election. Earlier this year, the Cook Government generously confirmed funding for PCYC's safeSPACE™ in Roebourne. This began on July 1, 2025, and was the first time the State had directly funded Roebourne programming.
23. We understand from recent correspondence that the City does not intend to provide youth services in Roebourne. PCYC has achieved success in attracting funding for service delivery and is delivering a program that is achieving significant outcomes. This suggests a working collaboration, and one that is mutually beneficial for the City and the Roebourne community. We would suggest that with the City's support, we can leverage future funding, and perhaps introduce our safeSPACE Connect case management service, and/or our Department of Transport backed youth driving program to this Community.
24. We would acknowledge that PCYC can improve feedback and collaboration with the City. To that end, we can report on outcomes more regularly, meet with City representatives and implement

relevant feedback into our operations. Also, as 50 Cent hall is an end-of-life building requiring repair, it may also be mutually beneficial to discuss joint development opportunities. PCYC has attracted capital development funding for three Centres recently – Kununurra, Midland and Rockingham.

25. We understand that this property is surplus to the needs of Council and that no other service provider has expressed an interest. If Council was minded to revisit this decision, it would allow PCYC to utilise 50 Cent Hall and continue its full daily safeSPACE™ service.

Community Leasing of Land Policy

26. We understand that the decision to charge PCYC rent is based on Clause 4.7 of the City's *Community Leasing of Land Policy*. We would respectfully submit that, for the following reasons, this Clause is not intended to apply to a tenant in PCYC's position:

- This provision (rightly) seeks to ensure that rent is paid to the City by an organisation that can afford to do so. We understand that City has formed the view that PCYC is an organisation “that comprises a larger principal or parent body, which governs or funds smaller satellite branches or program providers.”
- PCYC is not established, and does not operate, in the way contemplated by this provision. There is no central or parent organisation funding “smaller satellite branches.” PCYC is a single organisation whose Head office simply supports operations and programs in our centres.
- PCYC is a Not-For-Profit organisation and registered as a Charity. All our funding is budgeted for Mission. Our Roebourne funding does not include budget for rent to the City. It did not part of our budget proposal to either the State Government, or to Rio Tinto.
- For transparency, and to assist the Council in its deliberations, PCYC relies upon four principal sources of funding. These are:
 - **Sustainability Funding.** This comes from the State Government (via the WA Police, but not from the WA Police.) This funding enables our central support services, including IT, Compliance, Finance, HR, Blue Light operations, R&M, Fleet etc. It does not include any program funding whatsoever. PCYC must lobby separately for safeSPACE and other program funding.
 - **Program (safeSPACE) funding.** This is for program delivery only, including staff costs, delivery and other program related costs (excursions, food etc). This is awarded on a location-by-location basis and is separate to Sustainability Funding.
 - **Private Corporate funding.** Program funding from (for example) Rio Tinto in Roebourne, Woodside Energy in Broome.
 - **Fee for Service activities.** This includes fee for service sports/recreation (all in Perth and the Southwest), Childcare etc. These funds make up the shortfall in the Sustainability Funding above.
- PCYC does not hold funds through any parent/subsidiary or other structure. PCYC only operates safeSPACE in locations in which we receive program funding. If rent were to be paid to the City, it would reduce the amount available for program delivery.

- PCYC either owns its centres, or leases them under peppercorn arrangements (for example, Kununurra, Carnarvon, Roebourne). Usually, we operate in a community because the WA Police, a council, or the State Government, requests our services and offers us premises from which to conduct them.
- Neither the State Government safeSPACE funding, nor the Rio Tinto funding, contains any provision for rent, and there is no “central” or “parent company money” budgeted for rent. The Roebourne funding we sourced was predicated on the current peppercorn arrangements continuing.

The effect of this decision, if sustained

1. The best outcome will be (assuming our funders agree) a reduction of service delivery for Roebourne youth for PCYC to pay rent to the City. In the longer term, this decision – combined with the single year lease term on offer, and possible demolition – will necessitate PCYC reviewing its Roebourne service entirely.
2. We have now recruited an excellent local team and Manager. A reduction in delivery days would mean less staff employment, a reduction in staff income, and present attrition/retention issues for us. That would result in a further reduction in services.

PCYC remains dedicated to the young people of Roebourne and the local community. For as long as the Community and other stakeholders consider our work has a value, we will continue with it.

We fully respect Council processes, and understand it is the City’s imperative to properly steward and manage its resources. We would, however, respectfully seek reconsideration of this decision so that we can continue to offer a full service, have certainty of tenure, and continue to lobby government for funding on behalf of this community.

We would be delighted to provide any additional information Council requires and increase our collaboration/reporting to the City.

I thank you for considering this submission.

Kind regards



Peter Tranter, CEO PCYC.

CC: Laura Dunlop, Head of Youth Services; Kristel Tatana, Facilities & Support Services Manager.

Enclosures: Letters of Support – Rio Tinto, RHS, Yandina.

Date: 05/11/2025

The Mayor and Council
City of Karratha
PO Box 219
KARRATHA WA 6714

By email: cr.scott@karratha.wa.gov.au

Dear Mayor Scott

LETTER OF SUPPORT – ROEBOURNE PCYC

We understand that the City of Karratha has informed PCYC that it intends to charge PCYC \$30,484 (plus GST) rent per annum for the 50 Cent Hall. This alters the previous peppercorn arrangement in place, under which PCYC delivered grant funded youth services to the young people of Roebourne.

We write in support of PCYC's representations to Council for reconsideration of this charge, and reinstatement of the existing peppercorn arrangement in place for 50 Cent Hall.

Yaandina Community Services (Yaandina) has supported Roebourne families, young people, and Elders for nearly fifty years. Our programs are designed to keep children safe, engaged and connected.

PCYC delivers structured activities in the evenings, and weekends, while Yaandina provides youth services during afternoons and throughout school holiday periods. Together, we provide continuity of care and coordinated engagement across the full week, avoiding duplication and ensuring more young people get the support they need.

PCYC's safeSPACE™ program demonstrates both community trust and impact. Yaandina has been advised that PCYC's results over the last year are:

- **345** individual young people engaged in 2024/25
- **6,834** attendances recorded
- Provision of over **5,000** meals and **2,300** instances of safe transport, increasing safety and participation

safeSPACE™ plays a vital role in reducing risk for children during periods when fewer services operate. It also aligns closely with local cultural leadership priorities through collaboration with the Yandi for Change. This shared approach strengthens young people's identity, confidence, and connections to Country.

We understand that the proposed annual lease may result in the removal or reduction of services by PCYC. Loss of safeSPACE™ hours would increase pressure on Yaandina's workforce at times we are not structured or funded to deliver. It would create avoidable gaps in youth safety and wellbeing, with potential flow-on impacts for families and the broader community.

Yaandina is committed to working collaboratively with PCYC, the City, and community stakeholders to ensure young people continue to receive the layered support they need. Maintaining affordable access to the 50 Cent Hall is a tangible step to protect the stability of youth services in Roebourne.

Thank you for your ongoing support of community wellbeing. We welcome the opportunity to discuss these matters further and continue building strong outcomes together for our young people and families.

Kind regards,

Yours sincerely,



Emma Dumbrell
Chief Executive Officer



Date: 3 November 2025

The Mayor and Council
City of Karratha
PO Box 219
KARRATHA WA 6714

By email: cr.scott@karratha.wa.gov.au

Dear Mayor Scott

LETTER OF SUPPORT – ROEBOURNE PCYC

We understand that the City of Karratha has informed PCYC that it intends to charge PCYC \$30,484 (plus GST) rent per annum for 50 Cent Hall. This alters the previous peppercorn arrangement in place, under which PCYC delivers grant funded youth services to the young people of Roebourne. We also understand that PCYC is being offered four 1-year terms, from 1 December 2026 to 30 November 2030, and that PCYC must vacate the premises “given the building is nearing end of life and there is the possibility of redevelopment of the premises in the short term.”

We write in support of PCYC’s representations to Council for continuation of the current peppercorn arrangement in place for 50 Cent Hall.

Rio Tinto is proud to support the PCYC Western Australia safeSPACE™ program in Roebourne, which has been operating in the community since 2016 and has been funded in part by Rio Tinto since 2021. Over this time, we have seen firsthand the difference this service makes for children, families, and the broader community.

safeSPACE™ is a proven, well-regarded, and culturally responsive program that offers a safe environment, access to positive role models, meals, transport support, and structured activities during critical times. In a community of around 1,000 residents, safeSPACE™ in Roebourne engaged 345 individual young people in 2024/25, demonstrating exceptional reach and community reliance far beyond typical youth services. These outcomes reflect sustained trust in the program and its importance to local families.

The City of Karratha’s Strategic Community Plan 2025–2035 identifies community safety, youth engagement, and strong service partnerships as key priorities. safeSPACE™ directly delivers on these goals and contributes to a more connected, empowered, and resilient community.

In further support of our long-term commitment to the Pilbara region, in 2022 Rio Tinto renewed its Community Infrastructure & Services Partnership (CISP) with the City of Karratha and the Shire of Ashburton, committing \$75 million over ten years. This partnership demonstrates our

enduring belief in the region's wellbeing and the value of stable, inter-organisational collaboration.

Rio Tinto has also supported PCYC's advocacy to government for increased investment, contributing to successful additional funding secured for safeSPACE™ in Roebourne. Our commitment to this program extends beyond financial support. We believe in its long-term value, its cultural importance, and its role in empowering young people toward better futures.

The proposed annual lease cost poses a significant and unplanned burden, risking reduced service access and compromising a program that is delivering strong, visible outcomes. Service disruption would be a major setback for the community and would directly impact PCYC's ability to deliver on its current funding agreement with Rio Tinto.

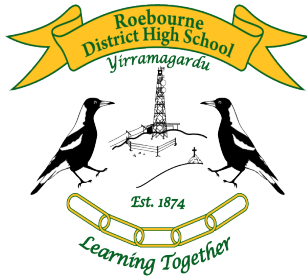
We respectfully request that the city maintain an accessible lease arrangement that allows PCYC safeSPACE™ to remain at the 50 Cent Hall without interruption. This will protect the value of our shared investment in youth engagement and continue to demonstrate the City's commitment to effective community partnership.

Rio Tinto looks forward to continuing to work alongside the City and PCYC to support sustainable youth services in Roebourne well into the future.

Kind regards,



Molly Singline
General Manager WA Communities



Roebourne District High School

Roebourne District High School
Fraser Street, Roebourne
PH: 9182 3300

5th November 2025

The Mayor and Council
City of Karratha
PO Box 219
KARRATHA WA 6714
By email: cr.scott@karratha.wa.gov.au

Dear Mayor Scott

LETTER OF SUPPORT - ROEBOURNE PCYC

Roebourne District High School works closely with PCYC to support student safety, engagement, and access to education opportunities beyond the classroom. We write to express our strong support for PCYC safeSPACE™ continuing to operate at the 50 Cent Hall through an affordable lease arrangement.

The majority of Roebourne's children and young people rely on safeSPACE™. Almost every student at our school has accessed the program at some point, demonstrating the essential role it plays in maintaining consistent engagement, positive behaviour, and peer connection outside school hours.

PCYC is a critical partner for our school in the following ways:

- **Connected community and wrap-around support**
PCYC contributes significantly to Roebourne's connected community approach, working alongside our school, local services and families to coordinate programs and events that engage young people in safe, purposeful activities. This collaborative model provides genuine wrap-around support, ensuring children and families can access consistent care, mentoring and pathways to success across multiple settings.
- **Transport and pathway access**
PCYC provides transport support for several students to attend TAFE programs in Karratha. This directly contributes to improved participation in vocational education and future employment opportunities.
- **Safe spaces outside school hours**
The structured activities, supervision and meals delivered by safeSPACE™ reduce the likelihood of disengagement and harm during high-risk times of day and week.

- **Cultural safety and strong relationships**

PCYC's approach builds cultural safety, confidence and trust in services, reinforcing positive behaviour and connection to learning.

These outcomes align directly with the WA Department of Education's commitment to improving student attendance and engagement, and the City of Karratha's published strategic priorities for youth wellbeing, service accessibility and strong local partnerships that deliver positive pathways for young people.

The proposed annual lease fee represents a significant unplanned cost burden that risks disruption to service delivery. Any reduction in safeSPACE™ availability would immediately reduce protective factors for Roebourne young people.

We respectfully request that the City of Karratha continue to ensure affordable access to the 50 Cent Hall for PCYC, preserving this well-established and highly effective partnership that supports our young people every single week.

Our school values the City's commitment to youth and community wellbeing, and a sustainable solution that keeps Roebourne children safe, connected and learning.

Kind regards,



Mrs Elizabeth Ritchie

PRINCIPAL

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