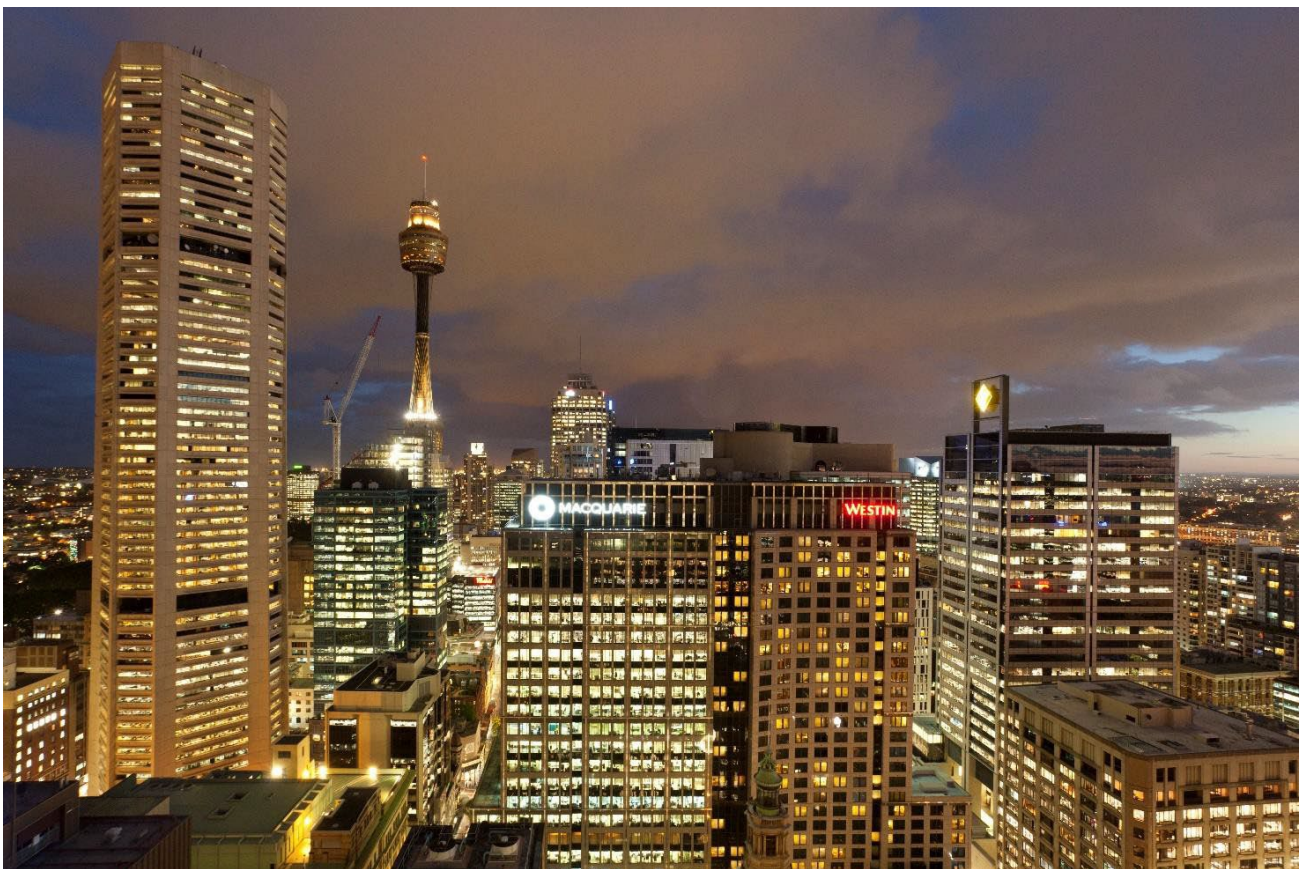


Attachment B

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

Draft Sydney Development Control Plan 2012: All-electric development

Post-exhibition amendments are shown in **red**, with deletions in ~~strikethrough~~ and additions and edits in underline.



Draft Sydney Development Control Plan 2012: All-electric development

Purpose

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

- (a) continue to restrict the use of indoor gas appliances (cooktops, ovens and space heaters) in new residential accommodation for applications lodged after 31 December 2025;
- (b) require the erection of new residential accommodation, prescribed office premises, prescribed hotel or motel accommodation and prescribed serviced apartments to be fully electric for applications lodged after 31 December 2026;
- (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 described in Appendix 1.

Appendix 1

1. Replace section 3.13.4 Indoor air quality in new residential development' with the following:

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. In this section 'affected development' is:
 - (a) the erection of new residential accommodation; and
 - (b) the erection of ~~a new: new prescribed office premises, prescribed hotel or motel accommodation or prescribed serviced apartments, as defined in State Environmental Planning Policy (Sustainable Buildings) 2022.~~
 - (i) office premises with a net lettable area of at least 1,000m²;
 - (ii) hotel or motel accommodation containing at least 100 guest rooms; or
 - (iii) building containing at least 100 serviced apartments.
2. Affected development is to comply with the requirements in Table X.X: 'All-electric requirements'.

Table X.X: All-electric requirements

Use	Applications submitted after 31 Dec 2025	Applications submitted after 31 Dec 2026
New residential accommodation	Indoor fossil fuel gas appliances, such as gas cooktops, ovens, or space heaters are not to be included.	Not to be serviced by fossil fuel gas. To be designed with sufficient space and electrical capacity to support all-electric cooking, space heating, and water heating systems.
Affected development that is not new residential accommodation	No requirement specified.	Not to be serviced by fossil fuel gas. To be designed with sufficient space and electrical capacity to support all-electric cooking, space heating, and water heating systems.
Food and beverage tenancies in mixed use developments containing affected development	No requirement specified.	A single gas connection may be provided for the food and beverage tenancy only. The tenancy is to include <u>sufficient space and embedded electrical capacity for full future electrification, infrastructure supported by a maximum demand estimate.</u> All other affected development is to be all-electric.

