

Environmental Health Referral Response - Solid Fuel Heaters

Application Number:	DA2022/2184
Proposed Development:	Partial demolition of an existing dwelling and the construction of a new dwelling and inground pool
Date:	19/01/2023
Responsible Officer	Clare Costanzo
Land to be developed (Address):	Lot 55 DP 12074 , 12 Kevin Avenue AVALON BEACH NSW 2107

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

Environmental Health has been requested to provide comment on this proposal for "Partial demolition of an existing dwelling and the construction of a new dwelling and inground pool" specifically in relation to the installation of a solid fuel heater. It is noted that the proposal does not provide detail as to the make, model or specification of heater proposed to be installed.

Despite, the position of the heater and the height of the proposed flue appears to comply with Australian Standards and and is sited to be a reasonable distance away from neighbouring properties.

Accordingly, the proposal is supported with a recommendation of appropriate conditions of consent to ensure compliance with Australian Standards.

Recommendation

SUPPORTED - 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.

ON-GOING CONDITIONS THAT MUST BE COMPLIED WITH AT ALL TIMES

Maintenance of solid fuel heaters

The owner/occupier shall ensure servicing of the heater is maintained according to the manufacturer's specifications.

Reason: To ensure that works do not interfere with reasonable amenity expectations of residents and the community.

Operation of solid fuel burning heaters

The owner/operator must take all practicable measures to prevent the likelihood of causing smoke and/or odour nuisances. Such measures must include:

- Using dry seasoned hardwood
- Storing wood in a dry well-ventilated place
- Having a hot and well oxygenated fire
- Ensuring that the chimney flue is clean
- Checking the chimney at different stages of the fire to see if there is any smoke
- Maintenance according to the manufacturer's specifications

Reason: To ensure that works do not interfere with reasonable amenity expectations of residents and the community.