

Environmental Health Referral Response - Solid Fuel Heaters

Application Number:	DA2025/0026
Proposed Development:	Alterations and additions to a dwelling house including a swimming pool
Date:	05/03/2025
Responsible Officer	Simon Ferguson Tuor
Land to be developed (Address):	Lot 17 DP 30849 , 17 Egan Place BEACON HILL NSW 2100

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

As part of a suite of alterations and additions to the existing dwelling, approval is sought for the inclusion of a solid fuel heater (fireplace).

The fireplace is to situated on the outdoor first level rear deck.

In consideration of the plans supplied with the proposal documentation there are a number of concerns:

1. The location of the flue in relation to the the easterly neighbour
2. The height of the flue (a minimum of 4.6 meters above the floor protector is required whereas the plans show approximately 3.6 meters)

Point 1 above poses high potential for smoke nuisance and adverse health impacts given the predominant winter westerly winds.

Point 2 above poses concerns for the safety of the dwellings occupants - If the flue height is raised to be complaint (minimum 4.6 meters as above, the flue is then raised to be in line with the windows of the upper level of the dwelling.

The applicant is strongly encouraged to consider alternative heating sources other than soild fuel, such as bioethanol or gas.

Recommendation

REFUSAL

The proposal is therefore unsupported.

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

Responsible Officer.

Recommended Environmental Investigations Conditions:

Nil.