

Environmental Health Referral Response - Solid Fuel Heaters

Application Number:	Mod2023/0713
Proposed Development:	Modification of Development Consent DA2021/1408 granted for Demolition works and construction of a dwelling house including a boatshed
Date:	03/05/2024
Responsible Officer	Maxwell Duncan
Land to be developed (Address):	Lot 2 DP 325220 , 16 Addison Road MANLY NSW 2095 Lot LIC 30003605 , 16 Addison Road MANLY NSW 2095

Reasons for referral

This application requires detailed consideration of solid fuel heaters. And as such, Council's Environmental Investigations officers are required to consider the likely impacts.

Officer comments

General Comments

This applicant for a new dwelling identified the installation of a fireplace. Insufficient information has been provided to assess the potential impact. An email was issued to the applicant 27 March 2024 requesting further information to demonstrate compliance with the relevant Australian Standard.

The email stated:

Hi Michael

You have advised that the property owner wishes to install a wood fire heater in their proposed residential dwelling at 16 Addison Road, Manly. There is concern that the smoke from the chimney flue may have a negative impact on the neighbouring property – 14A Addison Road, Manly. As such Council requires further information from the applicant to demonstrate the proposed wood fire heater will comply with *Australian Standard 2918:2018 Domestic Solid Fuel Burning Appliances – Installation*.

Can the applicant please provide architectural plans demonstrating compliance with the below information from the Australian Standard 2918:2018 and the flues location in relation to the neighbouring property.

The Flue exit shall be located outside the building in which the appliance is installed so that –

1. *the flue pipe shall extend not less than 4.6m above the top of the floor protector;*

2. *the minimum height of the flue system within 3m distance from the highest point of the roof shall be 600mm above that point as shown in Figure 4.8;*
3. *the minimum height of the flue system further than 3m from the highest point of the roof shall be 1000mm above roof penetration as shown in Figure 4.8;*
4. *no part of any building lies in or above a circular area described by a horizontal radius of 6m about the flue system exit;*
5. *termination of the flue system does not constitute a risk of fire to heat sensitive materials; and*
6. *there is no foreseen risk of penetration of flue gases through nearby windows or other openings, fresh air inlets, mechanical ventilation inlets or exhausts, or the like.*
- 7.

Environmental Health recommends refusal until further information is received and an adequate assessment can be undertaken.

UPDATED REFERRAL

Amended architectural plans have been provided demonstrating compliance with Australian Standard 2918:2018 Domestic Solid Fuel Burning Appliances – Installation can be achieved.

Environmental Health recommends approval subject to conditions

The proposal is therefore supported.

Note: Should you have any concerns with the referral comments above, please discuss these with the Responsible Officer.

Recommended Environmental Investigations Conditions:

CONDITIONS WHICH MUST BE COMPLIED WITH PRIOR TO THE ISSUE OF THE OCCUPATION CERTIFICATE

Installation and certification of solid/fuel burning heater

The solid fuel heater must be certified to comply with Australian Standards 4012 and 4013.

Provide to the Principal Certifier certification that the solid fuel heater has been installed by an appropriately experienced and qualified person, in accordance with the relevant provisions of AS2918 – Domestic Solid Fuel Burning Appliances – Installation.

Reason: To ensure the installation is completed in a legislatively compliant manner.

Certification of solid fuel burning heaters

A certificate from an appropriately qualified person indicating the system is compliant with all relevant legislation, Building Code of Australia, Australian Standards, Specifications and manufacturer requirements is to be submitted to Council prior to the operation of the solid fuel heater.

Reason: To ensure the system operates in a legislatively compliant manner.