

Environmental Health Referral Response - Solid Fuel Heaters

Application Number:	DA2020/1032
Date:	23/10/2020
Responsible Officer	Renee Ezzy
Land to be developed (Address):	Lot 12 DP 12597 , 15 Greycliffe Street QUEENSCLIFF NSW 2096

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.

The plans indicate a fireplace is to be installed. The statement of environmental effects provides little details on the fireplace and no information has been submitted to the type of solid fuel heater to be installed.

From the plans provided the flue is in close proximity to number 17 Greycliffe Street QUEENSCLIFF NSW 2096 and is unlikely to comply with flue locations requirements within AS/NZS 2918.2018 – Domestic Solid fuel burning appliances – Installation, including Section 4.9.1 (d) that stipulates that no part of any building lies in or above a circular area described by a horizontal radius of 6m about the flue system exit.

The applicant will need to demonstrate the flue location will comply with the locations requirements within AS/NZS 2918.2018.

Furthermore, NSW EPA Environmental Guidelines for Selecting, Installing and Operating Domestic Solid Fuel Heaters 1999 recommends the following when considering topography or the proximity of multilevel buildings:

There are locations, however, where, because of topography or the proximity of multilevel buildings, smoke emissions from a solid fuel heater are likely to cause nuisance to neighbouring dwellings. To assess the suitability of a site in these circumstances, the EPA recommends that the minimum discharge height of the chimney be 1 metre above any structure within a 15-metre horizontal radius. This is a guide—not a rigid rule—and high buildings or terrain beyond the 15- metre radius should also be considered.

As the dwelling is located on an exposed side of a hill facing south and is surrounded by multilevel buildings, the applicant would need to demonstrate either:

- That any proposed flue will be in accordance with the above EPA recommendation; or
- That topography or the proximity of multilevel buildings is unlikely to contribute to smoke emissions causing a nuisance to neighbouring dwellings.

Recommendation

REFUSAL

Note: Should you have any concerns with the referral comments above, please discuss these with the Responsible Officer.

Recommended Environmental Investigations Conditions:

Nil.