

**12.4. BUSINESS USE OF LAND – RAA EV CHARGE PROGRAM – RAPID CHARGE SITE**

<b>REPORT INFORMATION</b>	
<b>Document ID</b>	Business Use of Land - RAA EV Charge Program – Rapid Charge Site
<b>Organisational Unit</b>	Environment & Infrastructure
<b>Responsible Officer</b>	Manager Building & Property - Brad Tolley
<b>Document ID</b>	9695
<b>Report Attachment/s</b>	Yes Attachment 5  9410 - RAA EVCN City of Port Lincoln Rapid EV charging site Proposal  9412 - RAA - Site 39a Eyre St - Concept Designs
<b>REPORT PURPOSE</b>	
The purpose of this report is to provide Council with details on the proposed installation of 150kW DC 'Rapid' electric-vehicle chargers in Port Lincoln by RAA as part of the South Australian Government's State-wide Electric Vehicle (EV) Charging Network program and to seek Council's authorisation to carry out a Public Consultation process on the proposed "Business use of Road Reserve".	
<b>REPORT DECISION MAKING CONSIDERATIONS</b>	
<b>Council Role</b>	Facilitate / Connect - Bringing together stakeholders, initiate or join with other parties to collectively pursue a shared interest or service or resolve an issue
<b>Strategic Alignment</b>	SDP GOAL: Goal 4: Sustainable Environment  SDP ACTION: 4.4 Support and implement renewable energy, energy efficiency, emissions reduction and community sustainability initiatives
<b>Annual Business Plan 2023/24</b>	ABP INITIATIVE: Not Applicable  ABP PROJECT: Not Applicable
<b>Legislation</b>	Local Government Act 1999
	Road Traffic Act 1961
<b>Policy</b>	Public Consultation & Community Engagement 2.63.1

Budget Implications	Not Applicable		
	DESCRIPTION	BUDGET AMOUNT \$	YTD \$
	-	-	-
	Budget assessment comments: Nil budgetary considerations		
Risk Implications	Low Risk		
Resource Implications	This is a planned resource allocation		
Public Consultation	Yes - Recommended		
IAP2 Commitment	CONSULT - We will keep you informed, listen to and acknowledge concerns and aspirations, and provide feedback on how public feedback input has influenced the decision.		
OFFICER'S RECOMMENDATION			
That Council:			
<div>1. Endorse that, the proposal to permit the use of an approximately 50m2 section of road reserve by the RAA, being 3 car parking bays, located within the existing car park at the corner of Eyre Street and King Street, for the establishment of an electric vehicle charging site (business purposes) under section 222 of the Local Government Act 1999, with a maximum term of five (5) years, <b>be released for Public Consultation</b> in alignment with Council’s Public Consultation &amp; Community Engagement policy.</div>			
[Reference Note: The proposed area of use is presented within Attachment 5 (9412) of this report on drawing 2010-DRG-195 Sheet 3 Revision 0].			
<div>2. That the public consultation process, seeking community comments with respect to the proposed lease of a part of the road reserve, located within the existing car park at the corner of Eyre Street and King Street, by the RAA, for the establishment of an electric vehicle charging site (business purposes), <b>be completed in time</b> to enable a Consultation Summary Report be included for the further consideration of Council at its Meeting to be held 19 February 2024.</div>			

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## **12.4 BUSINESS USE OF LAND - RAA EV CHARGE PROGRAM - RAPID CHARGE SITE BACKGROUND**

The Royal Automobile Association of South Australia Inc. (RAA), in addition to the 7kW 'Destination' Charging site on Council land at Jubilee Drive, Port Lincoln, are seeking the approval from Council to use land under licence to establish a 150kW 'Rapid' charging site in Port Lincoln.

The proposed land is a section of road reserve that forms an existing car park on the corner of Eyre Street and King Street. It is proposed that 3 existing car parking bays are required in order to establish the charging site. The 3 parking bays would be converted to 2 bays to achieve compliance with the Disability Discrimination Act and relevant Australian Standards. As the land is road reserve, the use of the land for business purposes will be provided by permit under s.222 of the Local Government Act 1999 (Act), however, the Licence Agreement will sit behind the permit to comprehensively detail the terms and conditions of the agreement.

Further concept plans and a value proposition document on the proposal, as prepared by RAA, are provided as attachments to this report.

The RAA have reported that to secure funding for the project an agreement must be executed prior to 29 February 2024 as this date is a milestone with the funding agency.

More information about the RAA Charge Network can be found by following the below links.

RAA Website - [EV charging network \(raa.com.au\)](https://raa.com.au)

Department for Energy and Mining Website - [Statewide EV charging network | Energy & Mining \(energymining.sa.gov.au\)](https://energymining.sa.gov.au)

A link provided by the RAA in respect to EV Fire Safety can be found here - <https://www.evfiresafe.com/>

### **KEY CONSIDERATIONS**

The installation of the 150kW 'Rapid' charger requires direct power supply from the adjacent electrical transformer. SA Power Networks has notified the RAA that this transformer will need to be upgraded to facilitate the installation of the charger. The upgrade will be at the cost of the RAA.

The matter has been internally referred to the Manager Civil Assets & Operations and the Manager Open Spaces for review. No technical concerns were raised; however, the following advice was provided:

- New pavement area to consist of minimum 200mm PM1/20 rubble base plus 35 – 40mm thick AC10 asphalt surface course.
- Existing cross fall/slope to be maintained so that stormwater drains to the south.
- New kerb to be median kerb type 1 to match existing kerb profile.
- Trees affected are not of significance if required to be removed.
- Rock features can be relocated or removed as necessary.

The key terms of the proposed Licence Agreement are:

- A licence term of 5 years with an optional 5-year renewal. (Draft agreement by RAA proposes an additional 5-year renewal, however, it is recommended that only one option to renew be included to align with the Jubilee Drive Licence Agreement. Additionally, s.222(4) of the Act specifies that the maximum term of a permit is five (5) years, so approval will need to be reissued upon reconsideration prior to a renewal option being exercised.)
- The electricity will be sourced directly from the adjacent electrical transformer with an independent NMI meter. Council will not be required to manage any on-charging for this agreement as result.
- All installation, maintenance and other ongoing costs are to be borne by RAA.

### **RECOMMENDATION**

The issuing of a permit under s.222 of the Act for the above is exempt from the requirement to carry out Public Consultation as per s.223 of the Act, however, it is being recommended that a Public Consultation process be completed for the proposed business use of road to provide opportunity for community to provide feedback on the proposal for Council's consideration prior to the issuing of a permit or execution of the Licence Agreement.

A summary report of the consultation will be presented to Council at the 19 February 2024 Ordinary Council meeting, where a recommendation to authorise, or not to authorise, a permit and Licence Agreement will be provided.



**City of Port Lincoln**

*Seafood Capital of Australia*



**ATTACHMENT 5**

**9410**

**REPORT 12.4**

**RAA EVCN CITY OF PORT LINCOLN**

**RAPID EV CHARGING SITE**

**PROPOSAL**

**9412**

**RAA – SITE 39A EYRE STREET –  
CONCEPT DESIGNS**



# **RAA Charge**

**Site Host Value Proposition  
City of Port Lincoln Rapid  
Charging site**

Nov 2023





## Executive Summary

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RAA, supported by South Australian Government is building South Australia's first state-wide electric vehicle (EV) charging network, with more than 530 charging points set to be installed across the state in 2024. Spanning highways, regional centres, shopping centres in the suburbs and the regions, the electric vehicle charging network will make it easier than ever to own and drive an EV in South Australia.

The RAA EV Charging network is being deployed by rolling out RAA owned and operated Destination and Rapid / Ultra-rapid chargers in selected locations across the state. RAA is responsible for the cost of installation, operation, electricity consumption and maintenance of the infrastructure.

RAA has developed 'RAA Charge' which sits alongside our more established products like Road service and Insurance. Whilst RAA will collect revenue from RAA Charge sessions, we do not expect EV charging stations to deliver an operating surplus, given the high capital cost of installation.

We believe the value proposition of partnering with South Australia's leading motoring organisation and attracting EV drivers to your property, presents an outstanding opportunity and we look forward to formalising our partnership.



## Value Proposition

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### 1. EV Chargers attract increasing number of EV drivers

EV charging offers more for sites than just letting people plug in. EV drivers also need to park while at work or shopping and they prefer to park where they can charge. As EV market share keeps growing, charging stations will be competitive differentiators - your locations become a point of difference and will attract more public to your business.

The South Australian Government has committed to replacing its fleet of passengers' vehicles to EV by 2030. This fleet, along with private EV drivers, both local and interstate are expected to seek out and use the RAA network.

### 2. No investment required

All infrastructure and installation costs will be funded by RAA so there is **no investment required** from site owners like yourself.

The chargers will be serviced and maintained by RAA and electricity usage will also be paid by RAA for site owners.

### 3. RAA co-branding and cross promotion

RAA is proud to partner with some of the most recognised and iconic brands in the State. We have ongoing targeted marketing plans in place, along with all of the RAA corporate communication run via [The RAA Magazine: sa move](#), RAA eNews, [RAA Daily](#), eDMs, site opening events, local news coverage. We also exploring the opportunities presented through '[RAA Travel](#)' and other external operators to boost tourism and local businesses driving traffic to your sites.

### 4. Greater visibility – put your site on the map

EV charging also puts your site on the map. EV drivers rely on smartphone charging apps to quickly locate charging sites and navigate to those places where they can access them. When drivers look for places to charge, they can easily find car parks on the map that offer charging. Because EV drivers tend to charge their cars while they work or shop, having charging infrastructure available can encourage drivers to visit businesses in the area and spend there.

### 5. Elevated corporate profile – promote sustainability

By adding charging stations to your premise, you demonstrate to both your employers, customers, and the wider community that you are taking action to promote sustainability and do your part in reducing emissions.

### 6. Make a statement and step in front of your competition

EV charging stations – are a highly visible signal to the public about the values of the corporation. It tags you as being environmentally friendly and forward-thinking. It also encourages and empowers employees to hold the same values.



## Infrastructure

### Rapid Charging site comprises of

- **Kempower C-Station 150kW DC charger**  
Kempower is an industry leading EV charging manufacture based in Finland with a strong presence in the US and. Same infrastructure used by other State Government funded projects across Australia, especially in WA.
- Required power input at 400V / 250Amps – RAA to arrange necessary upgrades with SA Power Networks (SAPN)
- required space is **3 parking bays for 2 cars** with accessible parking as pictured below
- Initial investment for hardware and installation fully covered by RAA is approximately **\$200,000**.



RAA Charge Rapid site at Nuriootpa



Kempower Rapid DC charging unit with two plugs.



## Location

### Proposed location

- Corner of Eyre St and London St
- Parking bays to be changed to 90 degree, as reverse parking isn't legal in SA into 45-degree car parks



RAA is proud to be playing a pivotal role in supporting South Australia's transition to more sustainable transport and mobility solutions and working closely with 140 site hosts around SA on the rollout.

**Anita Saunders** (She / Her)  
Program Manager - Electric Vehicle



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616x200x21.4mm (WxHxD)  
7.2kW AC CHARGER



650x2150x825mm (WxHxD)  
TIER 2 RAPID DC CHARGER

DRAWING LIST

- SHEET 1: COVER SHEET
- SHEET 2: TYPICAL DC CHARGING SITE INFORMATION
- SHEET 3: AERIAL VIEW
- SHEET 4: STREET VIEW

ABOVE: RAA EV CHARGING NETWORK MAP

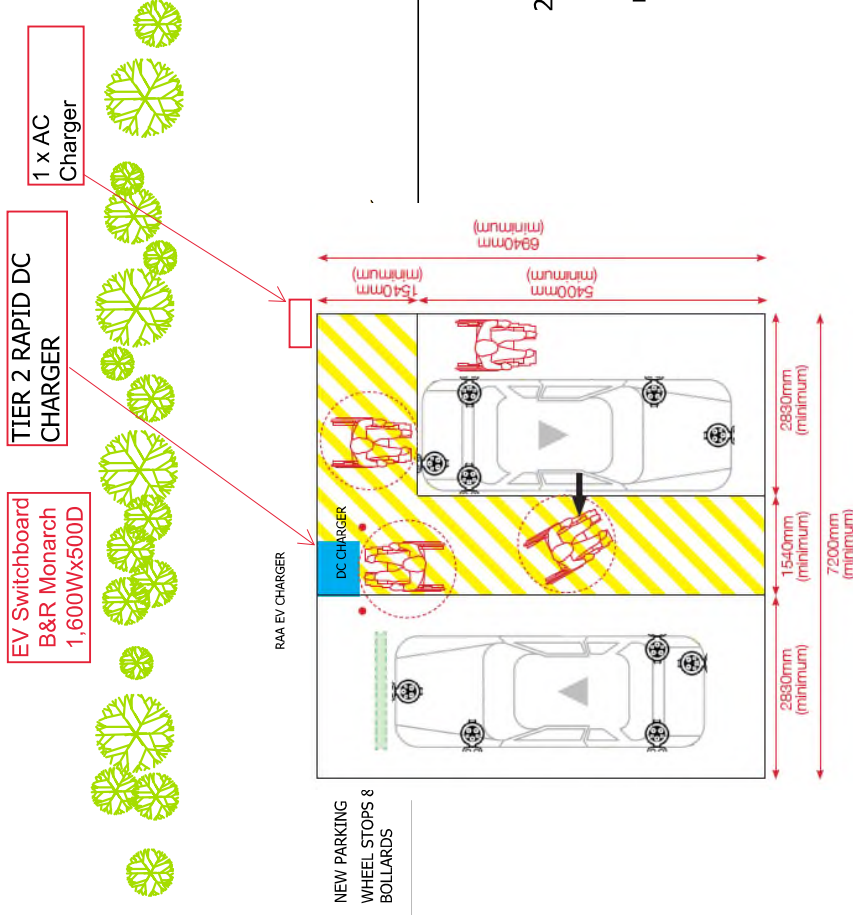
NOTE										THE INTENTION OF THIS DOCUMENT IS TO PROVIDE ELECTRICAL CONCEPT INFORMATION.									

NOTES

- ONE CHARGER CONNECTED TO THE EV DISTRIBUTION BOARD (EVDB).
- WHERE POSSIBLE, ALL CABLES ARE TO BE RUN UNDERGROUND IN CONDUIT. CABLE LADDER RACK SYSTEM MAY BE USED IN BUILDINGS, AND WHERE SUITABLE.
- WHERE POSSIBLE, THE EVDB IS TO BE LOCATED NEAR THE CHARGER.
- IF THERE IS A POTENTIAL RISK OF A VEHICLE CAUSING ANY DAMAGE TO THE EV SWITCHBOARD, BOLLARDS MUST BE INSTALLED.
- WHEEL STOPS ARE TO BE INSTALLED TO PROTECT THE CHARGING EQUIPMENT. INSTALL 900mm FROM FRONT OF KERB AS SHOWN. NOT REQUIRED IN DISABLED DRIVER BAY.
- THE FOLLOWING ITEMS MAY ENCRGOACH ON THE CHARGING EQUIPMENT INSTALLATION AREA AND MUST BE CHECKED:
  - FIRE SERVICE SPRINKLER SYSTEM
  - FIRE HYDRANT OUTLETS & ASSOCIATED PLUMBING
  - BUILDING SUPPORTS
  - STORM WATER GRATES AND PIPES
  - OTHER POWER CONDUITS AND COMMS CABLES
  - AIR CONDITIONING AND EXHAUST DUCTINGALL OF THE ABOVE ITEMS ARE TO BE PHOTOGRAPHED AND IDENTIFIED WITH A CROSS REFERENCE MEASUREMENT TO AN IDENTIFIED WALL OR KERB, OR ANOTHER MAIN PHYSICAL STRUCTURE, ON A SITE PLAN.
- NEW EV DISTRIBUTION SWITCHBOARD TO HAVE SAFE WORKING AREA OF AT LEAST 1.5m IN FRONT.
- RAA TO INSTALL AN MSB DOWNSTREAM OF SAPN TRANSFORMER.
- ELECTRICAL INSTALLATION TO MEET SAPN REQUIREMENTS AND COMPLY WITH AS3000, AS3008, AS1429 & AS2067.
- THE PARKING AREA OCCUPIED BY NEW RAA EV CHARGING BAYS TO HAVE "RAA CHARGE" LOGO IMAGE PAINTED AS SHOWN.
- THE "RAA Charge" LOGO IS TO BE PAINTED IN EACH CHARGING BAY, AND IS TO BE LOCATED AT THE EXTREME END (OPPOSITE END TO THE EXISTING KERB) OF THE LINE MARKINGS.
- THE PARKING BAY LINES ARE TO BE REPAINTED WITH LINE MARKING YELLOW PAINT Y14.

2 CHARGING BAYS (TYPICAL)

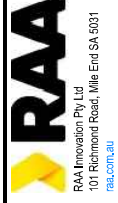
RAA CHARGING BAY MINIMUM SIZE TO BE IN COMPLIANCE WITH AUS/NZ OFF STREET PARKING BAY STANDARDS



ROAD STENCIL FOR EACH PARKING BAY

NOTE:  
THE INTENTION OF THIS DOCUMENT IS TO PROVIDE ELECTRICAL CONCEPT INFORMATION ONLY. THE ELECTRICAL DESIGN SHALL BE SUBJECT TO VARIATION DEPENDING ON SITE CONDITIONS & COMPONENT AVAILABILITY DURING INSTALLATION. THIS DOCUMENT IS FOR INFORMATION ONLY AND DOES NOT REPRESENT A CONTRACT. IN COMPLIANCE WITH THE ELECTRICAL REGULATIONS, THE DESIGN SHALL BE PROVIDED TO THE MANUFACTURE ANYTHING SHOWN HEREIN WITHOUT THE DIRECT PERMISSION OF RAA.

REV	DESCRIPTION	BY	DATE	CHK	APPD
0	ISSUED FOR USE	DM	9/11/23	JS	BJD
A	ISSUED FOR TENDER PURPOSES	DM	15/02/23	JT	APPD



DESIGN	DESIGNED	CHECKED	APPROVED
DM	JT	JT	JT

PROJECT NAME	RAA SA EV DC CHARGING PROJECT
PROJECT NO.	2010-DRG-195
ISSUE NO.	1
ISSUE DATE	10/03/2023
ISSUE BY	JT
ISSUE FOR	TYPICAL DC TIER 2 CHARGING SITE INFORMATION ONLY

REV	DESCRIPTION	BY	DATE	CHK	APPD
0	SHEET 2	A1			









		PROJECT NAME		2010-DRG-195	
		RAA SA EV DC CHARGING PROJECT		DRAWING TITLE	
		STREET VIEW - Port Lincoln		RAA EV DC SITE INSTALLATION ARRANGEMENTS	
		A1		SHEET 4	
		0		0	
		DWG		DATE	
		DESIGNED		9/11/2023	
		CHECKED		9/11/2023	
		APPROVED		9/11/2023	
		SCALE		NTS	
		RAA		RAA Innovation Pty Ltd	
				101 Richmond Road, Mile End SA 5031	
				raa.com.au	
		NOTE:		THE INTENTION OF THIS DOCUMENT IS TO PROVIDE ELECTRICAL CONCEPT	
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				VARY. THE ELECTRICAL DESIGNER SHOWS MAY BE SUBJECT TO VARIATION DEPENDENT ON	
				SITE CONDITIONS & COMPONENT AVAILABILITY DURING INSTALLATION.	
				IN COMPLIANCE WITH THE ELECTRICAL ENGINEERING ACT 1997 AND THE	
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				ISSUED FOR USE	
		BY		DATE	
		US		9/11/23	
		CHK		BD	
		APD		BD	
		DESCRIPTION			