

Environmental Health Referral Response - Solid Fuel Heaters

Application Number:	DA2023/0426
Proposed Development:	Construction of entry pathway, walls, decorative features, pergola, terrace and landscaping
Date:	23/05/2023
Responsible Officer	Gareth David
Land to be developed (Address):	Lot 3 DP 1132323 , 368 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

The proposal included an "external" fire place and pizza oven.

Council does not favour wood burning devices as they may not generally be efficient nor environmentally friendly and can be the source of complaints about smoke and odour. Both items would not be permitted in a residential area due to smoke and odour issues and adverse impact on adjoining neighbours.

However,

Both items are not the main source of heating or cooking are generally exempted from the prohibition by the EPA for occasional recreational use which appears to be the case.

Therefore Environmental Health supports the proposal 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:

ON-GOING CONDITIONS THAT MUST BE COMPLIED WITH AT ALL TIMES

Operation of the external Wood Burning Fire Place and Pizza Oven

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
- Considering wind conditions in regard to adjoining premises

- Minimising use to occasional recreational use as permitted by the EPA

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