

12.2 PROPOSED LICENSING OF CAR BAYS FOR ELECTRIC VEHICLE CHARGING OPERATOR

Attachments: 1. Location of Proposed Site

RECOMMENDATION:**That Council**

1. **APPROVES** a Licence to Fast Cities Australia Pty Ltd (trading as Evie Networks) for the use of the City's car parking bays at Chelmsford Road Car Park (2 Chelmsford Rd) in accordance with the following Key Terms:
 - 1.1 **Term:** 5 year Initial Term, with a 5 year Further Term
 - 1.2 **Licence area:** That part of the Land marked for 'Evie' at Chelmsford Road Car Park (2 Chelmsford Rd, Mount Lawley) – Attachment 1.
 - 1.3 **Licence fee:** During the Initial Term (July 2022 to July 2027) a Licence Fee of \$1 per annum will be payable if demanded. For the Further Term (July 2027 to July 2032), the Licence Fee will be \$1,500 per annum (plus GST).
 - 1.4 **Permitted use:** Constructing, maintaining and operating an electric vehicle parking and charging station.
2. **DELEGATES BY ABSOLUTE MAJORITY** to the Chief Executive Officer to consider submissions received under Section 3.58 (3) under the Local Government Act 1995 and dispose the land by way of licence.
3. **AUTHORISES** the Mayor and Chief Executive Officer to affix the common seal and execute the Licence, subject to final satisfactory negotiations being carried out by the Chief Executive Officer.

PURPOSE OF REPORT:

To consider granting a licence to Fast Cities Australia (trading as Evie Networks) for two car parking bays at Chelmsford Road Car Park (2 Chelmsford Rd, Mount Lawley), for the purpose of installing an electric vehicle charging station.

BACKGROUND:

The City's [Sustainable Environment Strategy 2019-2024](#) (SES) commits to facilitating investment in electric vehicle (EV) charging infrastructure, with the aim of supporting community uptake of zero emission vehicles.

The SES Implementation Plan includes actions to:

- Identify and engage with businesses seeking to invest in public electric vehicle charging infrastructure.
- Work with charge station providers to ensure any infrastructure they install is in appropriate locations.
- Identify and implement mechanisms to encourage developers to incorporate EV charging in new developments.

Over the past 12 months, the City has received multiple queries from residents and businesses regarding electric vehicle (EV) chargers. Some have requested the City considers installing public chargers at specific locations, or offered to host them. Others were individuals wanting to install private chargers on the verge next to their property. Unfortunately, Western Power regulations do not allow power from one property to service another (in this case, from private property to the verge, which is Crown land). This leaves residents without off-street parking, such as in heritage precincts and multi-unit developments, reliant on public stations to charge EVs.

Local governments own land that is ideal for the location of public EV charging stations, specifically car parks in busy town centres. The Shire of Esperance, for example, has just approved a peppercorn lease for two fast EV charging stations in the Esperance town centre.

In Vincent, the Beaufort Street Town Centre, being close to Beaufort Street, Walcott Street and late night supermarkets makes it an appealing EV charging location. Supporting the installation of the fast-charging EV station would deliver on Action 1.1 'Fast-charging electric vehicle station' of the [Beaufort Street Town Centre Place Plan](#).

The City currently operates one public EV charging station – a 7 kilowatt charger at The Avenue Car Park, Leederville. Note that 7 kilowatt chargers (the most common type as they are affordable and easy to install) take up to 8 hours to charge from empty-to-full. Fast 50 kilowatt chargers, charge from empty-to-full in 30 to 60 minutes. However, with the cost of purchasing and installing a fast charger being up to \$100,000, this was not considered feasible by Administration until now.

DETAILS:

The City has been offered an opportunity to join Evie Networks' project of installing a network of 158 fast EV charging locations around Australia – with 10 to be installed in Western Australia by August 2023. They have received a large grant from the Australian Renewable Energy Agency (ARENA) and have begun installing charging stations, starting with each of the capital cities on the east coast. If this licence is granted, the City of Vincent would be their first local government partner in Western Australia.

Evie Networks has proposed to install two fast 50 kilowatt chargers at no installation, purchase, maintenance or eventual removal cost to the City. (Estimated value over \$100,000.)

As a contribution to the project, the City would provide an initial peppercorn (and subsequent discounted) licence and the opportunity for Evie Networks to develop a market for a renewable and emerging technology.

After considering several City-owned car parks, Chelmsford Road Car Park was selected as the preferred location as it is in a town centre, easily and safely accessible to the public (24 hours a day), with amenities and businesses nearby. Market rental value of the car bays was assessed by McGees Property at \$3,600 ex GST per annum.

Administration has worked with Evie Networks for the last 12 months, reviewing the location and proposed Licence, and is supportive of the Licensee's request.

CONSULTATION/ADVERTISING:

The City would need to provide public notice of the proposed Licence. Public notice would be provided on the City's website, City noticeboards and in the newspaper, for a period of 14 days.

LEGAL/POLICY:

Section 3.58 (3a) of the *Local Government Act 1995 (WA)* (Act) provides that a local government must give local public notice:

- (i) describing the property concerned; and
- (ii) giving details of the proposed disposition; and
- (iii) inviting submissions to be made to the local government before a date to be specified in the notice, being a date not less than 2 weeks after the notice is first given.

And (3b), consider any submissions made by the date specified in the notice.

RISK MANAGEMENT IMPLICATIONS

Low: It is low risk for Council to enter into a licence for part of the car park which addresses the risk to the City in respect to indemnity, liability, maintenance and removal.

STRATEGIC IMPLICATIONS:

This is in keeping with the City's *Strategic Community Plan 2018-2028*:

Enhanced Environment

We have improved resource efficiency and waste management.

Accessible City

We have embraced emerging transport technologies.

Innovative and Accountable

Our resources and assets are planned and managed in an efficient and sustainable manner.

SUSTAINABILITY IMPLICATIONS:

This is in keeping with the following key sustainability outcomes of the *City's Sustainable Environment Strategy 2019-2024*.

Sustainable Transport

PUBLIC HEALTH IMPLICATIONS:

This is in keeping with the following priority health outcomes of the *City's Public Health Plan 2020-2025*:

Reduced exposure to environmental health risks

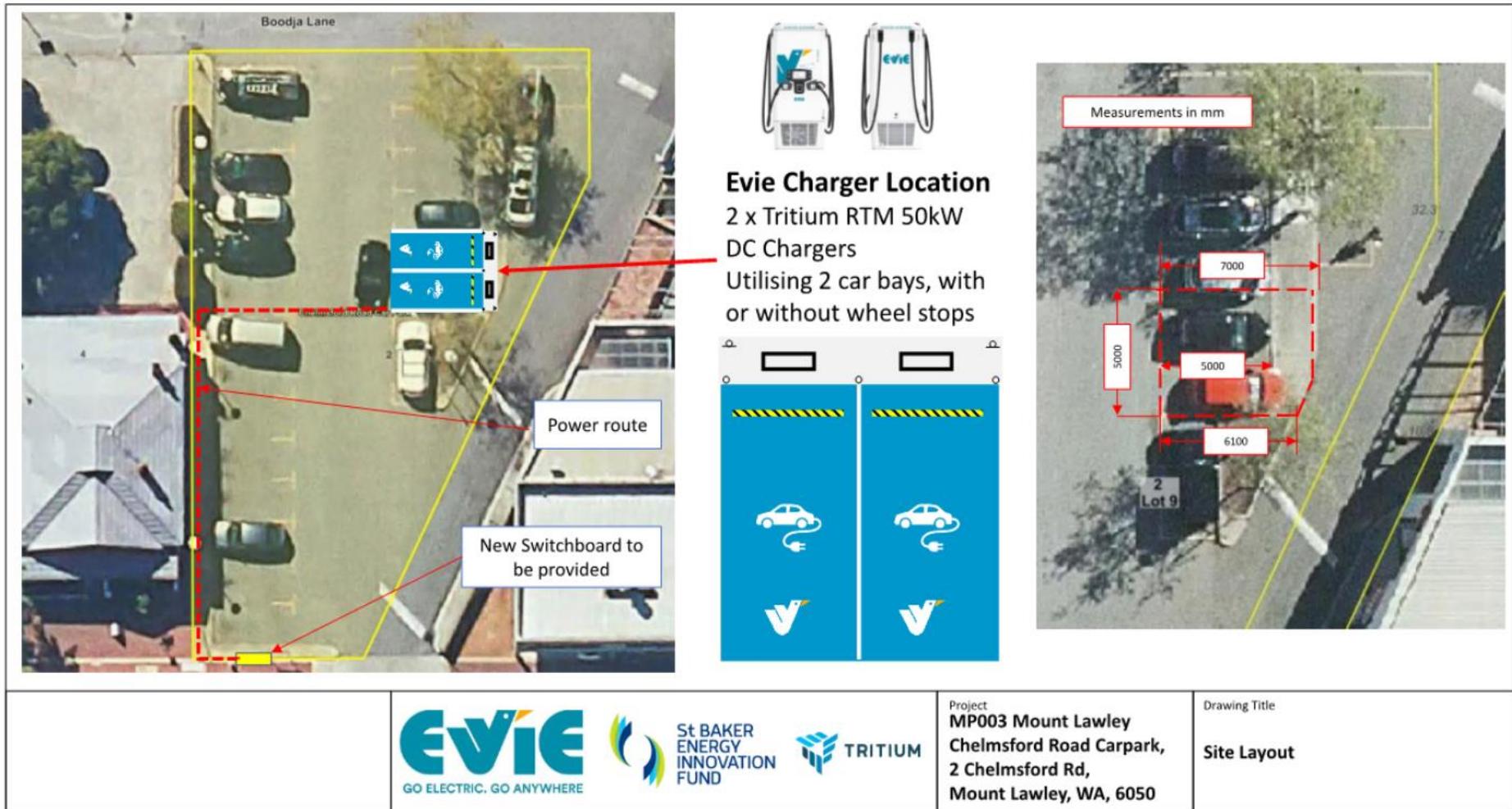
FINANCIAL/BUDGET IMPLICATIONS:

An annual licence fee of \$1 will be payable if demanded for the first term of the Licence, and \$1,500 plus GST for the Further Term.

The cost of providing public notice of the proposed land disposal is included as an operational expense in the adopted annual budget.

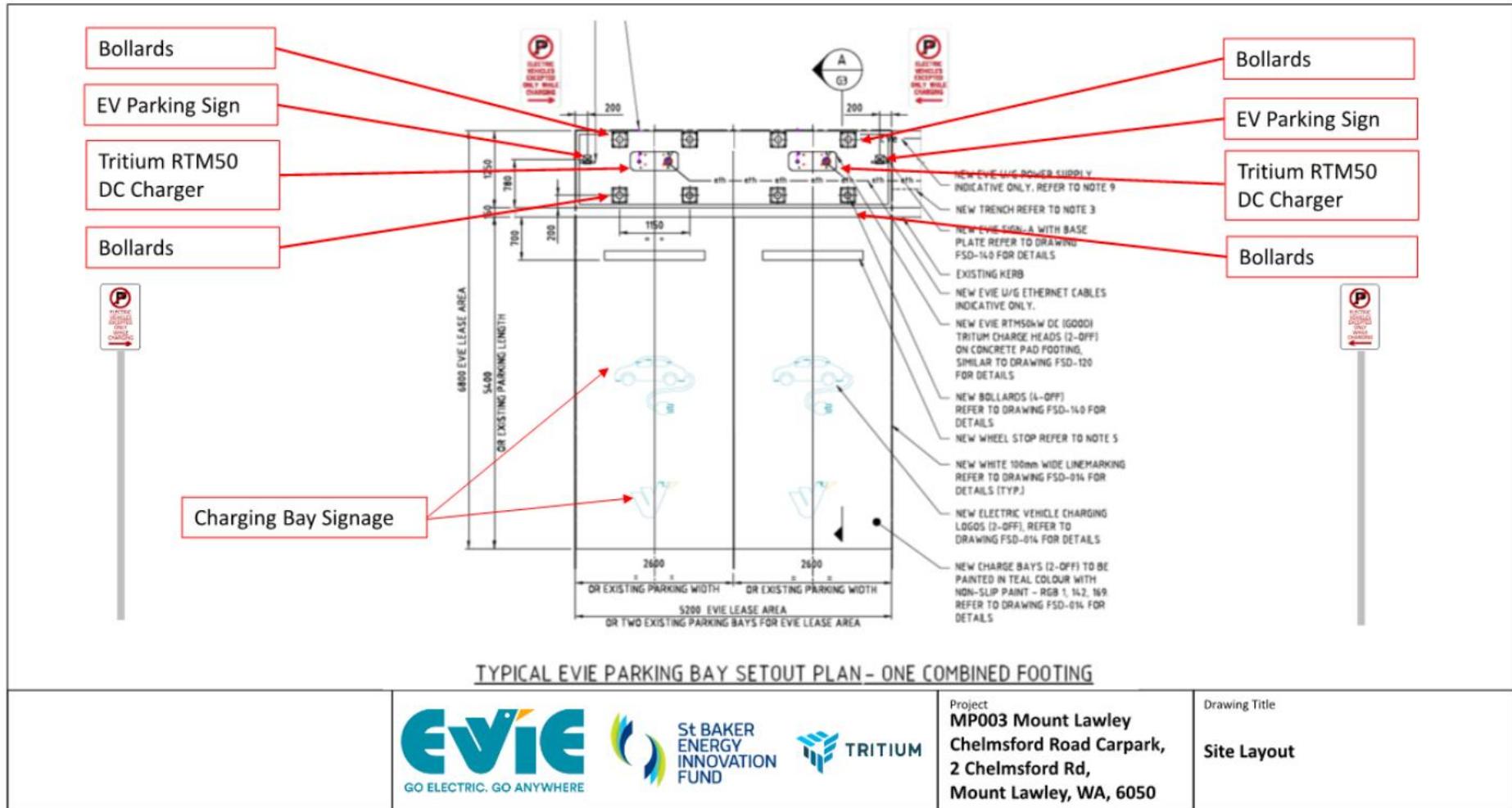
The cost of seeking external legal advice to review the draft Licence will be shared by Evie Networks (who are contributing \$1,500) and the City as part of the operating budget.

	<p>Project MP003 Mount Lawley Chelmsford Road Carpark, 2 Chelmsford Rd, Mount Lawley, WA, 6050</p>	<p>Drawing Title Site Overview</p>



Project
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 Chelmsford Road Carpark,
 2 Chelmsford Rd,
 Mount Lawley, WA, 6050

Drawing Title
Site Layout



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