

Environmental Health Referral Response - Solid Fuel Heaters

Application Number:	DA2020/0150
Date:	09/03/2020
Responsible Officer	Thomas Burns
Land to be developed (Address):	Lot 1 DP 224643 , 13 Wurringulla Avenue ELVINA BAY NSW 2105

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 the development application. On-site wastewater and solid fuel heaters have been considered as part of this application.

This referral looks at solid fuel heaters which is shown in the plan by ironbark architecture and design referenced as Floor plans & Elevations. The plans indicate a fire place is to be installed. The statement of environmental effects makes no mention of a fire place and no information has been submitted to the type of solid fuel heater to be installed. Based on a lack of information 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 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 AS2918:2001 – 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

You are required 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.