

## Environmental Health Referral Response - Solid Fuel Heaters

<b>Application Number:</b>	Mod2025/0491
<b>Proposed Development:</b>	Modification of Development Consent DA2021/0981 granted for Demolition works and Construction of a New Dwelling
<b>Date:</b>	15/09/2025
<b>Responsible Officer</b>	Tess Johansson
<b>Land to be developed (Address):</b>	Lot 1 DP 1263133 , 31 Marine Parade 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

The proposal seeks consent for the following:

- Proposed Modification – (Alteration) to External Finishes. Proposed alteration from Mid Grey/Green weatherboard cladding to Black Weatherboard Cladding. Proposed alteration from White painted timber posts, balustrades, windows and doors to Natural finish timber posts, balustrades, windows and doors. Proposed addition of Natural stone steppers
- Proposed Modification – (Alteration) to the BASIX. Proposed alteration of the BASIX and to include the darker cladding
- Proposed Modification – (Alteration) to the Gas Fireplace and Chimney. Proposed relocation of the Fireplace 500mm to the South and alteration of the previously approved concrete chimney to a metal flue.
- Proposed Modification – (Alteration and Addition) to windows and doors in the Garage. Proposed removal of previously approved window W18. Proposed addition of door to the Eastern side of Garage. Proposed alteration of previously approved door D05 to be reduced to single door.
- Proposed Modification – (Alteration) to laundry and robe layout. Proposed alteration of configuration.

Environmental Health raises no objection to the proposal.

### Recommendation

APPROVAL - no 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:

Nil.