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13 December 2022

Submission: Electric Vehicle Recharge Stations

In South Australia, it is a requirement within the planning system that Development Approval be sought by parties seeking to install an electric vehicle charging station within a shopping centre car park.

Following discussions with industry representatives, I suggest consideration be given to removing this requirement.

Enshrining an *as of right* to car park owners to permit installation without a DA would deliver significant benefits to South Australia.

Interstate, there are several provisions that make the process easier, which I have included as an attachment for the Panel to note.

It should be noted that in many cases significant infrastructure already exists within shopping centre car parks to facilitate installation. Subsequently, the need to upgrade a car park to house a charging station is minimal. Rather than adversely affecting the amenity of an existing car park, there is widespread consensus that a move should be considered an enhancement.

By removing a significant hurdle in the rollout of much needed electric vehicle infrastructure, it sends a strong message that South Australia welcomes this form of investment. Removal also has potential to speed up the rollout of much needed infrastructure across the State.



With the uptake of electric vehicles on the rise, concerning reports have emerged from the eastern seaboard with some EV users having limited spaces to charge their vehicles. This has led to power cords being wrapped around fences and taped down over footpaths to charge their cars. Behaviour like this could be substantially avoided locally if the commercialisation of electric vehicle recharging is given every opportunity to succeed.

For reasons outlined, I encourage the Expert Panel to consider this proposal.

A handwritten signature in blue ink, appearing to read 'John Fulbrook', with a large, sweeping flourish extending to the right.

John Fulbrook MP
Member for Playford

Attachment: *Interstate Provisions for EV Installation*

Attachment: Interstate Provisions for EV Installation

State	Legislation	Guidance Notes
Queensland	<p>Under the <i>Planning Act 2016</i> (Qld) (Planning Act), assessment and approval for the use of the relevant premises for EV Chargers will not be required if it can be demonstrated that installation of the EV Chargers are not a ‘material change of use’ of premises:</p> <ul style="list-style-type: none"> • is not a new use of the premises; and • does not materially increase the intensity or scale of the existing (lawful) use of the premises. 	Installing chargers to an existing car park is ancillary to the purpose of the car park and therefore would not instigate any need for planning development applications
New South Wales	<p>State Environmental Planning Policy Infrastructure 2007 provides 2 benefits:</p> <ol style="list-style-type: none"> 1. 104A – lists development for EV charging (and battery swapping) a permissible with consent in any prescribed zone 2. So long as a proposal complies with general Exempt and Complying Development requirements per cl 20 (incl not involve removing trees or veg if permit is required and must not remove asbestos), cl 104B – classifies erection of EV chargers is “Exempt Development” <ol style="list-style-type: none"> a) Where erected for private non-commercial use, or b) If it complies with S/NZS 60079.10.1, Explosive gas atmospheres, and is located in any of the following locations; <ol style="list-style-type: none"> i. car park, or ii. bus depot, or iii. road maintenance depot, or iv. service station, highway service centre or car washing facility. v. 	

<p>Australian Capital Territory</p>	<p>Other than within the Parliamentary Triangle, which is covered by the National Capital Plan;</p> <p>Planning and Development Act 2007, Planning and Development Regulation 2008 and The Territory Plan 2007 – covers the rest of the ACT.</p> <ul style="list-style-type: none"> • Schedule 1 of the P&D Regulation lists activities that are ‘designated development’ and exempt from approvals in certain circumstances: <ul style="list-style-type: none"> • Can’t otherwise contravene, Heritage, tree protection, environment protection or nature conservation legislation • S113 relates to EV charging points and they are exempt if: <ul style="list-style-type: none"> • Comply with general requirements • Electrical services are already connected to the block or up to the boundary • Each EV Charging point is not > 2.5m high, and does not have a plan area > 2m squared • Complies with Australian/New Zealand Standard AS/NZS 60079.10 (Explosive atmospheres) • Must comply with electricity distribution obligations 	
<p>Victoria</p>	<p>General Exemption</p> <ul style="list-style-type: none"> • State-wide general provision (62.02-1) incorporated into all local planning schemes provides that no permit is required for buildings and works for an 'EV Charging Station' unless specially required by the scheme. • Isn’t clear that EV Charging Station includes all ancillary items e.g canopy (but this is not likely to be a significant issue for metro sites) • Vegetation removal not generally exempt 	