



LEGISLATIVE ASSEMBLY
FOR THE AUSTRALIAN CAPITAL TERRITORY

STANDING COMMITTEE ON PLANNING, TRANSPORT, AND CITY SERVICES
Ms Jo Clay MLA (Chair), Ms Suzanne Orr MLA (Deputy Chair),
Mr Mark Parton MLA

Submission Cover Sheet

Inquiry into electric vehicle (EV) Adoption in the ACT

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Inquiry into EV Vehicle Adoption in the ACT

The following submission is made by the Executive Committee on behalf of the Owners Corporation for [REDACTED], Altitude Apartments located at [REDACTED]. The submission is limited to Terms of Reference **c.** and **d.** as the areas of particular interest to our owners/residents and tenants.

Contact Person:

Contact Details:

[REDACTED]

[REDACTED]

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c. Planning laws and regulations and education and promotions in relation to charging infrastructure requirements in a variety of residential, public and commercial configurations and precincts

Charging infrastructure requirements and Guidelines

Apartment owners require a set of guidelines for the installation, management, and administration of shared Electric Vehicle (EV) Chargers installed on common property to allow a consistent approach for the EV upgrade for apartments utilising the latest technological advances to ensure the best outcome for residents and owners.

As one of the larger apartment complexes in Canberra we feel that much of the information to date does not readily assist owners corporations in determining a best practice solution for their complex.

Therefore we believe that guidelines should be developed to could cover such issues as:-

1. The repurposing of common property to install shared EV chargers in existing visitor car parking spaces, or other common property areas not being designated to a particular owner.
2. The fair management of the of the shared EV spaces including expansion provisions as more residents acquire EVs creating competition for use of EV chargers.
As a means of reducing the management of EV charging additional units need to be readily available to avoid management issues such as booking systems and overstaying when a vehicle has been charged.
3. When the number of EVs in a building becomes such that it is not convenient to use shared EV chargers, individual EV chargers will be required to be installed at a resident's parking space. This would require flexibility in the solutions proposed such as
 - 3.1. The repurposing of common property to install an EV charging backbone from the main switchboard to all levels of the carpark.
 - 3.2. The requirement for final-circuit EV supply equipment, paid by the relevant owner or tenant, to meet certain specifications to be compatible with load management and billing systems installed in the apartment building.
4. Who will own, install, administer and maintain the EV charging system.

Education and Assistance for Owners Corporations

The ACT Government has taken the bold step to announce a target date of 2035 when no more new internal combustion light vehicles will be registered in the ACT. Installing EV charging infrastructure into apartment building in the ACT is a long-term project. Without EV chargers available to where residents park their electric vehicles in apartment blocks, the uptake will be very slow.

Owners Corporations are made up of a cross section of society. The installation of an EV charging system is a new and specialist field. From our own initial enquiries, understanding the steps required, how we do this and whom we should approach has proven to be very is very difficult.

It would be great benefit if the ACT Government could have several teams available to assist Owners Corporations undertake investigations/assessments of what is possible in their buildings. This could include:

1. Educating owners corporations on the services and cost offsets the ACT Government can provide.
2. Providing information sessions to Owners Corporations so that they get an understanding of all facets of the installation of an EV charging system and its limitations.
3. Assisting the investigations on
 - i) the existing capacity of the electrical supply to the building available for EV charging
 - ii) any upgrade required to provide an EV charging capability to/ for all units
 - iii) approximate costings for alternative solutions
 - iv) where to locate any shared EV chargers
4. Provision of advice on the technology that will provide best long-term solution for their apartment complex.

d. ACT Government's role in providing charging infrastructure

Government Financial Assistance For Apartment Buildings

The ACT Government already has the Sustainable Household Scheme in which interest-free loans of up to \$15,000 are available to eligible homeowners to invest in a range of sustainable products for their homes, including new and used zero emissions vehicles and household zero emissions vehicle charging infrastructure. This benefits residents of apartment buildings after a EV charging backbone has been installed. The EV charging backbone may come at considerable expense, ranging into the hundreds of thousand dollars for some apartment buildings.

The ACT Government recently announced \$2,000 grants for installation of EV charging infrastructure for apartment buildings. This is an insignificant amount considering the potential cost to investigate opportunities and would not cover the installation of one EV charger in a stand-alone house. A shared EV charger installed in an apartment building would be closer to \$20,000 in most cases.

The ACT Government should review what they expect to achieve by offering this small amount.

Access Building Plans from Access Canberra

To plan for the installation of the EV charging backbone, installers, like ActewAGL, require electronic CAD files for:

- All levels of the basement carpark
- Electrical single line diagrams

These electronic files are required for installers to accurately draw up plans and cost the installation of all components required to build the EV charging backbone.

Our recent contact with ActewAGL indicated that if Owners Corporations are unable to obtain electronic files these from the apartment's builder, then an application can be made to Access Canberra to obtain them at a cost of \$1,000.

It is suggested that any fees for provision of these plans (in electronic format) from Access Canberra be waived for Owners Corporations wishing to obtain quotations to install the EV charging backbone for large apartment complexes.