

## ITEM 3

### PUBLIC EXHIBITION - DRAFT REVISED ELECTRIC VEHICLE CHARGING INFRASTRUCTURE ON COUNCIL LAND POLICY

On 7 December 2020, Council adopted the Electric Vehicle Charging Stations on Public Land Policy. This Policy was developed to support emissions reduction in the transport sector by facilitating an increase in the availability of Electric Vehicle Charging Infrastructure (EVCI). The Policy sets out a range of principles to guide both Council and third-party providers for the establishment, operation, management and removal of EVCI in our local government area.

The Electric Vehicle Charging Stations on Public Land Policy (Policy) has been revised to provide greater clarity and improve the process for establishing EVCI on Council land. The revised Policy focuses on the facilitation of EVCI installations through a public procurement process on suitable sites determined by Council. It includes revisions to the EVCI provider selection process, site selection criteria, design requirements and roles and responsibilities.

This report recommends that the draft revised Policy be placed on public exhibition and a report be provided back to Council on the outcomes of this process.

#### RECOMMENDATION

- 1 The draft revised Electric Vehicle Charging Infrastructure on Council Land Policy be placed on public exhibition for a minimum 28-day period.
- 2 Following the exhibition period, a further report be provided to Council outlining the submissions received and recommendations for any post exhibition amendments for adoption.

#### REPORT AUTHORISATIONS

Report of: Chris Stewart, Manager City Strategy

Authorised by: Linda Davis, Director Planning + Environment - Future City + Neighbourhoods

#### ATTACHMENTS

- 1 Draft Revised Electric Vehicle Charging Infrastructure on Council Land Policy

#### BACKGROUND

On 7 December 2020, Council adopted the Electric Vehicle Charging Stations on Public Land Policy to deliver on Action T3 from the Climate Change Mitigation Plan 2020-2022:

*Develop and adopt an Electric Vehicle Charging Stations on Public Land Council Policy, addressing public access and range anxiety*

The Policy was developed to support an increase in the availability of charging stations and facilitate the uptake of electric vehicles (EV), which is expected to increase dramatically in coming years.

The Policy provides guidance around EVCI provider selection, site selection, approval and design requirements and responsibilities in terms of installation, operation and maintenance.

In accordance with Council's governance processes, the Policy is due to be reviewed.

#### PROPOSAL

Amendments to the Policy are proposed to reflect current organisation and other government policy and improvements to process. The draft revised Policy is provided in Attachment 1.

An overview of the proposed amendments is provided as follows -

- Title change: the term 'charging stations' replaced with 'charging infrastructure', to align with the NSW Government's NSW Electric Vehicle Strategy.

- Title change: the term ‘public land’ replaced with ‘Council land’ and a definition of Council land included. This clarifies the Policy intent and applicable category of land.
- Additional Policy objectives added in to align with the NSW Government’s NSW Electric Vehicle Strategy.
- Updated Objectives section to align with the recently adopted Our Wollongong 2032 - Community Strategic Plan.
- Inclusion of Sustainable Development Goals and alignment to Sustainable Wollongong 2030 Strategy and the Climate Change Mitigation Plan 2020-2022.
- ‘Public Procurement Process’ section renamed and reworded to provide clarity around ‘EVCI Provider Selection’ process and criteria.
- ‘Site Selection Criteria and Design Requirements’ section separated into two distinct sub-sections in recognition of their unique considerations.
- Site pre-selection process by Council outlined and relevant site selection criteria identified.
- Design requirements clarified and enhanced including signage requirements.
- Reference to the types of chargers preferred by Council updated to be consistent with the NSW Government’s NSW Electric Vehicle Strategy.
- Council and Provider roles updated to reflect site pre-selection and access to operational data.
- ‘Reporting’ section updated to refer to lease / licence agreement.
- Inclusion of ‘Related Strategies, Policies and Procedures’ section.
- General tidying up of wording throughout the Policy.

### CONSULTATION AND COMMUNICATION

In 2020, the original Policy underwent public exhibition, with 16 submissions received. In undertaking the policy review, internal consultation has been conducted with the following teams of Council -

- City Strategy.
- Infrastructure Strategy and Planning.
- Property and Recreation.
- Governance and Customer Service .
- Legal Services.

### PLANNING AND POLICY IMPACT

This report contributes to the delivery of Our Wollongong 2032. It specifically delivers on the following –

Community Strategic Plan 2032	Delivery Program 2022-2026 And Operational Plan 2022-2023
Goal	Action
1 We value and protect our environment	1.3 Increase our resilience to natural disasters and a changing climate to protect life, property and the environment
	1.4 Work together to achieve net zero carbon emissions and reduce waste
2 We have an innovative and sustainable economy	2.5 Work with partners to facilitate sustainable and green industries
	2.7 Promote the Wollongong Local Government Area as an event, conference, and visitor destination

Community Strategic Plan 2032	Delivery Program 2022-2026 And Operational Plan 2022-2023
Goal	Action
6 We have affordable and accessible transport	6.1 Plan for the delivery of multi-modal public transport together with sustainable transport modes such as the Gong Shittle, walking and cycling to meet the community's needs
	6.3 Effective and integrated regional transport with a focus on road, bus, rail and freight movement (including the port of Port Kembla)
	6.5 Advocate for strong transport links within the LGA and connections to Sydney, and the Southern Highlands to provide physical and economic opportunities

The Policy also supports Council’s Climate Emergency Declaration and our work towards achieving our emissions reduction targets, as mentioned above, it specifically delivers on Action T3 of the Climate Change Mitigation Plan 2020-2022.

*Ecological Sustainability*

The Policy aims to facilitate a greater uptake of EVs in the Wollongong LGA. The shift to sustainable transport alternatives such as EVs provides several environmental, social, economic and health benefits over traditional Internal Combustion Engine (ICE) vehicles. EVs generally are more affordable to operate and maintain, are more environmentally friendly due to lower emissions and reduced air pollution and provide longer-term fuel security compared to ICE vehicles.

It delivers on the following aspect of the Sustainable Wollongong 2030: A Climate Healthy City Strategy:

Priority Area 3 - A low emissions city

Goal - We will achieve net zero emissions by 2030 for Council operations, and together we will achieve net zero emissions by 2050 for the city.

The Policy also supports the achievement of the following United Nations Sustainable Development Goals -



**FINANCIAL IMPLICATIONS**

Under the current and draft revised Policy, the cost of installation, operation, maintenance and decommissioning of EVCI is borne by the third-party provider. Administration of the procurement process, site selection, preparation and execution of any lease / licence with incur a cost in terms of Council resources. These costs will largely be absorbed under the adopted Operational Plan.

**CONCLUSION**

The draft revised Policy aims to increase the availability of charging infrastructure and facilitate the uptake of EVs by providing guidance around the installation of EVCI on Council lands.

The Policy has been reviewed and updates are proposed to reflect current organisation, and other government, policy and improvements to process.

It is recommended that the draft revised Electric Vehicle Charging Infrastructure on Council Land Policy be placed on public exhibition and the outcomes of this process be reported back to Council.



# ELECTRIC VEHICLE CHARGING INFRASTRUCTURE ON COUNCIL LAND COUNCIL POLICY

ADOPTED BY COUNCIL: [TO BE COMPLETED BY GOVERNANCE]

**PURPOSE**

The purpose of this Policy is to provide guiding principles for the establishment, operation, management and removal of Electric Vehicle Charging Infrastructure (EVCI) on Council Land in the Wollongong Local Government Area (LGA).

**POLICY INTENT**

The main objectives of this policy are to -

- 1 Provide guiding principles for the provision, establishment, operation and management, maintenance and removal of EVCI on appropriate parcels of Council Land in the Wollongong LGA.
- 2 Clearly outline the roles and responsibilities of third party providers and Council in relation to the establishment, operation, management and removal of EVCI.
- 3 Promote visitation to the region by encouraging the placement of EVCI at desirable tourist locations.
- 4 Support the uptake of EVs which will aid the community in reducing transport-related emissions in the Wollongong LGA.
- 5 Support residents to access publicly accessible EVCI as part of an integrated transport network.
- 6 Address range anxiety by facilitating the development of a convenient and affordable publicly accessible charging network.
- 7 Increase public awareness of EVs and EVCI.

**WOLLONGONG 2028 OBJECTIVES**

This Policy supports the delivery of the following Wollongong 2028 goals -

- ‘Goal 1 – We value and protect our environment’.
- ‘Goal 2 – We have an innovative and sustainable economy’.
- ‘Goal 6 – We have affordable and accessible transport’.

Specifically, it contributes to the following strategies and deliverables -

Goal	How will we get there?
1 We value and protect our environment	1.3 Increase our resilience to natural disasters and a changing climate to protect life, property, and the environment
	1.4 Work together to achieve net zero carbon emissions and reduce waste
2 We have an innovative and sustainable economy	2.5 Work with partners to facilitate sustainable and green industries
	2.7 Promote the Wollongong Local Government Area as an event, conference and visitor destination

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Goal	How will we get there?
6 We have affordable and accessible transport	6.1 Plan for the delivery of multi-modal public transport together with sustainable transport modes such as the Gong Shuttle, walking and cycling to meet the community's needs
	6.3 Effective and integrated regional transport with a focus on road, bus, rail and freight movement (including the port of Port Kembla)
	6.5 Advocate for strong transport links within the LGA and connections to Sydney, and the Southern Highlands to provide physical and economic opportunities

Activities undertaken under the auspice of this Policy will be planned for and delivered in an environmentally sustainable and responsible manner, recognising we are in a state of climate emergency. This Policy contributes to goals and outcomes in the following sustainability-related plans and strategies:

Sustainable Wollongong 2030: A Climate Healthy City Strategy – A city whose Council shows leadership; A city that works together; and A low emissions city.

Climate Change Mitigation Plan 2020-2022 – Climate Change Leadership and Planning; Transport; and Working with Our Community.

This Policy also supports the achievement of the following Sustainable Development Goals -



**POLICY**

**EVCI Provider Selection**

Council aims to ensure the appropriate establishment of EVCI on Council Land, that this infrastructure will be installed and operated in a safe, well-managed and sustainable manner and will be an ongoing asset for the community. Council will coordinate/facilitate the installation and operation of EVCI on Council Land by a suitable provider through a public procurement process, to ensure a transparent and competitive approach.

Key aspects of the EVCI procurement process include -

- Demonstrating experience, skills and resources in establishing, operating and managing EVCI.
- Nomination of sites from a list of pre-determined site/s provided by Council.
- Developing a design layout of the overall EVCI site including details of parking, signage, safety, access, traffic management, type of charger/compatibility and requisite power supply in accordance with the design requirements outlined in this Policy.
- Provision of a suitable management plan for operation, maintenance and removal of EVCI.

Successful providers will be required to enter into a lease/licence/agreement (unless other consent pathways are identified) with Council for the site.

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### Site Selection Criteria and Design Requirements

#### Site Selection Criteria

Council will facilitate the provision of publicly available EVCI by pre-selecting preferred sites for hosting EV charging by undertaking analysis against the site selection criteria outlined below.

The following criteria will be considered by Council when selecting location (s) for EVCI -

- Council owned or managed land.
- Current and anticipated future land use of the site
- Existing car parking availability (preferably off-street)
- Minimal impact on car parking availability for Internal Combustion Engine Vehicles (ICEV).
- Close proximity to public transport and a range of amenities including but not limited to train stations, bus routes, bike paths, toilets, seating, food outlets, tourist locations and other attractions
- Traffic and active transport implications i.e. cycling or pedestrian infrastructure by providing a hazard or obstruction.
- Accessibility during day and night and across the week
- Compliance with AS/NZS 60079.10.1, *Explosive gas atmospheres*.

#### Approval and Design Requirements

It is the provider's responsibility to obtain any consents or approvals required for the installation of EVCI. Approval may fall within the exempt development provisions of the State of the Environment Planning Policy (Infrastructure) 2007 or require a Development Application (DA).

The following design requirements must be addressed when developing a design layout of the overall EVCI site -

#### Power

EVCI must have suitable access to an existing electrical supply. Sites with sufficient supply to supply to support EVCI will be prioritised. Should a site require supply upgrades, it is the responsibility of the provider to organise and fund this process. Exceptions to this may be considered in discussion with Council and if Council is already looking to upgrade electrical supply at the site.

#### Safety

Dedicated EV parking bays shall comply with DCP Chapter E2: Crime Prevention through Environmental Design. The location of the charging stations must be easily seen by pedestrians and vehicles, with passive surveillance from adjacent properties/premises and have adequate illumination. Parking signage must be in accordance with Australian Standard 1742 and provide information on the safe use of charging stations. EVCI must be managed and maintained by the provider throughout the operation of the facility to ensure continued good working order and ensure public safety at all times.

#### Access

The location of charging stations must be connected to the wider transport network i.e. nearby train stations, bus stops etc., should not impede cycling or pedestrian infrastructure, and must allow for disability access compliant with the *Disability Discrimination Act 1992*. The EV parking spaces should be adequate for the charging of EVs. The dedicated EV parking bays are to only be used by EVs while charging; appropriate signage and labelling of dedicated EV parking bays must clearly identify this. Appropriate charging time restrictions will be discussed with Council and stipulated in the lease/licence/agreement. Council will utilise third party providers to manage payment for EVCI use.

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### Signage

There are several requirements for signage that must be addressed by providers to ensure that the community is aware of the location of EVCI and any restrictions associated with EVCI -

- Wayfinding signage to help EV drivers navigate to EVCI.
- Station signage which identifies the location of EVCI; highlights designated EV parking spots; and communicates restrictions regarding use such as time limits on parking/charging.

### Sustainability

The provision, establishment, operation, management, maintenance and removal of EV charging stations and supporting infrastructure must be in line with DCP Chapter A2: Ecologically Sustainable Development. To reduce the environmental impact of EVCI on Council Land in the Wollongong LGA, Council encourages the use of renewable energy or green power.

### Types of Charging Station

Council will consider a range of EVCI, consistent with the NSW Government's EV Strategy and its goal of 'building a world-class electric vehicle charging network', including -

- Level 2 chargers (AC 7-22kW) for commuter parking sites and car parks with 4-8 hour parking limits.
- Level 3 chargers (DC 50-350kW) for destination locations and transit corridors with 2 hour or less parking limits.

### Leasing/Licensing Requirements

Providers are subject to the specific conditions and obligations outlined in the leasing/licensing agreement as agreed with Council. The nature of the lease/licence agreement will be determined on a case-by-case basis and will consider factors, including but not limited to the provider, proposed site and design, maintenance obligations, public safety and legal liability, insurance requirements and desired length of operation of EVCI. Discussion with Council will determine site-specific conditions which the provider will be subject to under the lease/licence agreement arrangement. Leasing/licensing of sites on Council Land must be in accordance with Council's Leases and Licences of Council Owned and Managed Land, Buildings and Public Roads Policy.

The acquittal process and terms of payment will be determined in lease/licence/agreement arrangements. The provider will be required to provide a security or bond to Council prior to the commencement of the lease/licence agreement and installation of EVCI. Any further upgrade or expansion of the EVCI will be subject to further consideration and consent from Council.

Council reserves the right to terminate a lease/licence agreement entered into with a provider of EVCI and require the removal of EVCI and supporting infrastructure if a breach of the lease/licence agreement occurs. In these circumstances, the provider of EVCI would be required to make good the land.

### Council's Role

Council will -

- Identify sites preferred for hosting EVCI.
- Conduct a public procurement process to select suitable EVCI and providers.
- Provide input into the design plan for selected site(s) for EVCI on Council Land.
- Promote EVCI by making information freely available to the community via our website such as the location of charging stations in the Wollongong LGA.

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### Provider's Role

Providers will -

- Be required to enter into a lease/licence agreement with Council.
- Prepare and negotiate a design plan for selected site(s) in accordance with the design requirements set out above, including all operational and environmental controls.
- Be responsible for the installation (including appropriate power supply), operation, management, maintenance and removal associated with EVCI and all supporting infrastructure.
- Be responsible for and bear the cost for any upgrades required for the existing electrical supply infrastructure to have the capacity to cater for EVCI.
- Remain responsible for any upgrades in plug and connection hardware that may be required as EV technology develops.
- Provide access by arrangement, for educational or promotional activities in partnership with Council.
- Provide Council with access to data related to the operation of EVCI.

### LEGISLATIVE REQUIREMENTS

The provider is required to comply with all relevant legislation and obtain all applicable approvals and consents. Consideration must be given to Council Policies that may apply to various aspects of the establishment, management, maintenance, operation and removal of EVCI on Council Land.

### REVIEW

This Policy will be reviewed every two years from the date of each adoption of the policy, or more frequently as required.

### REPORTING

Providers must fulfill any reporting requirements as outlined in the lease/licence agreement with Council.

### RELATED STRATEGIES, POLICIES AND PROCEDURES

- Sustainable Wollongong 2030: A Climate Healthy City Strategy
- Climate Change Mitigation Plan 2020-2022
- Lease and Licences of Council Owned and Managed Land, Buildings and Public Roads Policy
- Sustainable Procurement Policy

### DEFINITIONS

**Council** – Refers to Wollongong City Council.

**Provider** – A company or organisation which provides/supplies EVCI.

**Council land** – For the purpose of this Policy, Council Land is defined as either –

- Council owned land that is classified as “operational” land or “community” land under the *Local Government Act 1993*; or



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- Council managed Crown land where Council is appointed Crown Land Manager under the Crown Land Management Act 2016; or
- Council managed Crown land that has “devolved” to Council for management under s.48 of the *Local Government Act 1993* (this type of Crown land would be subject to a lease or licence with the Department of Planning and Environment – Crown Lands, and this Council Policy); or
- Road reserve where Council is the roads authority under the *Roads Act 1993*.

**Destination Charging**

EVCI that is installed in locations frequented by tourists and visitors such as hotels, restaurants and points of interest.

**Electric Vehicle (EV)**

This describes a range of different vehicles that are powered by an electric motor with a battery on its own or accompanied by a fuel-powered internal combustion engine. This includes Plug-in Hybrid Electric Vehicles (PHEVs).

**EV Charging Infrastructure (EVCI)**

Infrastructure that supplies and supports the provision of electric energy to recharge EVs. This includes charging stations, signage, designated parking bays and all other supporting infrastructure.

**Internal Combustion Engine Vehicle (ICEV)**

A vehicle that is powered by an engine that burns petrol, oil, or other fuel with air inside the engine.

**Range Anxiety**

The fear that when driving an EV vehicle, it will run out of charge and the driver will be stranded due to the inability to recharge.

APPROVAL AND REVIEW		
Responsible Division	City Strategy	
Date/s adopted	<i>Executive Management Committee</i> [updated by policy owner]	<i>Council</i> [DD Mmmm YYYY]
Date/s of previous adoptions	[Dates of previous adoptions]	
Date of next review	December 2024	