

Environmental Health Referral Response - Solid Fuel Heaters

Application Number:	DA2021/2251
Date:	12/01/2022
Responsible Officer	Stephanie Gelder
Land to be developed (Address):	Lot 8 DP 75266 , 8 Camera Street 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

Environmental Health have been requested to provide comment on what appears solid fuel heater/fire place that is to be amended by way of extended chimney. Very little information on the fire place/heater have been provided with the submitted documents other than it being shown on the master set of plans.

Given the age of the dwelling and a review of the property file finding no section 68 application or development application for installation of a solid fuel heater, it is assumed that the existing fireplace is a brick and mortar open fireplace as opposed to an enclosed solid fuel heater. Brick and mortar fireplaces provide a very inefficient burn with elevated particulates that pose a risk to public health and the environment.

Environmental Health understand that historic fireplaces exist and will only require their removal if the smoke generated from them are found to be excessive or if they are amended as part of a development application. Given that an amendment to the flue is required for this development application Environmental Health will be imposing conditions relating to the upgrade of the flue and solid fuel heater to bring them into compliance with current emission standards and setbacks applicable in AS4013:2014 & AS2918:2018, conditions will include the certification of the installation prior to OC.

The flue will need to meet the required setbacks in AS2918:2018 of 6m from an adjacent structure and 3m from the highest point of the flue to the roof penetration of the dwelling.

Environmental Health recommends conditions being imposed in any approval issued.

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

Recommended Environmental Investigations Conditions:

CONDITIONS TO BE SATISFIED PRIOR TO THE ISSUE OF THE CONSTRUCTION CERTIFICATE

Details of solid fuel heater to be installed

1. An open wood burning fire place is not permitted.

2.Details of the solid fuel heater that is to be installed are to be provided to the principle certifying authority prior to the issue of the construction certificate. Details shall include the make, model and specifications that demonstrate compliance with the testing methodology and emission standards of Australian Standard 4013:2014.

3.The required setbacks in AS2918:2018 of 6m from an adjacent structure and 3m from the highest point of the flue to the roof penetration of the dwelling being certified as compliant.

Reason: To ensure that the installed heater meets the emission standards under the Protection of the environment (Clean air) regulation

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

Installation of solid/fuel burning heaters

Installation work must be carried out by an appropriately experienced and qualified person and in accordance with the relevant provisions of AS2918:2001 – 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(AS4013 & AS2918), 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.

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.