

Relevant Information for Council

FILE: X099810 **DATE:** 20 June 2025

TO: Lord Mayor and Councillors

FROM: Graham Jahn AM, Chief Planner / Executive Director City Planning, Development and Transport

SUBJECT: Information Relevant To Item 12.3 – Public Exhibition - All-Electric Development - Draft Sydney Development Control Plan 2012 and Discussion Paper - Electrification of New Development

Alternative 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~~ **Attachment A to the subject Information Relevant To memorandum**, 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.

Purpose

To respond to matters raised at the Transport, Heritage and Planning Committee on 16 June 2025 in relation to when the indoor air quality controls should start.

To provide an Alternative Recommendation for the Council that aligns with the Alternative Recommendation at Item 12.5 - Post Exhibition - Planning Proposal - Sydney Local Environmental Plan and Development Control Plan - Policy and Housekeeping Amendments (LEP/DCP Update).

Background

Item 12.3 (this item) recommends public exhibition of planning controls that require new residential development and larger office, hotel and serviced apartment development to be all-electric. It is referred to as the all-electric controls.

Item 12.5 recommends adoption of a planning control that requires new residential development to use electric indoor appliances. It is referred to as the indoor air quality controls.

Further information was sought on the proposed lead-in period for all-electric controls and whether the start of the residential indoor air quality controls could be brought forward ahead of the all-electric controls.

The Information Relevant To Item 12.5 – Post Exhibition – Planning Proposal – Sydney Local Environmental Plan and Development Control Plan – Policy and Housekeeping Amendments (LEP/DCP Update) memorandum includes an Alternative Recommendation for the consideration of Council and further information in relation to the start of the indoor air quality controls.

Revisions required for Draft All-Electric Development DCP

The Alternative Recommendation at Item 12.5 amends the residential indoor air quality provisions so they start for applications lodged after 31 December 2025.

The Alternative Recommendation in this memorandum incorporates this revised start date for the indoor air quality controls and maintains the future start date for applications lodged after 31 December 2026 for the public exhibition of the wider all-electric controls.

The proposed timeframe for the start of the all-electric controls is the shorted period based on strong recommendations from a range of industry stakeholders for a lead in time of 6 to 24 months. The timeframe accommodates the exhibition period and acknowledges that the controls affect more types of development and require greater adjustments by proponents to building design and electrical engineering compared to the indoor air quality controls.

Any feedback on the proposed start date will be reported Council for its consideration after the public exhibition.

The revised draft DCP is at Attachment A and incorporates changes to the commencement date for residential indoor air quality provisions plus formatting changes.

Prepared by: Angela Smidmore, Specialist Planner

Attachments

Attachment A. Revised Draft Sydney Development Control Plan 2012 – All-Electric Development

Approved

A handwritten signature in black ink, appearing to be 'GJAHN', written over a horizontal line.

GRAHAM JAHN AM

Chief Planner / Executive Director City
Planning, Development and Transport