

Environmental Health Referral Response - Solid Fuel Heaters

Application Number:	DA2024/0207
Proposed Development:	Alterations and additions to a dwelling house including a carport
Date:	26/03/2024
Responsible Officer	Stephanie Gelder
Land to be developed (Address):	Lot 374 DP 752017 , 374 Joalah Road DUFFYS FOREST NSW 2084

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

This application is seeking consent for partial demolition of existing structures and construction of additions and alteration to an existing dwelling. The SEE describes the proposal as:

The proposal seeks approval for the partial demolition of parts of the existing structures and construction of alterations and additions to an existing dwelling, driveway, swimming pool, carport and associated earthworks.

The dwelling will continue to be split into three distinct pavilions, separated by breezeways and halls and will remain as a single dwelling.

The new works will comprise:

Sub Floor

- *New cellar (with adjacent deck area) under the western pavilion*

Ground Floor

- *Western pavilion: four (4) bedrooms, two (2) ensuites, one (1) bathroom and two (2) walk-in-robies*
- *Central pavilion: sitting and lounge areas*
- *Entry hall*
- *Eastern pavilion: dining, living and kitchen areas, along with mudroom, laundry and WC.*

First Floor

- *Master bedroom, walk-in-robe and ensuite*

External Works

- *New driveway (to be via separate CDC)*
- *Double carport*
- *New covered access link between the carport and the dwelling and entry*
- *Sub floor deck to western pavilion*
- *Separate study adjacent to the carport*
- *New landscaping to the site*
- *Associated earthworks*

The addition of a fireplace is suitable in this area and Environmental Health recommends approval subject to 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:

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

Installation and certification of solid/fuel burning heater

The solid fuel heater must be certified to comply with Australian Standards 4012 and 4013.

Provide to the Principal Certifier certification that the solid fuel heater has been installed by an appropriately experienced and qualified person, in accordance with the relevant provisions of AS2918 – 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.