



Electric Vehicle Charging Infrastructure on Council Land Guidelines

2023



Mildura Rural City Council

Introduction

In February 2020, Mildura Rural City Council declared a state of climate change emergency requiring urgent action by all levels of government. This resulted in the development of the Towards Zero Emissions Strategy 2021-2050 which was adopted by Council in June 2021. Council is committed to achieving zero net emissions by 2040 (excluding landfill) and 2050 (including landfill). MRCC has also committed to achieve a zero emissions light fleet by 2030 and a zero emissions heavy fleet by 2040. MRCC is committed to improve environmental sustainability and transport connectivity in the municipality. Facilitating the transition to electric vehicles (EVs), including convenient access to EV charging infrastructure, plays a significant role in meeting this commitment.

EVs are the basis for current and future transportation in Mildura Rural City and beyond. With the environmental impact of transport a significant issue for councils and state and federal governments, EVs offer a sustainable and increasingly affordable future.

Purpose

This document outlines the conditions for the provision, installation, management, maintenance, and removal of EV charging infrastructure on public land in the Mildura Rural City Council Local Government Area (LGA). This is to allow for consistency in approach and execution and ensure that providers are aware of Council's requirements and expectations.

The Guidelines outline the principles for planning EV charging infrastructure on public land and to support the selection of the correct type of infrastructure at the right location.

These guidelines (and associated policy) aim to position Mildura Rural City as one of the most EV friendly municipalities in Australia, along with the aim to become RV friendly, further driving tourism and smart city opportunities in the region.



Figure 1: Public EV Fast Charger at Ouyen Community Park

Principles

The Guidelines will:

- Support the delivery of EV charging infrastructure on public land that integrates effectively with the transport network and local environment;
- Ensure a fair and equitable selection of providers that supports current EVs and all charging types where possible;
- Increase the availability of EV charging infrastructure to support growth in the uptake of EVs, reducing emissions and improving air quality;
- Provide direction for providers of EV charging infrastructure in the allocation of suitable locations on public land and Council requirements;
- Encourage the coordinated roll-out of EV charging infrastructure across the Mildura region; and
- Be reviewed yearly to ensure relevant industry standards and regulations are addressed.

Scope

This document applies to all publicly accessible EV charging infrastructure installed on public land, whether installed by Council or third-party private operators. It provides the overriding direction for the provision of public EV charging infrastructure across Mildura Rural City for residents, businesses and visitors.

Site Selection

A site may be considered suitable for EV charging infrastructure where the proposal demonstrates to Council's satisfaction that:

- a) The land is 'public land' or 'public road', as defined in the Local Government Act 2020 and Road Management Act 2004 respectively;
- b) The land classification has been considered; land classified as operational land is preferred. However, community land may be considered suitable where the proposal is in accordance with the Local Government Act 2020, Crown Land (Reserves) Act 1978, applicable land category core objectives and is expressly authorised in the relevant Plan of Management for that land;
- c) EV charging stations are permissible under the relevant legislation at the proposed location. This includes but is not limited to:
 - Mildura Planning Scheme
 - State Environment Planning Policy (Infrastructure)
 - Local Government Act 2020
 - The Road Management Act 2004
 - Crown Land (Reserves) Act 1978
 - Disability Discrimination Act 1992;
- d) Environmental constraints, characteristics and amenity have been considered;

- e) The electricity supply infrastructure capacity of the existing supply network is suitable (or can be reasonably upgraded). Note: Council will bear no cost or responsibility for the provision of, or upgrade to, electrical supply infrastructure to service an EV charging site, unless by prior agreement;
- f) The land has reasonable connection to the wider road network;
- g) The facility and its operation will not adversely impact the amenity of surrounding development or access to and enjoyment of the public domain;
- h) The facility is safe with adequate lighting, and pedestrian, vehicle and bicycle access is available at all time times of the day and night;
- i) The facility is compliant with relevant Australian standards and regulations for workplace health and safety. Charging station hardware must be located a safe distance away from hazards (e.g. dangerous goods and fuels); and
- j) Consultation with the local community and relevant stakeholders is satisfactorily undertaken in conjunction with site selection.

Permission granted by Council for the provision of a charging station on public land will not preclude Council from allowing other providers including Council to offer charging facilities on nearby land or through the use of 'smart poles' or similar infrastructure.



Figure 2: Public EV Fast Chargers at Orange Avenue carpark, Mildura (Source: Plugshare.com)

Visibility and Identification

The facility and all ancillary infrastructure (including signage, parking bays and charging infrastructure) shall be easily visible and accessible for users to find, with consideration of the following:

- a) All EV charging bays shall be clearly marked to ensure easy identification;
- b) Appropriate signage must be installed to indicate that the parking spaces are allocated for EV charging only;
- c) Adequate lighting must be provided for the safety and security of drivers, passengers, vehicles and associated infrastructure. Lighting must be sufficient to easily read associated signs, instructions, controls on vehicles and EV infrastructure, and identify all possible charging inlet locations and for charging cable visibility;
- d) Parking spaces shall be located to ensure safe sight distances for pedestrians, vehicles and bicycles are provided. Preferred Mildura CBD locations are outlined in Council's CBD Access and Mobility Strategy; and
- e) The use of advertising by any provider is to be disclosed to Council in the initial application process and disclosed as part of the community engagement process. Separate planning approvals may be required for the presence of advertising. Advertising must comply with relevant standards. Advertising that contains tobacco, nicotine, alcohol and gambling will be prohibited on any EV charging infrastructure.



Figure 3: Public EV Fast Charger at Pine Avenue carpark, Mildura (Source: Plugshare.com)

Note: That liability of charging infrastructure is the responsibility of the provider and Council will not be held liable under any circumstances.

Parking Configuration

The following must be considered at a minimum:

- a) All aspects of EV charging bays are to be designed and constructed in accordance with relevant Australian Standards;
- b) All new EV carparking spaces / charging bay pavements shall be constructed to Council's specifications including sealing, kerb and guttering, pram ramps, signage and line marking;
- c) Preference is given to the provision of EV charging infrastructure at a minimum of two related (e.g. adjoining / adjacent) carparking spaces in any given location; and
- d) All EV charging bays are to be compliant with the Disability Discrimination Act 1992 which includes compliance with current standards for access (AS2890.5/AS2890.6).



Figure 4: Public EV Fast Chargers support electric motorcycles (Source: Plugshare.com)

Charging Technology

Council's objective is to facilitate the provision of EV charging infrastructure in an efficient, inclusive and accessible manner.

All EV charging stations on public land in the Mildura Rural City Council LGA are to provide fast charging capabilities (see Figure 5 below). The installation of EV charging on public land in the Mildura Rural City Council LGA shall be consistent with the Victorian Zero Emissions Vehicle Roadmap and at a minimum include:

- a) Consistent standards for charging connections based on European CCS2 and CHAdeMO for DC fast chargers, and Type 2 for AC charging;
- b) Preference for connected and smart chargers, to allow the most efficient energy use for both consumers and network operators;
- c) Public access and appropriate payment options including via app and/or RFID card at standard industry rates;
- d) Preference for all EV charging infrastructure to have a minimum input power capacity of 50kW; and
- e) The charging cable shall have the capacity to reach all points of the parking space, to cater for EVs with front, rear or side charging points where possible and in accordance with current industry practices and guidelines. Cables should not be a hazard for pedestrians or other vehicles at any given time.

The provider may be required to upgrade existing EV charging infrastructure to meet the latest industry standards and requirements. Council will bear no cost or responsibility for this upgrade.

Note: Provision may be altered where future EV charging infrastructure supersedes that which is written in these guidelines, if an alternative is demonstrated to be suitable, to the satisfaction of Council.

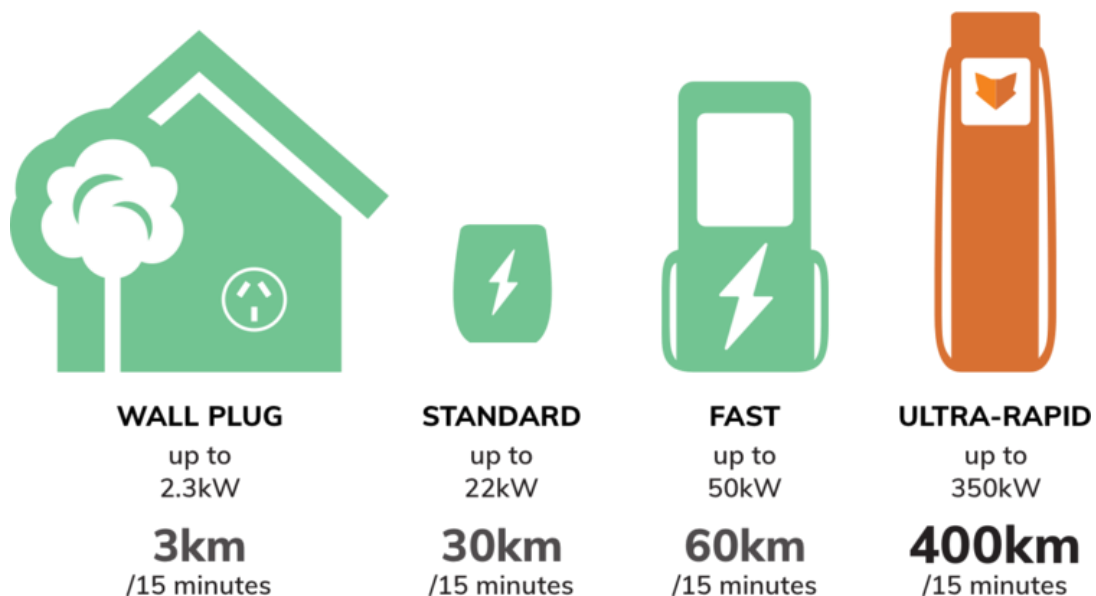


Figure 5: EV charger types (Source: Chargefox.com)

Environmental Considerations

The EV charging station energy infrastructure must use 100 percent renewable energy through accredited GreenPower, renewable energy power purchase agreement and/or solar panels/battery storage.

Environmental impacts during the construction of the EV charging station must be minimised, including disposing of waste materials appropriately.

Land Manager's Consent

All works on Council owned, managed or controlled land require consent of Council as the land manager. Consent is requested via an Application for Land Manager's Consent Form by the applicant prior to works taking place. If consent is issued it may be with various conditions and/or permits that will be explained in the reply letter.

Any provision of EV charging stations on public land will be subject to licensing arrangements, or similar, with Council and where appropriate, the relevant Minister as it relates to Crown Land. These arrangements include the following at a minimum:

- a) Licence terms shall be in accordance with Council's Leasing and Licensing of Facilities Policy and where appropriate, those terms and conditions required by the relevant Minister as it relates to Crown Land.
- b) Council reserves the right to require appropriate remuneration for use of Public Land for the purposes of EV charging stations. This may be in the form of a licence fee, apportionment of user fees, or other. This is to be determined on a case-by-case basis as part of any licence agreement.
- c) Provider to have full life-cycle responsibility for infrastructure, from installation, operation, maintenance and removal;
- d) A maintenance schedule including regular inspections shall be implemented by the Provider. All maintenance and works are to be carried out in a timely manner to avoid delays to service. Information on maintenance response times is to be provided to Council to demonstrate compliance. Contractors on MRCC's Trade Services Panel are to carry out maintenance where possible. Maintenance will be at the cost of the Provider. Further requirements will be specified as part of any licence agreement.
- e) Information on the levels of use of the car spaces and charging are to be provided to Council every six months to assist Council in determining the demand for such parking spaces.
- f) Promotion of Visit Mildura website to charging station users following activation of a charge session via phone app or text message;
- g) Entering into a licence agreement with Council to utilise public land for installation and operation of an EV charging station in no way guarantees development consent or approval. All risk, public safety and legal liability issues will be specified via any condition of any development consent and where applicable, the licence agreement. Costs associated with the negotiation and finalisation of any licence agreement will be at the cost of the Provider; and
- h) Non-compliance with the Policy may lead to the termination of any agreement between the provider and Council and may result in the forced removal of EV charging and ancillary infrastructure, at the cost and responsibility of the provider. The specific terms are to be determined as part of any licence agreement.

More Information

For more information, please contact Council’s Energy & Water Innovation Officer on (03) 5018 8100.