

Environmental Health Referral Response - Solid Fuel Heaters

Application Number:	Mod2022/0610
Date:	11/11/2022
Responsible Officer	Julie Edwards
Land to be developed (Address):	Lot 41 DP 22361 , 7 Ruskin Rowe AVALON BEACH NSW 2107

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 have been requested to provide comment on this proposal for "Modification of Development Consent DA2020/1393 granted for Demolition works and construction of a new dwelling, pool house/studio and garage" in respect of the inclusion of two solid fuel heaters. In particular, the statement of environmental effects describes this heaters as noted on the plans supplied with the proposal "Fireplaces FP1 and FP2 to convert to Solid Fuel (previously Gas)".

The siting of the respective flues for each heater appears appropriate.

Accordingly, Environmental Health supports the proposal and recommends appropriate conditions of consent.

It is noted that the heaters proposed to be installed as said to be exempt from emissions and efficiency testing under Australian Standard 4013.

A condition of consent will be recommended to require the appropriate certificate of exemption.

Recommendation

SUPPORTED - 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

Provide to the Principal Certifier certification which exempts the heaters proposed to be installed from 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.

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 AS2918:2018 – 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

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.