

Environmental Health Referral Response - Solid Fuel Heaters

Application Number:	Mod2023/0109
Proposed Development:	Modification of Development Consent DA2021/0900 granted for Construction of a dwelling house including a swimming pool and spa
Date:	18/04/2023
Responsible Officer	Thomas Bershtein
Land to be developed (Address):	Lot 151 DP 6937 , 40 Sunrise Road PALM BEACH NSW 2108

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

The proposal:

Lower Ground;

- a1. Extending the excavation south of the Laundry to form an Electrical Plant Room
- a2. Relocating the Spa to be within the pool and replacing the pool concourse paving with lawn
- a3. Adding a new pier in-line with Terrace 3 over
- a4. Minor planning amendments to the Bedroom and Ensuite walls

Ground floor;

- b1. Enclosure of Terrace 4 to be part of the Kitchen
- b2. Adding a new pergola over Terrace 3
- b3. Amendment to the driveway levels to suit council's requirements
- b4. Relocation of the fireplace within the Dining Room
- b5. Adding new stone cladding around the lift shaft

First Floor;

- c1. Extending the western planter box over the proposed enclosure of Terrace 4 below
- c2. Modifying the window size of W301 and adding a new window W301c to the stair
- c3. Adding new stone cladding around the lift shaft
- c4. Adding a profiled hob around the flat roof over the Dining Room

Roof Level;

- d1. Changing the roof material from slate to copper sheeting with standing seams
- d2. Replacing the flat roof over the lift with a new pitched roof with copper sheeting

A condition already applies in DA2021/0900

Installation of solid/fuel burning heaters

No approval is granted for the installation of a solid/fuel burning heater.

Reason: To preserve the amenity and environmental health of adjoining properties

It is understood that the fireplace/heater is gas not a solid fuel or open wood burning fire place. Environmental Health supports the proposal without additional 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:

Nil.