

Environmental Health Referral Response - Solid Fuel Heaters

Application Number:	DA2020/0287
Date:	04/05/2020
Responsible Officer	Megan Surtees
Land to be developed (Address):	Lot 33 DP 5748 , 15 Blackwood Road NORTH CURL CURL NSW 2099

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.

Council is adverse to the installation of solid fuel heaters in developments due to the potential to create more air pollution issues.

The plans indicate a fireplace is to be installed. The statement of environmental effects makes no mention of a fireplace 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 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 AS2918:2001 – 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.