

## Environmental Health Referral Response - Solid Fuel Heaters

<b>Application Number:</b>	DA2023/0607
<b>Proposed Development:</b>	Subdivision of two lots into three and construction of three dwelling houses with swimming pools
<b>Date:</b>	07/06/2023
<b>Responsible Officer</b>	Alex Keller
<b>Land to be developed (Address):</b>	Lot 21 DP 10782 , 175 Whale Beach Road WHALE BEACH NSW 2107 Lot 22 DP 10782 , 173 Whale Beach Road WHALE 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

Demolition of the existing dwelling and garage at 173 Whale Beach Road,  
Tree removal (as detailed in the accompanying Arboricultural Impact Assessment Report),  
Subdivision of 2 lots into 3:

- o Lot A – 700.84m<sup>2</sup>
- o Lot B – 779.5m<sup>2</sup>
- o Lot C – 700.57m<sup>2</sup>

Essential services to each lot,  
Construction of a new dwelling on each resultant lot comprising:

- o First Floor Plan: master bedroom with ensuite and WIR, two bedrooms, bathroom, laundry, internal stair and lift access,
- o Second Floor: open plan kitchen/living/dining area, pantry, powder room, rear terrace, internal stair and lift access,
- o Third Floor: double garage, entrance, internal stair and lift access,
- o Ground Floor: one bedroom, bunk room, bathroom, lounge, deck and internal stair access swimming pool

Swimming pools for each dwelling,  
New driveways and driveway crossings,  
Landscaping, and  
Infrastructure.

3 fireplaces are shown on plans

Solid Fuel heaters require Council approval

EH spoke with the applicants representative Rebecca Englund 2.20pm 9.6.23 who confirmed the fireplaces were for Gas Heaters which do not require specific approval .

Therefore Environmental Health on tis basis supports the proposal without 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.