

Environmental Health Referral Response - Solid Fuel Heaters

Application Number:	DA2020/1032
Date:	21/01/2021
Responsible Officer	Thomas Prosser
Land to be developed (Address):	Lot 12 DP 12597 , 15 Greycliffe Street QUEENSCLIFF NSW 2096

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 assessed this referral with regard to the installation of a wood-fired heater.

The plans indicate a fireplace is to be installed. The statement of environmental effects provides little details on the fireplace and no information has been submitted to the type of solid fuel heater to be installed.

From the plans provided the flue is in close proximity to number 17 Greycliffe Street QUEENSCLIFF NSW 2096 and is unlikely to comply with flue locations requirements within AS/NZS 2918.2018 – Domestic Solid fuel burning appliances – Installation, including Section 4.9.1 (d) that stipulates that no part of any building lies in or above a circular area described by a horizontal radius of 6m about the flue system exit.

The applicant will need to demonstrate the flue location will comply with the locations requirements within AS/NZS 2918.2018.

Furthermore, NSW EPA Environmental Guidelines for Selecting, Installing and Operating Domestic Solid Fuel Heaters 1999 recommends the following when considering topography or the proximity of multilevel buildings:

There are locations, however, where, because of topography or the proximity of multilevel buildings, smoke emissions from a solid fuel heater are likely to cause nuisance to neighbouring dwellings. To assess the suitability of a site in these circumstances, the EPA recommends that the minimum discharge height of the chimney be 1 metre above any structure within a 15-metre horizontal radius. This is a guide—not a rigid rule—and high buildings or terrain beyond the 15- metre radius should also be considered.

As the dwelling is located on an exposed side of a hill facing south and is surrounded by multilevel buildings, the applicant would need to demonstrate either:

- That any proposed flue will be in accordance with the above EPA recommendation; or
- That topography or the proximity of multilevel buildings is unlikely to contribute to smoke emissions causing a nuisance to neighbouring dwellings.

New Information – Additional Review 19 January 2021

The applicant has submitted details demonstrating compliance with AS/NZS 2918:2018. However, the specs provided for solid fuel fireplace model *GyroFocus open style fireplace* indicate compliance with AS/NZS 4013:1999 and not the latest standard for emissions from solid fuel heaters AS/NZS 4012:2014.

Based on a lack of clarity if the model will meet AS/NZS 4012:2014 Environmental Health recommend imposing a condition that an application to install a solid fuel heater be submitted prior to CC where details can be provided and an approval to operate for a solid fuel heater be obtained prior to OC.

Recommendation

APPROVAL - subject to conditions

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

Submit application for approval to install solid fuel heaters to Council

Prior to the issuing of the construction certificate the owner is to submit an application under Section 68 of the Local Government Act 1993 for approval to install solid fuel heaters to Council.

Reason: To provide details to Council of the proposed solid fuel heater and allow an assessment of the proposal to ensure the proposal complies with Councils requirements.

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 AS2918:2018 – 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.

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

You are requested to take all practicable measures to prevent the likelihood of causing smoke and/or odour nuisances. Such measures should 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

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