

Attachment B

**Draft Sydney Development Control Plan
2012 – All-Electric Development**

Draft Sydney Development Control Plan 2012: All-electric development



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Purpose

The purpose of this Development Control Plan (DCP) is to amend the Sydney Development Control Plan 2012 to insert new provisions that:

- (a) require all new residential accommodation to be fully electric for applications lodged from 1 January 2027;
- (b) require the erection of new prescribed office premises, prescribed hotel or motel accommodation and prescribed serviced apartments to be fully electric for applications lodged from 1 January 2027;
- (c) clarify how the all-electric requirement applies to food and drink premises within affected development; and
- (d) clarify how development applications can demonstrate that a building is designed to support all-electric appliances and systems.

Citation

This amendment may be referred to as Sydney Development Control Plan: All-electric development

Land covered by this plan

This amendment applies to the City of Sydney Local Government Area.

Relationship of this plan to other development control plans

This plan amends *Sydney Development Control Plan 2012* as follows:

- (a) Replace section 3.13.4 'Indoor air quality in new residential development' with 'All-electric development' in accordance with Appendix 1.

Appendix 1

1. Delete section 3.13.4 'Indoor air quality in new residential development'

~~3.13.4 Indoor air quality in new residential development~~

Objective

- ~~(a) Reduce indoor air pollutants associated with the onsite combustion of gas to improve indoor air quality. To improve indoor air quality within the built environment and promote health by reducing exposure to air pollutants from gas heating and cooking systems.~~

Provision

- ~~(1) For development applications lodged after 31 December 2026, gas cooktops, gas ovens and gas internal space heating systems are not permitted in new residential development; instead, electric systems should be installed.~~

[Public exhibition note: The above provisions were adopted by Council on XX XX XXXX, but only come into effect if and when the Sydney Local Environmental Plan 2012 is amended in accordance with the Planning Proposal: Policy and Housekeeping amendments.]

In the case where these provisions have not come into effect, the following provisions will be inserted instead of]

2. Insert a new section after section 3.13.3 with the following text:

3.13.4 All-electric development

Objectives

- (a) To improve air quality within the built environment and promote health by reducing exposure to air pollutants.
- (b) To ensure new development is energy efficient, cost effective for occupants over the long term and can avoid future costs of electrification or remaining on the fossil fuel gas network.

Provisions

- 1. This section applies to development applications lodged after 31 December 2026.
- 2. In this section 'affected development' is:
 - (a) all new residential accommodation; and
 - (b) the erection of new prescribed office premises, prescribed hotel or motel accommodation or prescribed serviced apartments, as defined in State Environmental Planning Policy (Sustainable Buildings) 2022.
- 3. To protect indoor air quality, new residential accommodation is not to include indoor fossil fuel gas appliances, such as gas cooktops, ovens or space heaters.
- 4. Affected development is not to be serviced by fossil fuel gas.
- 5. Where a mixed-use development includes affected development and food and drink premises, a single gas connection may be permitted solely for the food and drink premises, provided:
 - (a) the gas connection services only the food and drink premises;
 - (b) the tenancy is designed with embedded electrical infrastructure to support future electrification; and
 - (c) all other affected development within the development is all-electric.
- 6. Affected development is to be designed with sufficient space and electrical capacity to support all-electric systems, including those for all cooking and heating needs, including space and water heating.

