7.4 WESTERN POWER UPDATE TO TIMELINE FOR UNDERGROUND POWER PROJECTS

Attachments: **1. Correspondence from Western Power - revised TUPP delivery profile**

RECOMMENDATION:

That Council:

1. **NOTES the updated delivery timeline provided by Western Power for underground power projects; and**

2. **REQUESTS the Chief Executive Officer to provide a further update to Council following the Economic Regulation Authority's final decision at the end of March 2028 confirming the proposed delivery dates for projects 347 North Perth - Mt Lawley and 406 Leederville.**

PURPOSE OF REPORT:

To communicate Western Power's revised Targeted Underground Power Program (TUPP) delivery profile to Council.

DELEGATION: (TBC)

The role of Council as set out in 2.7 of the *Local Government Act 1995* is to plan strategically for the future of the district and oversee the allocation of local government finances and resources. The updated timeline for delivery of underground power has impacts on the City's strategic planning and future budget decisions.

BACKGROUND:

In 2025, Western Power advised that delivery timeframes for some of the City's underground power projects were being reviewed due to resource constraints impacting Western Power. Updated delivery timelines for these projects have now been provided.

DETAILS:

At a meeting held on 1 September 2026, Western Power advised the City's Chief Executive Officer that the Targeted Underground Power Program (TUPP) will be delivered at a slower pace than originally planned. This advice was also provided in writing as shown in **Attachment 1.**

The reason given for the slowed delivery timeline was the redirection of resources to State Government priority projects relating to critical network infrastructure, electrification, housing and decarbonisation. This has limited Western Power's delivery capacity and delayed the design and construction of underground power projects across the metropolitan area, including six of Vincent's remaining projects.

The revised timelines represent an extension to the delivery of the program as outlined below:

Project	Program	Previously Forecast Construction Commencement	Current Status	AA6** Position - Construction Commencement	Impact
343 North Perth–Mt Hawthorn	NRUPP	FY2025	In Construction	Planned completion October 2026	**No impact**
348 Perth–Highgate	NRUPP	FY2028	Detailed design	FY2028	**No impact**
347 North Perth–Mt Lawley	NRUPP	FY2027	Detailed design	FY2030	**Delayed**
406 Vincent–Leederville	TUPP R1	FY2028	Detailed design on hold	FY2032	**Delayed**
340 Vincent–Mt Hawthorn	TUPP R1	Commence after Project 406	Planning pipeline	Not planned in AA6	**Longer term pipeline**

Project	Program	Previously Forecast Construction Commencement	Current Status	AA6** Position - Construction Commencement	Impact
1190 Vincent–West Perth	TUPP R1	Commence after Project 340	Planning pipeline	Not planned in AA6	**Longer term pipeline**
35 Vincent–North Perth	RUP	Commence after Projects 340 & 1190	Planning pipeline	Not planned in AA6	**Longer term pipeline**
34A Vincent–Mt Hawthorn	RUP	Commence after Projects 340 & 1190	Planning pipeline	Not planned in AA6	**Longer term pipeline**

**Western Power's AA6 regulatory and investment period runs from July 2027 to June 2032 and is still in approval stage. The Economic Regulation Authority's (ERA) final determination is due around March 2028.

Design refresh

Western Power has advised that network design documentation requires a "refresh" if construction is not commenced within two years of design completion.

Detailed design for Project 347 (North Perth - Mt Lawley) is expected to be completed in 2026. With construction now scheduled for FY2030, it will be subject to a design review and any necessary updates prior to construction.

Detailed design for Project 406 (Leederville) has been paused while still in its early stages and will recommence within the two-year period prior to construction to avoid the need for a design refresh.

LEGAL/POLICY:

There is a Memorandum of Understanding between Western Power and the City relating to underground power. It is not a legal agreement and is not intended to create legally binding obligations or liabilities on either party; however, all parties commit to using their best endeavours to achieve its purpose, which is to deliver underground power to the project areas listed in this report.

RISK MANAGEMENT IMPLICATIONS

Medium: It is medium risk for Council to continue the Underground Power Program. This is unchanged from the original risk classification for the program.

While undergrounding works are delayed, Western Power will continue network condition assessments and targeted asset replacement at its own cost, to maintain network reliability and safety.

STRATEGIC IMPLICATIONS:

This is in keeping with the City's Strategic Community Plan 2022-2032:

Enhanced Environment
Power lines are undergrounded.
Our urban forest/canopy is maintained and increased.

Thriving Places
Efficiently managed and maintained City assets in the public realm.

Innovative and Accountable
Our decision-making process is consistent and transparent, and decisions are aligned to our strategic direction.

SUSTAINABILITY IMPLICATIONS:

Sustainable Vincent Framework

This is in keeping with the following priority objectives of the City's Sustainable Vincent Framework:

Good governance and responsible investment

PUBLIC HEALTH IMPLICATIONS:

The delay to undergrounding power means that there will be a delay in realising the full public health benefits of maximum tree canopy.

FINANCIAL/BUDGET IMPLICATIONS:

Project costs may continue to rise, making the delayed TUPP projects less affordable.

Powerline pruning of street trees will be an ongoing cost for the City until the delayed projects are completed.

The anticipated design refresh for Project 347 (North Perth - Mt Lawley) will likely result in additional community engagement on the location of primary equipment sites, which will have minimal cost implications.

COMMENTS:

Competing priorities within Western Australia's energy infrastructure space have resulted in delayed delivery of underground power projects across the Perth metropolitan area. Six out of eight projects within Vincent have been delayed but all remain within Western Power's proposed delivery pipeline. In accordance with the Memorandum of Understanding between Western Power and the City, both parties continue to work together towards undergrounding all parts of Vincent that are not yet undergrounded.

[redacted]

From: [redacted]@westernpower.com.au>
Sent: Tuesday, 6 October 2026 2:44 PM
To: David MacLennan
Cc: [redacted]
Subject: Underground Power Program - Revised Delivery Profile - City of Vincent

Hi David,

Thank you for taking the time to meet with us to discuss the revised delivery profile for the Targeted Underground Power Program (TUPP) and its impact on the City of Vincent's underground power projects.

Western Power is currently focused on delivering critical network infrastructure to support increased electrification and rising power demand across the State. Proactive undergrounding remains a key part of Western Power's long-term network strategy and will continue but at a more measured pace that reflects current delivery priorities and available resources.

The revised delivery profile reflects a combination of factors, including longer-than-anticipated timeframes for planning, design, stakeholder engagement and approvals. Contractor capacity and funding availability have also impacted delivery due to broader network augmentation priorities and network investments to support housing growth.

City of Vincent project update

The revised delivery profile impacts the City's underground power project portfolio as follows:

- **Project 343 (North Perth–Mt Hawthorn)** remains in construction and is currently planned for completion during 2026.
- **Project 348 (Perth–Highgate)** remains in detailed design and the near-term delivery plan, with construction currently forecast to commence in FY2028.
- **Project 347 (North Perth–Mt Lawley)** remains in detailed design, with construction now forecast to commence in FY2030, compared with the previous forecast commencement of FY2027.
- **Project 406 (Vincent–Leederville)** remains in the delivery pipeline, with detailed design currently on hold and construction now forecast to commence in FY2032, compared with the previous forecast commencement of FY2028.
- **Projects 35 (Vincent–North Perth), 34A (Vincent–Mt Hawthorn), 1190 (Vincent–West Perth) and 340 (Vincent–Mt Hawthorn)** remain in the planning pipeline but are not currently planned to progress into construction during the AA6 investment period (to FY2032).

We acknowledge the City's questions regarding project certainty, cost escalation over extended timeframes, design validity, future design refresh requirements, and the management of Primary Equipment (PE) sites. We also note the City's interest in understanding potential impacts on future development opportunities, including the Frame Court/Oxford Street redevelopment area, and whether elements of future projects could potentially be delivered ahead of the broader project scope.

We appreciate the City's continued support for underground power and note the positive community response to underground power projects across the City, including the benefits anticipated from the Perth–Highgate and

North Perth–Mt Lawley projects, together with the successful delivery currently underway in North Perth–Mt Hawthorn.

Next steps

- The City of Vincent to consider the impacts of the revised delivery profile and advise Western Power of any further questions or feedback.
- The City of Vincent to advise when it is ready to communicate project timing updates to residents. Western Power is available to support the development of key messages and communication materials tailored to the local community.
- Western Power to continue progressing project planning activities and provide ongoing updates as planning progresses, including any material changes to project timing.
- Western Power to review existing PE site planning and identify sites that may be at greater risk of being impacted by future development activities.

Thank you for your ongoing partnership and constructive engagement. We appreciate the City's pragmatic approach and look forward to continuing to work together as these projects progress.

Should you wish to discuss any aspect of the revised delivery profile or its impacts, please contact me directly.

Regards

[redacted]

[redacted]

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Ngala kaaditj Noongar moort keyen kaadak nidja boodja.
Western Power acknowledges the Traditional Owners of the lands on which we operate, and recognises their continuing connection to lands, waters and communities.

Electricity Networks Corporation, trading as Western Power
ABN: 18 540 492 861

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