

Item 3.

Public Exhibition - All-Electric Development - Draft Sydney Development Control Plan 2012 and Discussion Paper - Electrification of New Development

File No: X099810

Summary

All-electric buildings can deliver healthier, more cost-effective and energy-efficient development that's built to meet future energy standards and avoid costly retrofits. All-electric buildings avoid locking households into increasingly expensive fossil fuel systems, support long-term equity and resilience across all communities, and advance the City of Sydney's (the City's) net-zero emissions objectives.

To support this shift, the City prepared the Discussion Paper: *Electrification of New Development* (discussion paper) to explore issues associated with all-electric development and options for planning controls. Informed by the feedback received during consultation on the discussion paper, this report recommends that Council approve the public exhibition of the Draft Sydney Development Control Plan 2012 – All-Electric Development (draft DCP). The draft DCP requires that new residential accommodation and new offices, hotels and serviced apartments over a certain size be serviced by all-electric systems.

In preparing the discussion paper, the City engaged with over 30 stakeholders across the energy, property, development, and advocacy sectors and commissioned technical research to assess electrification options for various development types. This engagement helped shape the approaches and provided insight into the opportunities and challenges of delivering new all-electric development.

The community, industry and peak bodies were invited to provide feedback on the discussion paper and how new planning controls could be implemented. The public consultation period was from 31 March to 5 May 2025 and a total of 22 surveys and 19 email submissions were received. Matters raised in the public consultation include:

- support for the health benefits of electrification
- support for the equity benefits of electrification, noting that high energy costs and exposure to indoor air pollution disproportionately impact low-income households
- concerns about energy security and electricity network capacity
- support for investment in renewable gas
- consumer and cultural resistance to electric cooking
- need for further transitional support and further consideration of timing issues
- concerns about upfront costs and supply chain issues for development
- challenges with applying electrification requirements to major renovations.

These matters are discussed in this report and have been carefully considered in preparing the draft DCP that is recommended for statutory public exhibition.

The draft DCP requires that new residential accommodation and new offices over 1000sqm, new hotels with more than 100 rooms and serviced apartments with more than 100 apartments be serviced by all-electric systems. The controls don't apply to industrial uses or existing buildings, and food and beverage premises within a mixed-use development may have a gas connection provided there is capacity for future electrification. The controls are proposed to commence for new applications from 1 January 2027 to provide time for industry to transition. A resolution is included for Council to be updated on electrification in the food and beverage sector within one year of the controls commencing.

In December 2023, as part of the City's proposed Policy and Housekeeping amendments to its local environmental plans and development control plans, Council resolved to publicly exhibit the Sydney Development Control Plan 2012 - Policy and Housekeeping Amendments 2023 (Policy and Housekeeping DCP). The indoor air quality provisions in the Policy and Housekeeping DCP restrict indoor gas appliances, including cooktops, ovens, and space heaters, in new residential developments. They address health risks of indoor gas use, including its links to respiratory conditions and other long-term health issues.

This report recommends Council approve the public exhibition of the subject draft DCP (Attachment B) that expands on the Policy and Housekeeping DCP. Should the draft DCP be adopted, it will replace the indoor air quality provisions recommended for adoption as part of the Policy and Housekeeping DCP.

Recommendation

It is resolved that:

- (A) Council note the matters raised in response to public consultation on the Discussion Paper - Electrification of New Development, as shown at Attachment A to the subject report;
- (B) Council approve the Draft Sydney Development Control Plan 2012 – All-Electric Development, as shown at Attachment B to the subject report, for public exhibition;
- (C) authority be delegated to the Chief Executive Officer to make any minor amendments to the Draft Sydney Development Control Plan 2012 – All-Electric Development prior to public exhibition to correct any drafting errors; and
- (D) Council note that the Chief Executive Officer will report back to Council within one year of the planning controls commencing on the progress of electrification within the food and beverage sector.

Attachments

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| Attachment A. | Engagement Report - Discussion Paper - Electrification of New Development |
| Attachment B. | Draft Sydney Development Control Plan 2012 - All-Electric Development |

Background

1. In August 2023, Council resolved to investigate planning controls to require all-electric, gas-free new development, in direct response to the health and economic impacts of gas use in developments.
2. In December 2023, as part of the City's proposed Policy and Housekeeping amendments to its local environmental plans (LEPs) and development control plans (DCPs), Council resolved to publicly exhibit the Policy and Housekeeping DCP. The indoor air quality provisions in the Policy and Housekeeping DCP restrict indoor gas appliances, including cooktops, ovens, and space heaters, in new residential developments. The Policy and Housekeeping DCP was informed by research about the health risks of indoor gas use, including its links to respiratory conditions and other long-term health issues.
3. At the time of adopting the Policy and Housekeeping DCP for public exhibition, Council acknowledged further research and consultation was required to inform future planning controls to address other gas uses such as boilers and hot water systems and to consider similar requirements for non-residential buildings.
4. The Policy and Housekeeping DCP was publicly exhibited between December 2024 and March 2025 and a post-exhibition report, including a response to matters raised in submissions, is to be considered by Council concurrently with this report. The report recommends that Council adopt the indoor air quality provisions in the Policy and Housekeeping DCP, and provide adequate notice to their commencement on 1 January 2027 in response to submissions received to the Discussion Paper: Electrification of New Development.
5. This report proposes an expansion of the abovementioned changes to the Sydney DCP 2012 to further require new residential and non-residential development to be all-electric. Should the draft controls be adopted they will replace those recommended for adoption as part of the Policy and Housekeeping DCP.

New planning controls are proposed in the Sydney DCP 2012 to further restrict the use of gas in new developments

6. This report recommends Council approve the public exhibition of the Draft Sydney Development Control Plan 2012 – All-Electric Development (draft DCP) to amend the Sydney DCP 2012. The draft DCP is at Attachment B.
7. The draft DCP aims to improve air quality and health by reducing exposure to pollutants and protect future residents and businesses from rising gas prices, dual connection charges and costly future conversions. The draft DCP will also deliver more efficient buildings that benefit from lower operating costs.
8. The draft DCP expands the Policy and Housekeeping DCP to require all-electric systems (including water heating) in:
 - new residential accommodation and

- the erection of new prescribed office premises, prescribed hotel or motel accommodation or prescribed serviced apartments, as defined by the State Environmental Planning Policy (Sustainable Buildings) 2022 including:
 - offices over 1,000 square meters
 - hotels with over 100 rooms
 - serviced apartment buildings with over 100 apartments.
9. The proposed provisions include:
- (a) a requirement that affected development not be connected to fossil fuel gas
 - (b) a requirement for affected development to provide sufficient space and electrical capacity for all-electric systems
 - (c) an allowance for dedicated gas connections for food and drink premises where a mixed-use development includes affected development and food and drink premises, but only where embedded electrical infrastructure enables future electrification and
 - (d) a delayed commencement date of 1 January 2027, to allow for a period of market adjustment.
10. The proposed provisions do not:
- (a) apply retrospectively to existing buildings, alterations or additions - they only apply to the development of a new building
 - (b) apply to industrial development as these uses often rely on high-temperature processes or specialised equipment where electrification may not yet be technically or economically feasible
 - (c) restrict use of bottled gas
 - (d) restrict use of renewable gas, which may have a role in industrial processes where electrification is not yet feasible. For clarity, the proposed provisions apply only to fossil fuel gas.
11. The rationale and justification for the draft DCP is explored in the City's Discussion Paper: Electrification of New Development (discussion paper) available at city.sydney/all-electric. The draft DCP is informed by submissions to the discussion paper which are discussed below.

The proposed planning controls are informed by the City's discussion paper on electrifying new development, as well as the matters raised by the community and other key stakeholders

12. The City prepared the Discussion Paper: Electrification of New Development (discussion paper) to explore issues associated with all-electric development and options for planning controls. The discussion paper is available at: city.sydney/all-electric.
13. The discussion paper was informed and supported by technical research and stakeholder engagement. The research explored gas use in the City of Sydney area and electrification solutions for different development types. Engagement with over 30 stakeholders from the energy, industry, property and advocacy sectors provided insight into the opportunities and challenges of transitioning to all-electric development.
14. The discussion paper sets out the significant benefits of electrification, beyond the wider benefit of emissions reduction. All-electric new development can help reduce energy bills, improve health by eliminating air pollution from gas appliances, and support a more equitable energy transition.
15. These benefits are particularly important for households experiencing disadvantage and for residents of social and affordable housing who are disproportionately impacted by the health and cost implications of fossil fuel gas use. These households tend to spend a higher proportion of their income on energy and are more likely to live in homes with inefficient appliances and poor insulation, which can increase overall energy use and costs. These households can face structural and cost barriers, as well as limited capacity, to upgrade appliances or retrofit their homes. They are also disproportionately affected by the health impacts of gas use, such as respiratory issues from indoor air pollution, due to factors like inadequate ventilation and reliance on older gas appliances. Renters more generally are also unable to retrofit their homes or select more efficient appliances, further entrenching these challenges.
16. Electric systems are typically cheaper to operate, easier to maintain, and safer than fossil fuel gas alternatives. They also avoid the cost and disruption of future fuel switching, which can be especially difficult in strata title buildings. Building all-electric buildings now means that fewer households will need to undergo costly transition in the future. All-electric buildings can more readily adapt to technological innovations, such as smart energy management systems, improving their resilience and operational efficiency.
17. Without clear planning controls, new developments may continue to connect to fossil fuel gas, entrenching long-term costs, health risks, and inequities. Establishing clear electrification requirements in the planning framework would provide clarity for developers, energy providers, and the community, and ensure new buildings are designed to meet future energy expectations from the outset.
18. The discussion paper set out 6 options for all-electric buildings to guide feedback. The options were:
 - (a) continue with controls only addressing indoor gas appliances in new residential development
 - (b) expand controls to include hot water systems in new residential development

- (c) introduce electrification requirements for new non-residential development
 - (d) apply controls to major alterations and additions
 - (e) provide flexibility in specific circumstances, such as for industrial uses or food and drink premises
 - (f) set a timeframe for implementation or staging.
19. The community, industry and peak bodies were invited to provide feedback on the discussion paper and how new planning controls could be implemented. The public consultation period ran from 31 March to 5 May 2025. During this period, the Sydney Your Say page was visited 835 times, with 22 surveys responses and 19 email submissions received. To promote the engagement, the City issued an e-newsletter to 6,659 Sydney Your Say subscribers and sent direct emails to 41 key stakeholders. Matters raised in the public consultation are provided at Attachment A.
20. About 70% of respondents supported the introduction of new planning controls for the electrification of new development.
21. Of the 19 email submissions:
- (a) 9 expressed strong support for full electrification of new development
 - (b) 2 were generally supportive, however had some concerns
 - (c) 3 offered conditional support for electrification requirements
 - (d) 2 were neutral
 - (e) 3 opposed the introduction of any electrification requirements for new development.
22. Of the 22 survey respondents:
- (a) 82% agreed with the benefits of introducing planning controls to require new development be all-electric
 - (b) 4% somewhat agreed
 - (c) 14% did not agree.

23. The common issues are described below.

Energy security and electricity network capacity

24. Some submissions raised concerns about energy security, arguing that electrification may increase reliance on the electricity grid and reduce energy diversity. They suggested gas remains essential during peak demand or outages.

25. The submission received from Ausgrid expressed strong support for all-electric new development, particularly in the residential and small business sectors. Ausgrid advised that the network has sufficient capacity and flexibility to support most forecast electrification scenarios without major changes to its medium-term plans. Most new developments have minimal impact on the network, and overall reliability continues to improve.
26. As the draft DCP applies only to new buildings, the transition will occur gradually. Ausgrid regularly updates its forecasts to maintain system resilience and suggests there is no immediate risk of grid overload. The City also reviewed the Australian Energy Market Operator's 2024 Electricity Statement of Opportunities, which identified little to no reliability gaps over the next decade, provided current renewable energy projects proceed as planned.

Use of renewable gas

27. A small number of respondents supported investment in renewable gases, such as biomethane and hydrogen, to maintain energy diversity.
28. The draft DCP applies only to fossil fuel gas and does not restrict future use of renewable gas, which may have a role in industrial processes where electrification is not yet feasible.

Consumer and cultural resistance to electric cooking

29. Some respondents preferred gas cooking, citing cultural practices, performance and consumer choice. Gas can be seen as a selling point in homes and essential for commercial cooking methods such as wok cooking and flame grilling.
30. However, research from the Global Cooksafe Coalition and Asian Australians for Climate Solutions shows that induction cooktops are a viable alternative. They reach higher temperatures, are more energy-efficient, and perform comparably to gas. Demonstrations by ambassador chefs show that induction woks can be effective.
31. Industry stakeholders raised practical challenges in commercial settings, particularly in mixed-use developments. During pre-consultation engagement, some developers shared experiences helping tenants transition to electric appliances and others are using transitional options, such as bottled gas, while designing for full electrification in the future.
32. In response, the draft DCP supports flexibility in food and beverage tenancies within applicable development. A dedicated gas connection is allowed where embedded electrical infrastructure enables future electrification. All other parts of the development must be all-electric.
33. Although industry leaders are already adopting electric kitchens, and demonstration projects are changing perceptions and showcasing viable alternatives, electrifying the food and beverage sector remains challenging, particularly due to tenant readiness and specific cooking practices. Monitoring progress will track emerging technologies and industry trends and inform future policy. A resolution is included to ensure that progress in the sector is reviewed within one year of the controls commencing.

34. For residential development, the draft DCP in part aims to avoid embedding fossil fuel gas infrastructure that is costly and difficult to remove. Bottled gas (LPG) is not covered by the controls, so residents could still use portable gas appliances without needing a fixed connection. This approach avoids locking households into dual utility charges and exposure to volatile gas supply prices, while preventing the complex and expensive retrofits needed to remove fixed gas infrastructure later. It allows greater flexibility for residents to adapt as technologies, energy markets and preferences evolve.

Transitional support and timing

35. Submissions from industry stakeholders - both supportive and critical of electrification - emphasised the need for a staged, considered transition. Submissions cited feasibility concerns including upfront capital costs, market maturity, infrastructure readiness, and challenges in delivering all-electric systems in more complex development types.
36. In their submission, the Property Council of Australia commended the City's work and noted that while building electrification is an essential way forward, appropriate transitional arrangements are critical to buy in and success.
37. Several stakeholders recommended a staged rollout, some exemptions for sectors facing significant barriers, and clearer implementation guidance. The Property Council highlighted the need for sufficient lead time to allow developers, suppliers and the construction sector to adapt.
38. In response, the all-electric requirements are proposed to apply to new applications from 1 January 2027. This allows time for industry preparation while supporting objectives such as improved air quality, long-term energy affordability and equitable outcomes. The delayed start provides certainty and enables an orderly, well-communicated transition.
39. Temporary or case-by-case exemptions are not proposed in the draft DCP as they risk increasing administrative complexity and placing additional burden on applicants to justify exemptions through consultant reports. Instead, the draft DCP focuses on new residential accommodation and new offices, hotels and serviced apartments over a certain size. Industrial buildings are excluded, and specific allowances are provided for food and beverage premises within a mixed-use development that is required to be all-electric.
40. This approach balances policy intent with the practicalities of implementation and seeks to avoid unintended impacts on housing supply or economic activity, while allowing time for industry to build capacity and confidence.

High upfront costs and supply chain issues

41. Submissions raised concerns about the higher upfront costs of electrification, particularly for developers. The Property Council of Australia noted that while they support the transition to an all-electric future, the initial stages may involve higher capital costs due to more expensive electric appliances, heat pumps and potential network upgrades to meet increased electrical demand.

42. Network upgrades are generally required when existing on-street electrical capacity cannot support a development's maximum demand and may involve a kiosk substation. However, well-designed all-electric buildings can reduce these impacts and associated costs through load management and energy-efficient systems.
43. Ausgrid's submission acknowledges these concerns and highlights ongoing efforts to review cost allocation to ensure fairness for developers. They are also collaborating with the NSW Government and other providers to develop a public online map of available hosting capacity, improving developers' ability to plan and manage electrification costs.
44. Although electric appliances such as heat pumps and induction cooktops may have higher upfront costs than gas alternatives, they offer better energy efficiency in the long run, reducing operational costs. As demand grows, these technologies are likely to become more affordable, with innovation expected to further reduce capital costs over time.
45. The Property Council also noted the draft National Construction Code 2025 (draft NCC 2025) proposed electrification requirements will scale up electric alternatives, reduce upfront costs, and encourage supply chain maturity and innovation. The draft NCC 2025 requires that where gas is proposed in a development, it must be designed to enable future replacement with efficient electric systems accounting for some of the costs of an all-electric building. Further detail on the draft NCC 2025 is provided later in this report.
46. The proposed lead-in time for the draft provisions supports an appropriate transition, providing the industry with sufficient time to build capability and adapt to new technologies. This approach addresses feasibility concerns and aims to avoid unintended impacts on housing supply or economic activity, while facilitating a practical pathway to all-electric development.

Applying electrification requirements to major renovations

47. The discussion paper sought feedback on applying electrification requirements to major alterations and additions so more buildings may avoid being locked into using fossil fuels and to support the broader benefits of electrification.
48. Most stakeholders supported phasing out gas infrastructure in existing buildings for futureproofing and affordability, while others raised concerns about costs and design complexity - particularly for strata and company title schemes. The cost of gas disconnection, including a reported significant fee, was also highlighted. Industry groups urged flexibility and recommended further economic analysis and consultation before applying controls to major renovations.
49. Noting these concerns, the draft DCP does not include electrification requirements where existing buildings are being renovated rather than replaced. It applies only to new residential accommodation and new offices, hotels and serviced apartments over a certain size. Existing buildings will therefore not be subject to these requirements under the current proposal.
50. Although the draft DCP focuses on new development, the City remains committed to increasing net zero emissions buildings, including existing ones. Support for electrification and sustainability upgrades continues through various initiatives, such as:

- (a) the Better Buildings Partnership, a collaboration of 12 property corporations with 100 local commercial buildings, is preparing electrification plans, with members to have plans in place by June 2025, supported by resources developed with industry experts
- (b) CitySwitch, a national office tenancy sustainability program led by the City, with tools for achieving net zero tenancies
- (c) the Smart Green Apartments program, assisting strata communities with energy assessments, feasibility studies, and upgrades - resulting in over \$3.3 million invested, \$14 million saved, and 54,000 tonnes of carbon emissions avoided since 2016
- (d) targeted sustainability grants and campaigns like the promotion of GreenPower to promote uptake of 100% accredited renewable electricity
- (e) membership in the Global Cooksafe Coalition, advocating for safe, renewable-powered electric cooking access.

The draft DCP builds on the NSW Government's Sustainable Buildings SEPP and the City's net zero planning controls to electrify new development

- 51. The State Environmental Planning Policy (Sustainable Buildings) 2022 (Sustainable Buildings SEPP) requires medium to large commercial development (offices over 1,000 square metres, hotels with more than 100 rooms and serviced apartment buildings with more than 100 apartments) to avoid fossil fuels or demonstrate a pathway to full electrification by 2035. These developments must be designed with adequate electrical capacity and space to enable this transition. Where gas remains in use, 10 years of carbon offsets are required.
- 52. The draft DCP builds on the intent of the SEPP by bringing forward the SEPP's 2035 requirement for fossil fuel-free operations to 2027 for medium to large commercial development. This provides greater certainty for industry, avoid costly retrofits, stranded assets and supports long-term compliance and performance. It strengthens alignment with decarbonisation goals by requiring all-electric systems that lower operational costs, improve efficiency, and ensure buildings are future ready.
- 53. For residential development, the SEPP regulates water and energy efficiency through BASIX. While updated electricity emission factors have made it easier for all-electric homes to meet requirements, council planning controls that aim to reduce greenhouse emissions from the use of a residential building have no effect. The draft controls aim to address broader public interest outcomes, such as improved indoor air quality, long-term cost effectiveness and energy equity, protecting lower-income households from energy price shocks. This approach is similar to other NSW councils.
- 54. The draft DCP complements the City's net zero planning controls. These controls require large commercial development to meet minimum energy performance standards and use 100% renewable electricity from 2026. These controls do not address fossil fuel gas use. The draft DCP fills this gap by addressing gas use directly.

National, state and independent policy directions support electrification

Federal and state government policy

55. The Australian Government's Future Gas Strategy emphasises the need to reduce natural gas use, with electrification and energy efficiency as key solutions. NSW has a legislated a net zero target by 2050 and is progressing policy to support emissions reduction across all sectors.

The National Construction Code 2025

56. The draft National Construction Code 2025 (draft NCC 2025) includes provisions to support the transition to all-electric buildings. It requires that where gas is proposed in a development, it must be designed to enable future replacement with efficient electric systems. It introduces updated energy efficiency performance standards for electric equipment, signalling that electrification is the preferred direction for buildings. These changes are expected to encourage all-electric design from the outset, as electrical infrastructure would be accounted for during construction, while gas infrastructure would incur additional cost.

NSW Productivity and Equality Commission

57. The NSW Productivity and Equality Commission's March 2025 paper "Decarbonising buildings, industry and waste" found that eliminating most gas use in buildings is essential to achieving net zero. It supports the use of local planning tools, such as development control plans, to limit new gas connections. The Commission highlights the private and public benefits of electrification, including lower energy bills, better health, and improved equity outcomes for low-income households. It also notes the high cost of future retrofits and the long-term burden of allowing new gas connections.

Policy institutes, research organisations, and advocacy groups

58. The Green Building Council of Australia has published practical guidance and resources to support delivery of all-electric buildings. The Property Council of Australia and the Australian Sustainable Built Environment Council have contributed research and policy recommendations, including "Every Building Counts" and "Unlocking the Pathway: Why electrification is the key to net zero buildings", which highlight electrification (starting with new development) as critical to meeting net zero targets. Reports like the Grattan Institute's "Getting Off Gas" further contribute to the evidence base, providing valuable resources to assist in the transition away from fossil fuels in buildings.
59. Independent sustainability rating tools further encourage electrification. NABERS, Green Star, and NatHERS have adjusted methodologies to reflect the benefits of fossil fuel-free buildings. Electric-only buildings powered by renewable energy now achieve the highest NABERS scores. Green Star requires fossil fuel-free design for 5- and 6-Star ratings and will extend this to 4-Star projects in 2026.

Key Implications

Strategic Alignment - Sustainable Sydney 2030-2050 Continuing the Vision

60. Sustainable Sydney 2030-2050 Continuing the Vision renews the communities' vision for the sustainable development of the city to 2050. It includes 10 strategic directions to guide the future of the city, as well as 10 targets against which to measure progress. This policy is aligned with the following strategic directions and objectives:

- (a) Direction 2 - A leading environmental performer - Requiring new developments to be all-electric supports the City's target of net zero emissions by 2035. Reducing reliance on fossil gas complements broader decarbonisation of the electricity grid.
- (b) Direction 4 - Design excellence and sustainable development - Embedding all-electric requirements encourages buildings that prioritise energy efficiency, future resilience, and alignment with best practice sustainability standards.
- (c) Direction 6 - An equitable and inclusive city - Requiring all-electric new development avoids further expansion of the gas network and ensures that new buildings are future-ready, more affordable to run, and easier to maintain. It also shields future occupants and tenants from rising and volatile gas prices. Vulnerable households, including low-income residents and renters, face the greatest barriers to electrifying existing homes and are at risk of being 'locked in' to costly gas supply. Similarly, small businesses and community service providers may struggle with the upfront costs of switching away from gas in existing premises. By mandating electrification in new development, the City can help prevent these burdens from compounding and allow existing funding and incentive programs to prioritise upgrades for those already using gas.
- (d) Direction 7 - Resilient and diverse communities - Electrification improves community resilience by enabling a transition to safer, cleaner and more adaptable energy systems. Unlike gas infrastructure, which is centralised and dependent on volatile fossil fuel supply chains, electric systems can increasingly be decentralised and integrated with renewable energy sources, batteries and smart technologies. This flexibility supports local energy generation and storage, reducing exposure to energy shocks and supporting faster recovery in times of crisis, such as extreme weather events or supply disruptions.
- (e) Direction 10 - Housing for all - Clear, consistent planning controls that require all-electric new development support the delivery of sustainable and future-ready housing for everyone. Electrification reduces long-term running costs, shields households from rising gas prices, and avoids the need for costly retrofitting down the track. This helps ensure that low-income residents and renters aren't locked into outdated and expensive energy systems.

Environment

61. The draft DCP supports the City's environmental priorities by increasing the use of renewable energy through the electrical energy network and reducing reliance of fossil fuels. It aligns with the draft Environmental Strategy 2025–2030 (the draft Strategy), which identifies building electrification as essential to meeting local area emissions targets and net zero. Feedback received during public exhibition of the draft Strategy and in focus group discussions showed strong support for electrifying both vehicles and buildings. Participants noted that rising electricity bills and the high cost of retrofitting - particularly for lower-income households and renters - make it difficult to respond to climate impacts. By requiring electric technologies from the outset, the proposal helps avoid locking more people into expensive, polluting systems and prevents the problem from growing.

Risks

62. Potential challenges in the early stages of implementation have been identified, particularly regarding industry preparedness and effective communication with stakeholders. To partly mitigate these risks, a clear lead-in time has been provided to support an orderly transition. The DCP provisions will be applied in accordance with the applicable planning legislation, legal principles and hierarchy of planning instruments.
63. The proposal sits within the City's risk appetite, which supports innovation and transformation towards long-term environmental and social goals. We have an open appetite for changes to procedures and practices to accommodate improved environmental outcomes. Electrification delivers clear community benefits, including improved health, equity and climate outcomes, and aligns with the City's commitment to minimising risks to public health and safety.

Relevant Legislation

64. Environmental Planning and Assessment Act 1979
65. Environmental Planning and Assessment Regulation 2021
66. State Environmental Planning Policy (Sustainable Buildings) 2022

Public Consultation

67. Public consultation on the discussion paper took place from 31 March 2025 to 5 May 2025 and stakeholders were invited to provide feedback through the Sydney Your Say page. Engagement during the public exhibition included 835 visits to the Sydney Your Say page (during the consultation period) and receipt of 22 survey responses and 19 submissions, summarised at Attachment A.
68. This report recommends Council approve the public exhibition of the Draft Sydney Development Control Plan 2012 – All-Electric Development (draft DCP), shown at Attachment B. If approved, the draft DCP will be publicly exhibited in accordance with the City of Sydney Community Participation Plan 2024.

GRAHAM JAHN AM

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