



ELECTRIC VEHICLE (EV) CHARGING POLICY

Corporate Document

Version: 1 / CM Fixed Reference No.: 26/33935

Adopted by Council on 05/05/2026

Ownership: MOSPLAN Strategic Direction 3

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Purpose

The purpose of this Policy is to establish criteria and processes for the provision, installation, management, maintenance and removal of Electric Vehicle (EV) charging infrastructure on public land owned or managed by Mosman Council. The Policy sets principles for planning EV charging infrastructure and provides guidance on selecting infrastructure appropriate to site conditions. It does not apply to EV charging infrastructure on private land.

Objectives

- Enable publicly accessible EV charging where technically feasible and consistent with safety, amenity and equity.
- Support Council's climate and transport objectives while protecting the public domain.
- Provide a consistent, transparent assessment pathway for applications from commercial operators and private residents.
- Clarify that public road space is **not** reserved for private use and Council will **not** guarantee access to any charger installed under this Policy.

Scope

This Policy applies to all EV charging infrastructure proposed on public land under Council's care and control, including road reserves, kerbsides, power poles, nature strips and Council car parks. It applies to proposals by Charge Point Operators (CPOs), utilities and private residents. (Private land provisions are addressed in Council's planning controls, not in this Policy.)

An Operational Guideline - Installation – EV infrastructure on Council Property (Still under development) is to be read in conjunction with this Policy.

Responsibilities

CPOs and other stakeholders seeking to install EV charging infrastructure are responsible for the planning, installation, operation, maintenance, and decommissioning of EV charging infrastructure in accordance with State and Federal legislation, regulations and Council's requirements and agreements. This includes, but is not limited to, project planning and approvals, commercial and legal arrangements, maintenance and operational compliance, electrical and fire safety standards, public liability insurance, decommissioning and site restoration.

Council is responsible for ensuring that the installation, operation and removal of EV charging infrastructure align with its strategic goals, community needs, and regulatory obligations.

Policy Principles and Assessment Criteria

General Principles (apply to all proposals)

- Public access: All chargers on public land must be publicly accessible 24/7 unless otherwise agreed in writing. No exclusive private rights over public parking or kerbside space will be granted.
- No reserved parking for private use: Council will not allocate, designate, or reserve public parking spaces for private residents. Any member of the public may park in any adjacent space at any time, and Council will not require vehicles to move to facilitate charging.

- Amenity and safety: Installations must not compromise safety, accessibility, or public amenity and must comply with relevant Australian Standards and accessibility requirements.
- Equity and neighborhood character: Siting must consider residential amenity, heritage, landscape character and equitable access.
- Renewable energy: Operators must source 100% renewable electricity or GreenPower.

Commercial Operators

Commercial operators may apply to install EV charging infrastructure on public land. Council retains absolute discretion to refuse any application.

Site selection

- Preference for locations with proximity to amenities (shops, beaches, parks) and areas with multi-unit housing or limited off-street parking, subject to detailed assessment.
- Must not adversely impact local amenity or the public domain.
- Must demonstrate feasible access to electrical supply; Council will bear no cost for new supply or augmentation.
- Preferred technologies:
 - Level 2 (7–22 kW AC) for kerbside/pole-mount;
 - Level 3 (50–400 kW AC/DC) for Council car parks and higher-activity nodes.
- No EV-only designated spaces for Level 2 kerbside installations.
- Materials should be durable and recyclable; lighting low-glare; no third-party advertising. Council may require its own branding.
- Must comply with planning, heritage and parking controls and any Traffic Committee outcomes where relevant.

Costs, fees and agreements

- All costs are to be borne by the applicant, including design, approvals, network works, restoration and decommissioning.
- Annual license/occupancy fees will apply as per Council's adopted Schedule of Fees and Charges.
- A license agreement will set terms for access, maintenance, data reporting and end-of-life obligations.

Private Residents

Private residents may apply to install limited EV charging infrastructure associated with their dwelling, subject to strict conditions. Council retains absolute discretion to refuse any application.

Access conditions

- No reserved parking: Council will not allocate or enforce dedicated public parking for private residents. The space remains available to any road user, and Council will not require any vehicle to move.
- No access guarantees: Residents accept that the charger may be inaccessible whenever the adjacent space is occupied. Council bears no responsibility for ensuring access or functionality.

Installation requirements

- No cables across public land: Surface or portable cables across footpaths, nature strips or kerb ramps are not permitted.

- Undergrounding: Council may consider underground conduits or chambers on public land to connect a private charger, only where:
 - works are fully at the resident's cost (design, approvals, construction, restoration, inspections and removal),
 - a tree or other public infrastructure is not impacted beyond repair,
 - no above-ground clutter or trip hazards are introduced, and
 - all works comply with electrical and safety standards and maintain accessible paths of travel.

Where works affect public roads/footpaths, Council permits and Roads Act approvals apply (e.g., *Application for Construction Works on Council Property*, *Road Opening Permit*, and where applicable s138 consents).

Standards, certification and insurance

- Installation by a licensed electrician with certificate of compliance; evidence of compliance with relevant Australian Standards to be provided to Council prior to energisation.
- Confirmation of home/building insurance coverage for the installation and any liabilities.
- Ongoing maintenance plan to be submitted and kept current.
- Council is not responsible for maintenance, inspection, repair, damage, vandalism, misuse or reinstatement after public works.

Liability, indemnity and removal

- Applicant must indemnify Council against claims arising from the installation/operation.
- Council may require removal or temporary de-energisation at any time for operational, safety or compliance reasons; removal and reinstatement at the resident's full cost.

Related Information

This Policy is accompanied by a set of operational guidelines and standards that must be followed. Failure to follow will result in the cancellation of any approvals. The following information are applicable to this Policy.

- Installation – EV infrastructure on Council Property (Still under development)
- MOSPLAN
- Climate Action Plans – Mitigation Strategy and Resilience and Adaptation Strategy
- Application for Construction Works on Council Property
- Council's Schedule of Fees and Charges
- Car Share Policy

Definitions

- Charge Point Operators (CPOs) - Company or other entity responsible for the installation, operation, and maintenance of EV charging infrastructure.
- Electric Vehicle (EV) - a vehicle powered by an electric motor using energy stored in a battery or fuel cell.
- Electric Vehicle Charging Infrastructure - physical and electrical systems required to recharge electric vehicles.

Review

This policy will be reviewed every four years unless otherwise directed by the Executive Team.

Contact

Enquiries should be directed to the Manager Environment and Open Space on 9978 4025.

Amendments

Date	Amendment	Reference