

Environmental Health Referral Response - Solid Fuel Heaters

Application Number:	DA2024/1375
Proposed Development:	Internal and external alterations and additions to Manly Wharf and Manly Wharf Hotel
Date:	05/12/2024
Responsible Officer	Claire Ryan
Land to be developed (Address):	Lot 1 DP 1170245 , 0 East Esplanade MANLY NSW 2095

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

The proposal seeks (in part) "Installation of a pizza preparation area including the replacement of an existing gas fired pizza oven with two solid fuel pizza ovens and one solid fuel grill in the existing Manly Wharf Hotel kitchen. The pizza ovens and grill will rely on the existing mechanical exhaust plant with no new penetrations required through the roof of the existing building."

In consideration of the plans and supporting documentation, there is no information included with the proposal as to how potential smoke and odour emissions from the new solid fuel pizza ovens will be managed.

With the potential for smoke emissions from wood fired fueled pizza ovens there are concerns that, without evidence of further design considerations in relation to adding this equipment to the existing mechanical ventilation system without additional measures in place to control smoke emissions, the result will be unreasonable smoke impacts to nearby residences and other receivers.

Generally, the use of a wood burning fuel source in such close proximity to residential receivers is strongly discouraged.

Update 5/12/2024

The applicant has provided documentation accompanying the proposal title "Plans - Mechanical Exhaust" which describe updated equipment including (Electrostatic precipitators (ESP) which will be used to service the new wood fired pizza ovens.

Environmental Health considers this equipment appropriate for the smoke generating use associated with the proposal provided that adequate and regular cleaning and maintenance is undertaken.

Recommendation

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:

DEVELOPMENT CONSENT OPERATIONAL CONDITIONS

Certificate of Compliance

Provide Council 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.

Reason: To ensure the system operates in a legislatively compliant manner.

CONDITIONS TO BE SATISFIED PRIOR TO THE ISSUE OF THE CONSTRUCTION CERTIFICATE

Mechanical Ventilation

Prior to the issuing on a Construction Certificate details of mechanical ventilation including Electrostatic precipitators (ESP) as outlined in document titled "Plans - Mechanical Exhaust" dated 26/07/2024 by Cavalier Ventilation accompanying this proposal must be incorporated into the mechanical ventilation design and submitted to the Principal Certifier

Reason: To ensure compliance with Australian Standards and mitigate potential smoke emissions

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

The owner/operator must take all practicable measures to prevent the likelihood of causing smoke and/or odour nuisances. Such measures must 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
- Maintenance according to the manufacturer's specifications

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