

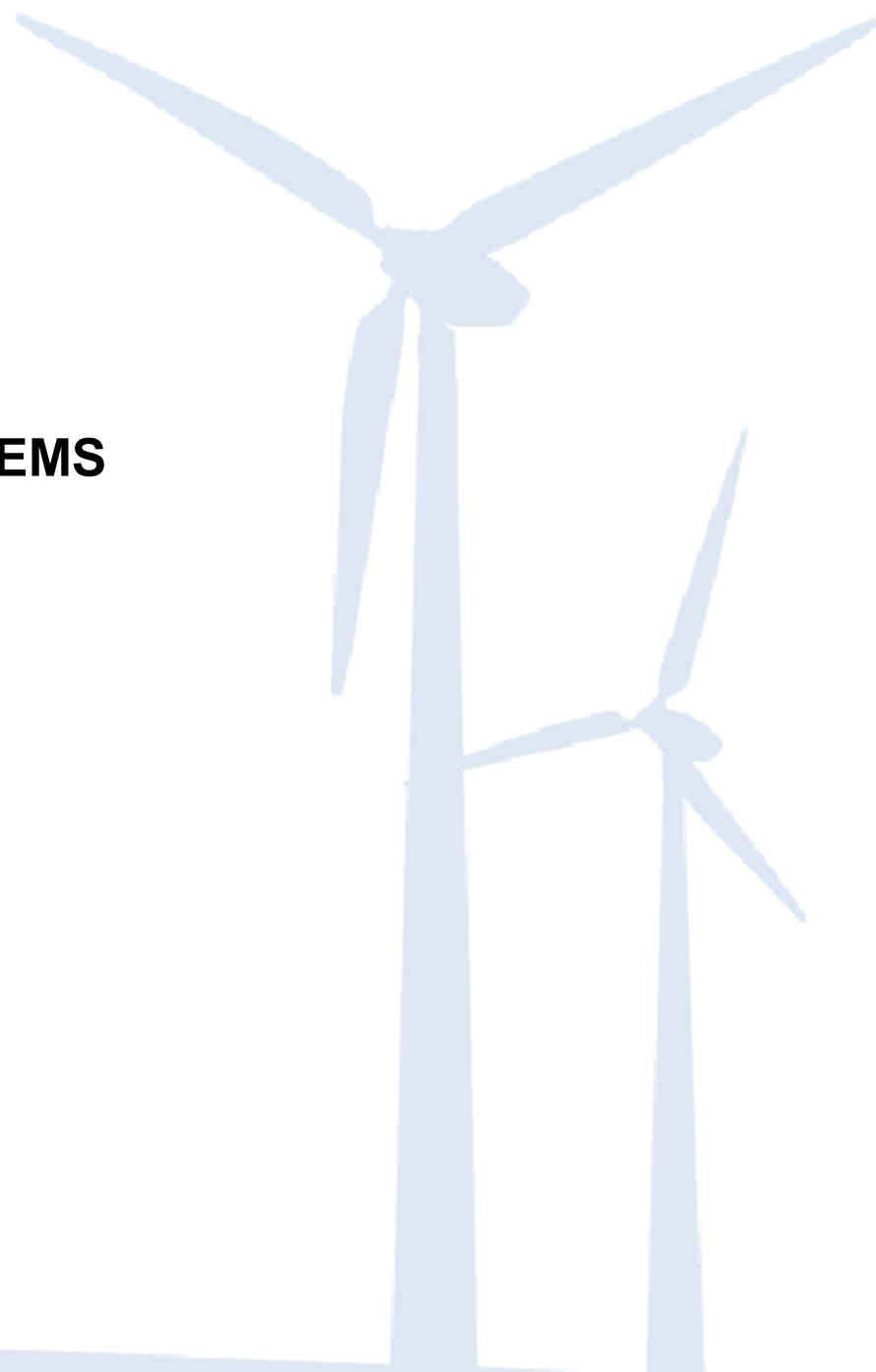


21 MAY 2026

Shire of Esperance

26 MAY 2026

SUPPLEMENTARY ITEMS



16. URGENT BUSINESS APPROVED BY DECISION

Item: 16.1

James Street Precinct - Detailed Design Report

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File Ref: D26/14880

Applicant

Internal

Location/Address

James Street Precinct

Executive Summary

For Council to be informed and updated on the progress of the James Street Precinct Development

Recommendation in Brief

That Council;

1. Accept the H&H Design Development Report for the James St Cultural Precinct.
2. Request the project apply for Development Approval through statutory planning approval processes.
3. Request the CEO to proceed to finalise the design development including detailed technical reports, staging framework and construction ready documentation.

Background

In 2022, Christou Design Group were engaged to provide concept designs for the James Street Precinct (JSP), incorporating spaces for the Library, Visitor Centre, Volunteer Resource Centre and the Museum. These designs were accepted by Council in 2023, and the project was put on hold while funding was sought to advance the project.

In July 2025, the Shire of Esperance was successful in securing \$14,903,000 of funding from the Federal Government's Growing Regions Program, Round 2 for the JSP development. Together with the Shire contribution to the Project a budget of \$7.5M was allocated to the Project.

The Christou designs were costed at in excess of \$60 million and deemed unsustainable and well outside the acceptable budget for the project.

In October 2025, H & H Architects were engaged to review the designs of the JSP, previously provided by Christou Architects. Options were considered for the project to be completed in a staged process at a more modest budget.

At the March 2026 Ordinary Council Meeting Council resolved to-

1. Accept the H&H Design Review Report for the James St Precinct.
2. Request the CEO to progress the James St Precinct project on the basis of the revised design
3. Request the CEO to pursue funding for the project from Lottery West and other funding providers.

Since accepting the Design Review Report officers have submitted an application for \$7.752m to Lotterywest to support the project. The application is currently being assessed and is expected to take approx. four months until an outcome is known.

Officer's Comment

Since the March 2026 OCM, H&H Architects have progressed the plans to a Design Development Report to document the finalized Design Development position for the James St Cultural Precinct. The Design Development phase has progressed the project from an endorsed revised concept into a substantially developed and coordinated design response.

On the 19th of May 2026, H&H Architects gave a presentation to Council providing an overview of the design development process for the JSP. The report is intended to provide the Shire of Esperance with a clear summary of the current developed design and the principal matters progressed through Design Development.

It should be noted that this information is not prepared to seek Planning Approval (Development Approval) as this will be undertaken by a separate statutory process that is proposed to commence late May/ early June.

The next step in the process is for H&H Architects to progress to the next phase of work which includes detailed construction documentation and staging framework.

Consultation

H & H Architects
Library team
Museum team
Visitors Centre team

Financial Implications

Project costs have been revised since the concept estimate. The increase is primarily driven by additional allowances, refinement of external works. Further details on the cost estimate by RBB- Construction Cost Consultants and Quantity Surveyors is contained in Attachment 2.

As it is expected that the construction of this project will be advertised for public tender, the detailed information contained within the costing report should remain confidential.

Asset Management Implications

A new building and associate grounds of this nature will have a significant maintenance requirement from the day of commissioning. It is expected that over the life of the precinct that the maintenance budget will be in the order of 2% of the project cost.

Statutory Implications

Nil

Policy Implications

Nil

Strategic Implications

Council Plan 2022 – 2032
Growth And Prosperity

Esperance is a vibrant and welcoming destination

Environmental Considerations

Nil

Attachments

- A. James Street - Detailed Design Report - *Under Separate Cover*
- B. Detailed Cost Estimate - *Confidential - Under Separate Cover*

Officer's Recommendation

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- 2. Request the project apply for Development Approval through statutory planning approval processes.**
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Voting Requirement

Simple Majority

17. MATTERS BEHIND CLOSED DOORS