

agenda

Ordinary Meeting of Council Addendum

NOTICE IS HEREBY GIVEN THAT THE NEXT ORDINARY MEETING OF THE COUNCIL OF THE CITY OF JOONDALUP WILL BE HELD IN THE COUNCIL CHAMBER, JOONDALUP CIVIC CENTRE, BOAS AVENUE, JOONDALUP

ON **TUESDAY 26 AUGUST 2025**

COMMENCING AT **12.00noon**

JAMES PEARSON
Chief Executive Officer
22 August 2025

Acknowledgement of Traditional Custodians

The City of Joondalup acknowledges the traditional custodians of the land, the Whadjuk people of the Noongar nation, and recognises the culture of the Noongar people and the unique contribution they make to the Joondalup region and Australia. The City of Joondalup pays its respects to their Elders past and present and extends that respect to all Aboriginal and Torres Strait Islander peoples.

This document is available in alternate formats upon request

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14 REPORTS OF THE CHIEF EXECUTIVE OFFICER

14.1 CONFIDENTIAL - TENDER 006/25 ENTERPRISE BUSINESS PLATFORM PROJECT MANAGEMENT AND IMPLEMENTATION (WARD - ALL)

WARD	All
RESPONSIBLE DIRECTOR	Mr James Pearson Chief Executive Officer
FILE NUMBER	112037
AUTHORITY / DISCRETION	Executive - The substantial direction setting and oversight role of Council, such as adopting plans and reports, accepting tenders, directing operations, setting and amending budgets.

This report is confidential in accordance with s5.23(2) of the *Local Government Act 1995*, which permits the meeting to be closed to the public for business relating to the following:

- (c) *a contract entered into, or which may be entered into, by the local government and which relates to a matter to be discussed at the meeting.*

A full report is provided to elected members under separate cover. The report is not for publication.

16 MOTIONS OF WHICH PREVIOUS NOTICE HAS BEEN GIVEN

16.1 NOTICE OF MOTION NO. 1 - CR RUSS FISHWICK, JP - UNDERGROUND POWER

In accordance with Clause 4.6 of the *City of Joondalup Meeting Procedures Local Law 2013*, Cr Russ Fishwick has given notice of his intention to move the following Motion at the Council meeting to be held on 26 August 2025:

That Council REQUESTS the Chief Executive Officer to prepare a report on how the City of Joondalup can progress the implementation of underground power in the older southern suburbs of the district, specifically Duncraig, Marmion and Padbury, where residents are still serviced by overhead power lines.

REASON FOR MOTION

Undergrounding power is one of the most transformative infrastructure upgrades available to our suburbs. Shifting from overhead to underground lines would:

- **Greatly improve supply reliability**, reducing blackouts and storm-related outages;
- **Remove the need for continual tree pruning**, reducing maintenance costs and protecting the urban canopy;
- **Enhance the streetscape and residential amenity**, creating more attractive and safer neighbourhoods; and
- **Increase property values and neighbourhood appeal**, delivering long-term economic and community benefits.

While the benefits are clear, the key challenge is cost. At approximately \$5,000–\$6,000 per household, many residents, particularly in the current cost-of-living climate, struggle to contribute upfront, which has led to stalled projects in the past.

To overcome this, I propose the City explore a financing model that makes underground power accessible and affordable:

- The City funds the works upfront, secured through a charge or caveat on the property, recoverable upon sale or over time (as allowed under Section 6.38 of the *Local Government Act 1995*);
- Repayments could be spread over an extended period (up to 15 years, in line with other local government precedents), with pensioners able to defer contributions in the same way as their rates;
- Interest would be set at the WA Treasury Corporation's loan facility rate, significantly lower than commercial borrowing rates, ensuring fairness and affordability; and
- Residents who wish to pay upfront could still do so.

This model removes the affordability barrier, secures broader community support, and enables the City to deliver a highly visible, enduring improvement to our suburbs.

Funding Options

To ensure viability, Council could consider:

- Establishing a dedicated **reserve fund** for underground power, with transparent governance on how funds are allocated; and
- Exploring **alternative funding sources**, such as:
 - Sale of drainage lots (with sumps closed and direct drainage installed);
 - Sale or long-term lease of underutilised community assets within the impacted areas; and
 - Allocation of lease proceeds from community facilities directly to the reserve.

This approach ensures that underground power projects are financially sustainable without imposing an inequitable burden on the City's general funds.

Conclusion

Undergrounding power is not simply about wires going into the ground, it is about building more resilient infrastructure, safer streets, greener suburbs, and more attractive communities. By removing the affordability barrier through a fair, flexible funding model, the City can deliver a generational improvement for residents in Duncraig, Marmion and Padbury.

OFFICER'S COMMENT

Underground Power Programs in Western Australia

Since 1996, the State Government of Western Australia has supported the conversion of overhead power lines to underground systems, improving safety, reliability, and aesthetics across urban areas. Over 100,000 properties have been converted to date, with an additional 29,000 homes scheduled for undergrounding by 2027.

Currently, three key programs are managed by Western Power to facilitate this transition:

1 Targeted Underground Power Program (TUPP)

- A network-driven initiative prioritising areas based on infrastructure renewal needs.
- Funded collaboratively by the State Government, Western Power, Local Governments, and property owners.
- Socio-economic indicators influence the level of State Government funding.
- The first TUPP project is set for delivery in 2025.
- TUPP is guided by formal implementation guidelines and involves coordination with WALGA.

2 Network Renewal Undergrounding Program Pilot (NRUPP)

- A precursor to TUPP, targeting areas with aging overhead assets.
- Funding shared between Western Power, Local Governments, and property owners.
- Now superseded by TUPP.

3 Retrospective Undergrounding Projects (RUP)

- Allows Local Governments to apply for undergrounding in areas not prioritized by network needs.
- Primarily funded by Local Governments and property owners, with support from Western Power.

Previously Western Power also ran the now-completed State Underground Power Program (SUPP), which ran from 1996 to 2024.

City of Joondalup

The City of Joondalup has been actively exploring the feasibility of implementing underground power infrastructure across the district.

In 2023, the City engaged Western Power to assess its eligibility for the Targeted Underground Power Program (TUPP), which represents the most cost-effective solution for residents. Western Power has advised that the City is unlikely to be considered for inclusion in the program for another 10 to 15 years. This timeline was reaffirmed during a recent meeting held on 19 August 2025 with representatives from Western Power to discuss various operational and capital projects, including the ongoing consideration of underground power. Western Power again advised that the primary reason for this timeframe is the remaining expected useful life (at least 10 years) of the existing overhead power infrastructure. As such, Western Power has deemed premature replacement of this infrastructure economically unjustifiable.

Should the City opt to proceed independently of Western Power's financial assistance, the alternative would be to pursue the Retrospective Underground Project (RUP). Under this model, each property would incur an estimated cost of approximately \$30,000 for underground power installation, five to ten times more than the per property cost under the TUPP.

The City remains committed to investigating all available options for underground power, with a focus on leveraging grant funding opportunities through Western Power and State Government programs to mitigate financial impacts on residents.

Based on the above information it is unlikely that a financially viable option would be available for the undergrounding of power within the City of Joondalup ahead of the Western Power indicative timeline, however a report can be prepared.

16.2 NOTICE OF MOTION NO. 2 - CR JOHN RAFTIS - STRATEGIC FINANCIAL PLAN, ASSET MANAGEMENT STRATEGY, STRATEGIC WORKFORCE PLAN

In accordance with Clause 4.6 of the *City of Joondalup Meeting Procedures Local Law 2013*, Cr John Raftis has given notice of his intention to move the following Motion at the Council meeting to be held on 26 August 2025:

That Council REQUESTS the Chief Executive Officer to present the following documents to a Council meeting to be held prior to 30 November 2025:

- 1 10 Year Strategic Financial Plan 2025;**
- 2 Asset Management Strategy 2024-2034;**
- 3 Strategic Workforce Plan 2025-2030.**

REASON FOR MOTION

These three documents are key informing documents for the Council and Administration and are used in the preparation of the Annual Budget and Corporate Business Plan, which were most recently signed off in June 2025 by the Council.

From the *City of Joondalup Integrated Planning and Reporting Framework*, it is stated:

“The Strategic Financial Plan outlines the City’s approach to delivering infrastructure and services to the community in a financially sustainable and affordable manner. The plan demonstrates the City’s commitment to managing its operations in a way that avoids unsustainable rate increases for households. The City reviews this Plan annually.

The Asset Management Strategy outlines the City’s whole-of-organisation approach to asset management. The strategy defines and profiles the City’s major infrastructure asset classes, forecasts future demand, defines governance structures and management arrangements, and outlines the City’s objectives for asset management improvement. The City reviews this Strategy every four years.

The Workforce Plan outlines the workforce requirements necessary to resource and deliver the operations and projects contained within the City’s 5-Year Corporate Business Plan and the long-term aspirations of the 10-Year Strategic Community Plan. The Workforce Plan also facilitates the preparation of both the Annual Budget and the Strategic Financial Plan. The City reviews this Plan annually.”

From WALGA “Serving on Council” Council Member Essentials Learner Guide:

Long Term Financial Plan

“The Long Term Financial Plan (LTFP) ensures the sustainability and financial viability of the Local Government. The LTFP needs to align with the scope of objectives detailed in the Strategic Community Plan, with the aim of demonstrating that the liquidity and long-term financial viability of the Local Government is maintained.

The LTFP informs the budget and is designed to ensure that the strategic objectives of the Local Government can be resourced.”

WorkForce Plan

“The Workforce Plan will be prepared by the CEO. However, Council’s adoption of the Workforce Plan contributes to the Council’s role under LGA s.5.2, in ensuring there is an appropriate structure for administering the Local Government and delivering the objectives of the Community Strategic Plan.

The Workforce Plan also contributes to developing the annual operational budget.”

Asset Management Strategy

“It is essential that Local Government has up to date and credible information relating to its properties, facilities, infrastructure, levels of service and the costs to deliver and maintain these.

The information is used by Council to determine:

- *If the community’s aspirations for new or renewal of assets are affordable and achievable in the short and long term and do not burden future generations with financial or resourcing implications; and*
- *If the Local Government has sufficient financial capacity now and in the long term to maintain current assets and undertake asset renewals with priority on maintaining those assets identified as vital to the community.*

Local Government strategic and financial planning will be flawed without robust and reliable data on:

- *the current and future service level requirements,*
- *the asset life and status of each infrastructure asset,*
- *the whole of life costs for maintaining that asset; and*
- *the level of reserve funds required at specific points in time to renew or replace the asset.”*

Given these documents will already exist in their current form, as utilised for the 2025 budget process, there should not be any significant work or resources required to prepare them for presentation to the Council.

OFFICER’S COMMENT

Strategic Financial Plan

The City is progressing the draft 10 Year Strategic Financial Plan 2025 (SFP) with the aim of presenting the SFP for noting at the November Ordinary Council Meeting.

Asset Management Strategy

The draft Asset Management Strategy 2024-2034 was presented to Elected Members at a Strategy Session on 2 July 2024.

A branded copy of the Asset Management Strategy can be presented to Council for noting prior to 30 November 2025.

Strategic Workforce Plan

The City is in the process of updating the Strategic Workforce Plan 2025-2030. It is anticipated that the plan will be available to present to Council, for noting, before 30 November 2025.