



northern  
beaches  
council

## MEMORANDUM

**DATE:** 18 August 2023

**TO:** Development Planning Panel (DDP)

**FROM:** Maxwell Duncan, Principal Planner

**SUBJECT:** Internal Referral – REV2023/011 – 143 -145 Riverview Road, Avalon Beach

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The purpose of this memo is to advise the Panel that the referral comments from the Environmental Health section have now been received.

The referral comments are as follows:

### **Internal Referral – Environmental Health**

*“This application seeks approval for the demolition of an existing dwelling and structures, the consolidation of two lots, the construction of a tiered residential dwelling and ancillary works.*

*A solid fuel fireplace is proposed to be installed in the dwelling. There are existing dwellings higher up the landscape however they are outside the distance range specified in Australian Standards for solid fuel heaters. This dwelling can comply with the Australian Standards.*

*Environmental Health recommends approval subject to conditions.”*

### **Recommended Environmental Health Conditions**

#### **Installation and certification of solid/fuel burning heater**

The solid fuel heater must be certified to comply with 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.

## **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.

## **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.

## **Certificate of Compliance**

Provide Council a certificate from an appropriately qualified person indicating the system is compliant with all relevant legislation, Building Code of Australia, Australian Standards, Specifications and manufacturer requirements.

Reason: To ensure the system operates in a legislatively compliant manner.

## **RECOMMENDATION**

As a result of the internal referral, that the Panel notes the above referral comments and makes the following changes to the recommendation as contained in the Assessment Report:

- **Add Condition - Installation and certification of solid/fuel burning heater**

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- **Add Condition - Operation of solid fuel burning heaters**

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