



Architectural Excellence & Design Review Panel

Meeting Minutes & Recommendations

Site Address:	-
Proposal:	Review of the Inner West Council's Draft Development Control Plan – Indoor Air Quality
Application No.:	-
Meeting Date:	17 October 2023
Previous Meeting Date:	-
Panel Members:	Matthew Pullinger (chair); Tony Caro; and Peter Ireland
Apologies:	-
Council staff:	Julia Dungca; Denise Bengler; Daniel East Jon Stiebel; Vishal Lakhia; Niall Macken; Martin Amy
Guests:	-
Declarations of Interest:	None
Applicant or applicant's representatives to address the panel:	Not applicable

Discussion & Recommendations:

1. The Architectural Excellence & Design Review Panel reviewed the draft DCP section on Indoor Air Quality and supplementary documentation prepared by Council, and discussed the proposal with Council's Strategic Planning section through an online conference.
2. The Panel's recommendations, which are set out below, are focused on improving the design quality and residential amenity of apartments and residential dwellings within the Inner West local government area.
3. The Panel offers in principle support for the proposed measure to amend the Inner West DCPs (Comprehensive Inner West DCP 2016 – A16 Indoor Air Quality, Leichhardt DCP 2013 – Cl.22 Indoor Air Quality, and Marrickville DCP 2011 – 2.26 Indoor Air Quality), given the intent is to elevate environmental and residential amenity. Overall, the Panel recommends the DCP section should be a succinct policy position that avoids duplication of or conflict with other controls, and should focus on improving the environment for sustainable human health in buildings.
4. The Objectives O1 and O2 are supported.
5. The Panel suggests that other factors which commonly influence indoor air quality, such as the presence of Volatile Organic Compounds in common building materials, might also be addressed in the DCP at some point.
6. The Panel notes there are existing controls addressing natural ventilation, which are covered both within the NSW Apartment Design Guide (ADG) and the National Construction Code 2022 (NCC), and the DCP should avoid duplication. For example:
 - a. There was discussion whether Control C1 might be omitted from the DCP to avoid unnecessary duplication with the ADG and the NCC. The design criteria for light wells in apartment buildings is already established within the ADG (Refer ADG Objective 4B-1, 4A-2 for details).
 - b. Controls C2 and C3 could be omitted or amended as 'performance controls' with reduced reliance on numeric controls that can result in unintended outcomes.
7. With regards to Control C4, the Panel suggests the control should offer clarity on those types of residential development that restrict gas cooktops, gas ovens or gas internal space heating systems. It is currently unclear whether the control applies to new residential developments as well as for individual alterations and additions proposals. The Panel suggests clarity should be provided to explain the anticipated threshold for replacement of existing gas fitting and fixtures.