

22/12/2025

Ref: 25045

City of Kalamunda
2 Railway Road
KALAMUNDA WA 6076

Dear Sir Madam,

Development Application for Micro Brewery – Lot 787 (No. 485) Walnut Road, Pickering Brook

We act for the 'Hogghouse Trust' who have a commercial lease of the above property who are seeking approval to develop a 'Micro-brewery' on the site. In support of the application, we submit the following:

- Completed development application form;
- Copy of Certificate of Title/s;
- Site Plan, Floor Plan, and Elevations;
- Bushfire Management Plan
- Appendix 1: Operational Statement
- Appendix 2: Waste Management Plan
- Appendix 3: Ventilation and odour strategy
- Appendix 4: Bushfire Emergency Procedure

Background and Site Description

The subject property is located within a prominent rural and tourism corridor in Pickering Brook and is zoned Rural Agricultural under the City of Kalamunda Local Planning Scheme No. 3 (LPS 3). The site contains several existing buildings and cleared areas. This proposal seeks to repurpose the recently approved structure for a low-scale micro brewing and distribution operation.

The property lies within the Middle Helena Water Catchment Area, which triggers consideration under WQPN 25 and the Middle Helena Catchment Land Use and Water Management Strategy (2010).



Proposal

The development proposes the following:

- Brewing to occur approximately two days per week;
- Packaging/distribution activities on two additional days per week;
- 2–3 staff employed on-site;
- Deliveries and dispatches managed via a small utility vehicle (low traffic impact);
- Waste generated (approx. 500kg/week of spent grain and yeast) to be reused as animal feed off-site;
- Biodegradable cleaning products used (e.g., PBW and Star San).
- Small unenclosed lean-to attached to the 'approved' building (6m x 30m)
 - Will be used initially for temporary storage (landing) prior to delivery.

The entire operation will occur within an existing approved building, and no expansion beyond the existing cleared area is proposed.

Land Use Compatibility and Strategic Context

The site lies within the Middle Helena Catchment and is subject to the Middle Helena Catchment Land Use and Water Management Strategy (2010). Importantly, the Strategy provides flexibility for rural and tourism-based uses where these are appropriately managed. The proposed Micro-brewery:

- Operates entirely within an existing approved building in a historically cleared area;

- Incorporates a fit-for-purpose, oversized commercial wastewater treatment system, appropriate for brewery-strength effluent and approved under the Health Regulations 1974;
- Ensures all wastewater is disposed of within the property boundary, with no offsite discharge;
- Accepts a condition limiting production volumes to below 350 kL per year, consistent with the development application and Waste Management Plan;
- Accepts a condition limiting the land use to beer brewing only, with any future diversification or increase in production requiring a separate approval;
- Incorporates best-practice waste management, including sealed storage of organic by-products, off-site reuse of spent grain, and biodegradable cleaning products.

This ensures the operation demonstrates compliance with the Advice Note – Trade Waste Considerations for Beverage Manufacturing in Unsewered Areas (DWER, DoH, DPIRD, DPLH & DLGSC, 2022) and aligns with the risk minimisation principles for Priority 2 drinking water source protection.

City of Kalamunda Tourism Strategy

The proposal aligns strongly with the City of Kalamunda Tourism Development Strategy 2019–2025, which aims to promote and support boutique agricultural and tourism ventures. Specifically:

- The facility will showcase locally produced craft beer, tapping into the growing interest in agri-tourism and craft experiences.
- Visitors will be offered a “meet the brewer” experience at festivals and markets (off-site), enabling direct connection with the production process and local heritage – a core goal of Action 2.2 in the Tourism Strategy.
- The use of an existing building and the minimal expansion footprint supports the Strategy’s objectives around sustainable development and landscape integration.

The combination of rural setting and artisan production places the development in line with the Strategy’s goal to establish Kalamunda as a premium destination for drink-based tourism.

Built form

The reuse of an existing approved structure ensures that visual impact and vegetation clearing are minimised. Additional car parking is to be accommodated within existing cleared areas, and no native vegetation clearing is required.

Car Parking

There is ample parking for the brewing staff and delivery utility vehicle on the site.

Bushfire

A Bushfire Management Plan has been prepared in accordance with SPP 3.7, with the development achieving a manageable BAL rating and appropriate setbacks from vegetation.

As there are only a maximum of three staff member on site, the risk is deemed low and will be managed via the Brewery staff, in accordance with Appendix 4 – Bushfire Emergency Procedures. Due to the scale of the development, there is no requirement for a formal Bushfire Emergency Plan.

Wastewater

An Aqua Advanced Polymer 80700D wastewater system (1,200L/day / 8 EP) is proposed, certified for use in WA (Cert No. 632). The system is intentionally oversized to comfortably service the current brewing/packaging operations, and to allow for potential future expansion (e.g. restaurant / bar) — which would be subject to a separate development application.

A 3000L buffer tank will be installed prior to the wastewater system to provide additional contingency and manual PH control to ensure that the wastewater does not compromise the wastewater system or environmental health of the locality.

This approach:

- ensures efficient performance now
- provides flexibility for possible future expansion
- retains full City control over any future use or intensification

Ventilation and Odour

A dedicated ventilation and odour management strategy has been prepared to ensure the proposed brewery operation will not cause adverse amenity impacts on adjoining properties or the surrounding rural area. Key measures include:

- Building ventilation: The brewing process will be conducted entirely within a sealed, insulated building fitted with mechanical extraction fans designed to achieve a minimum of 12 air changes per hour (local to the brewing area) during brewing operations. Extraction points are fitted with activated carbon filters to capture organic volatiles.
- Odour control: The brewing process results in very little odour and whilst impacts are negligible, will be further prevented by extraction through carbon filter(s).
- Spent grain and yeast storage: Organic by-products will be stored in sealed, lidded containers within the building and removed from site weekly for reuse as stockfeed, preventing the generation of odours from decomposition.
- Cleaning activities: All cleaning is undertaken with biodegradable agents, and wastewater is directed to the approved on-site treatment system, preventing any odour or discharge to the environment.

- Monitoring and complaints procedure: The operator will maintain an odour log and respond promptly to any complaints. Any equipment (e.g. filters, scrubbers) will be inspected and serviced regularly.

These measures ensure that odours are contained on site and controlled in line with the Effluent Management Guidelines for Australian Wineries and Distilleries (1998) and the objectives of the Environmental Protection (Noise and Odour) principles, maintaining rural amenity.

Traffic

Due to there only being up to 3 employees on site at any one time, with a one utility vehicle being used for dispatch, the impact on traffic is below the threshold that would warrant a TIS.

Environment

No impact on the natural environment will occur, given the historic clearing and lack of native vegetation on the site.

Summary

The proposal provides a low-impact, well-managed tourism and rural enterprise that:

- Delivers strong alignment with catchment protection objectives;
- Demonstrates regulatory compliance and best-practice wastewater management;
- Contributes to the local economy through sustainable agri-tourism.

We respectfully request the City's favourable consideration of this Development Application. Should you have any queries or require clarification, please do not hesitate to contact the undersigned.

Please contact the undersigned with any question regarding this application.

Yours faithfully

ADAM OLIVARI
Senior Planner

Appendix 1: OPERATIONAL STATEMENT:

1. Nature of the Use

- The site shall be used for small-scale brewing and distribution only.
- No on-site sales, tasting, or consumption of alcohol shall occur unless otherwise approved by the City under a separate application.
- The use is to be contained entirely within the existing approved building as shown on the approved site and floor plans.

2. Operating Days and Hours

- Brewing activities: Limited to between 8:00am and 5:00pm, Monday to Friday.
- Packaging and distribution activities: Limited to between 8:00am and 5:00pm, Monday to Friday.
- No operation on weekends or public holidays unless otherwise approved in writing by the City.

3. Staffing

- The use shall employ no more than 3 staff on-site at any one time.

4. Vehicle Access and Deliveries

- Deliveries and distribution shall be conducted by a vehicle with 3.5 GVM or less
- All delivery and collection activities are to occur within approved hours of operation.

5. Waste Management

- Brewing waste (e.g. spent grain and yeast) shall be stored in sealed containers and removed from the site at least weekly and shall not be disposed of on-site or via any stormwater or effluent system.
 - Liquid waste shall be balanced (ph) prior to disposal via the approved on-site wastewater system.
 - Solid waste shall be reused as animal feed and transported off-site to an approved recipient.
 - A waste log shall be maintained and made available to the City upon request.
-

6. Cleaning and Chemicals

- Only biodegradable, food-grade cleaning products are to be used (e.g. PBW, Star San).
- Cleaning operations must be conducted in accordance with the endorsed Wastewater Management Plan to ensure no discharge to the environment.
- All cleaning products and waste must be stored and handled in accordance with applicable safety and environmental regulations.

7. Noise and Amenity

- All operational activities are to comply with the *Environmental Protection (Noise) Regulations 1997*.
- All operations must be contained within the approved building to minimise off-site noise impacts.

8. Effluent Disposal

- Effluent and stormwater shall be managed in accordance with the approved Wastewater Management Plan
- The systems shall be maintained regularly
- No process waste or washdown water shall be discharged to the environment.

9. Signage and Advertising

- Any signage is subject to a separate application and approval, in accordance with the City's Local Planning Policy.

10. Modifications and Review

- Any future expansion or intensification of the use (including on-site sales or tasting) shall require a separate development application.

Appendix 2: Waste Management Plan:

1. Purpose

This Waste Management Plan (WMP) outlines how waste generated by the proposed small-scale brewery and distribution use will be managed to ensure environmental protection, compliance with water catchment protection objectives, and consistency with applicable planning and environmental standards.

2. Scope of Waste Generation

The proposed operation will generate the following waste streams:

Waste Type	Description	Estimated Quantity	Frequency
Spent grain and yeast	By-product from brewing process	~500 kg/week	Weekly
Cleaning waste	Residual cleaning fluids from tanks and equipment	Minimal volume (biodegradable products only)	After each brew session
General refuse	Packaging, paper/cardboard, admin-related waste	< 1 wheelie bin/week	Weekly
Recyclables	Cardboard, cans, plastics (office and packaging only)	< 1 recycling bin/week	Weekly

3. Waste Handling and Storage

3.1 Spent Grain and Yeast

- Collected immediately after brewing into sealed, animal-feed safe containers.
- Stored in a dedicated area within the building (or covered external space on hardstand) to prevent stormwater contact or vermin access.
- Removed from site at least once per week by the landowner or third-party farmer for reuse as livestock feed.
- No storage for more than 7 days. No composting or on-site disposal permitted.

3.2 Cleaning Wastewater

- All cleaning agents shall be biodegradable and food-grade (e.g. PBW, Star San).
- Cleaning activities occur over bunded areas draining to the approved on-site effluent system.

- Wastewater is treated via a 3000L buffer tank and thereafter disposed of in accordance with the approved Wastewater Management system
- No cleaning waste is to be discharged to stormwater or land surface.

3.3 General Refuse and Recyclables

- Waste segregated at source into clearly labelled bins.
- Bins to be kept in a secure, screened area to prevent wildlife or windblown litter.
- Collection via standard wheelie bins (240L), removed by the landowner or private waste contractor on a weekly basis.
- All waste disposal will comply with relevant local and state waste regulations.

4. Environmental Protection Measures

- No waste is permitted to enter natural drainage lines, stormwater, or the surrounding environment.
- All waste storage areas to be hardstand or bunded with weather protection as needed.
- Wastewater management systems to be monitored regularly and maintained per manufacturer and approval conditions.
- Any spillages to be cleaned immediately using absorbent materials – no hosing to ground or drains.

5. Monitoring and Record-Keeping

- Chemical Safety Data Sheets (SDS) for all cleaning products will be kept on-site.
- Annual review of waste practices to ensure continued compliance and minimise waste generation.

6. Responsibilities

Role	Responsibility
Business Operator (Chris Hogg)	Overall responsibility for implementing and maintaining the WMP
On-site Staff	Segregation, handling, and proper storage of all waste streams
Waste Contractors/Farmers	Timely removal and correct reuse/disposal of collected waste

7. Conclusion

This Waste Management Plan ensures that all waste generated by the proposed small-scale brewing operation is managed in a manner that:

- Prevents environmental harm;
- Complies with planning and environmental policies;
- Supports sustainable practices, including reuse of organic by-products;
- Aligns with the City of Kalamunda's strategic objectives and the Middle Helena Catchment Strategy.

Appendix 3: Ventilation and Odour Strategy:

- Brewing operations shall be conducted entirely within the existing approved building.
- Mechanical extraction fans with carbon filtration shall be used during brewing and fermentation to prevent odour emissions, local to brewing area.
- Spent grain and yeast must be stored in sealed containers and removed from site at least weekly.
- A maintenance program shall be implemented to ensure all ventilation and odour control systems operate effectively.

Appendix 4 – Bushfire Emergency Procedure

Fire Danger Rating (FDR) – Moderate – Extreme

- Staff to remain vigilant
- Responsibility: During warmer months, the Site Manager (Chris Hogg) will monitor the daily FDR via the City of Kalamunda or DFES website.

Fire Danger Rating (FDR) – Catastrophic

- No operations are to occur on days rated *Catastrophic* under the Australian Fire Danger Rating System. Staff shall not attend site.
- Responsibility: During warmer months, the Site Manager (Chris Hogg) will monitor the daily FDR via the City of Kalamunda or DFES website.

Fire in the Vicinity

- If DFES issues an *Advice* or *Watch and Act* warning for the area, all staff will immediately close the building and evacuate the site.
- The direction of evacuation will follow instructions from DFES, the City of Kalamunda, or the Incident Controller.

Egress Arrangements

- Primary egress is achieved by travelling approximately 250 m south along Walnut Road to its intersection with Patterson Road.
- From this point, two egress options are available depending on the fire's location and the direction advised by the Incident Controller:

1. Northbound via Patterson Road

- Travel north on Patterson Road to Walnut Road.
- Turn left onto Walnut Road, then left again onto Lawnbrook Road.
- This route leads into Lesmurdie and onward to the Kalamunda townsite via a right turn onto Canning Road.

2. Southbound via Patterson Road

- Travel south on Patterson Road to Pickering Brook Road.
- Turning right (west) provides access to Canning Road, leading into Lesmurdie and the Kalamunda townsite.
- Turning left allows travel towards Welshpool Road East, providing an exit from the Darling Ranges into the foothills (e.g., Wattle Grove / Forrestfield).

Note: Final destinations are to be determined by the Incident Controller based on prevailing conditions.

Refer to Fire Emergency Egress Map

Shelter-in-Place

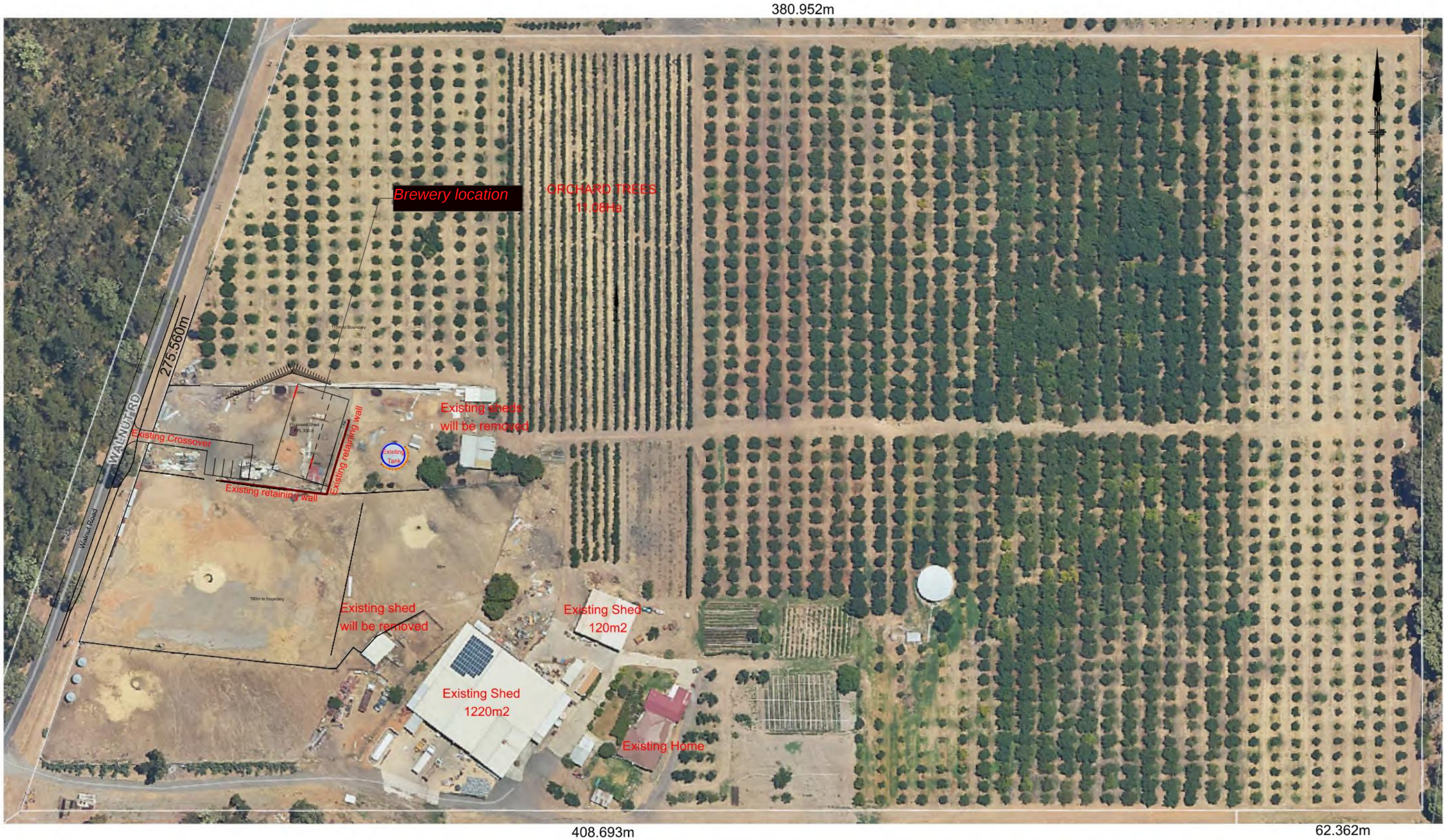
- If safe egress is not possible and shelter-in-place becomes the only viable option, staff will follow the instructions of the Incident Controller.
- This scenario is considered highly unlikely, as early evacuation measures above are designed to occur well before conditions deteriorate.

Staff Preparedness

- All onsite staff will complete fire warden training.
- Fire extinguishers will be accessible to all staff to suppress any small, manageable fires that may occur on the property.

Total Fire Ban

- No activities outside the building are permitted during a declared Total Fire Ban.



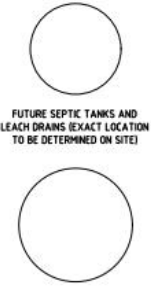
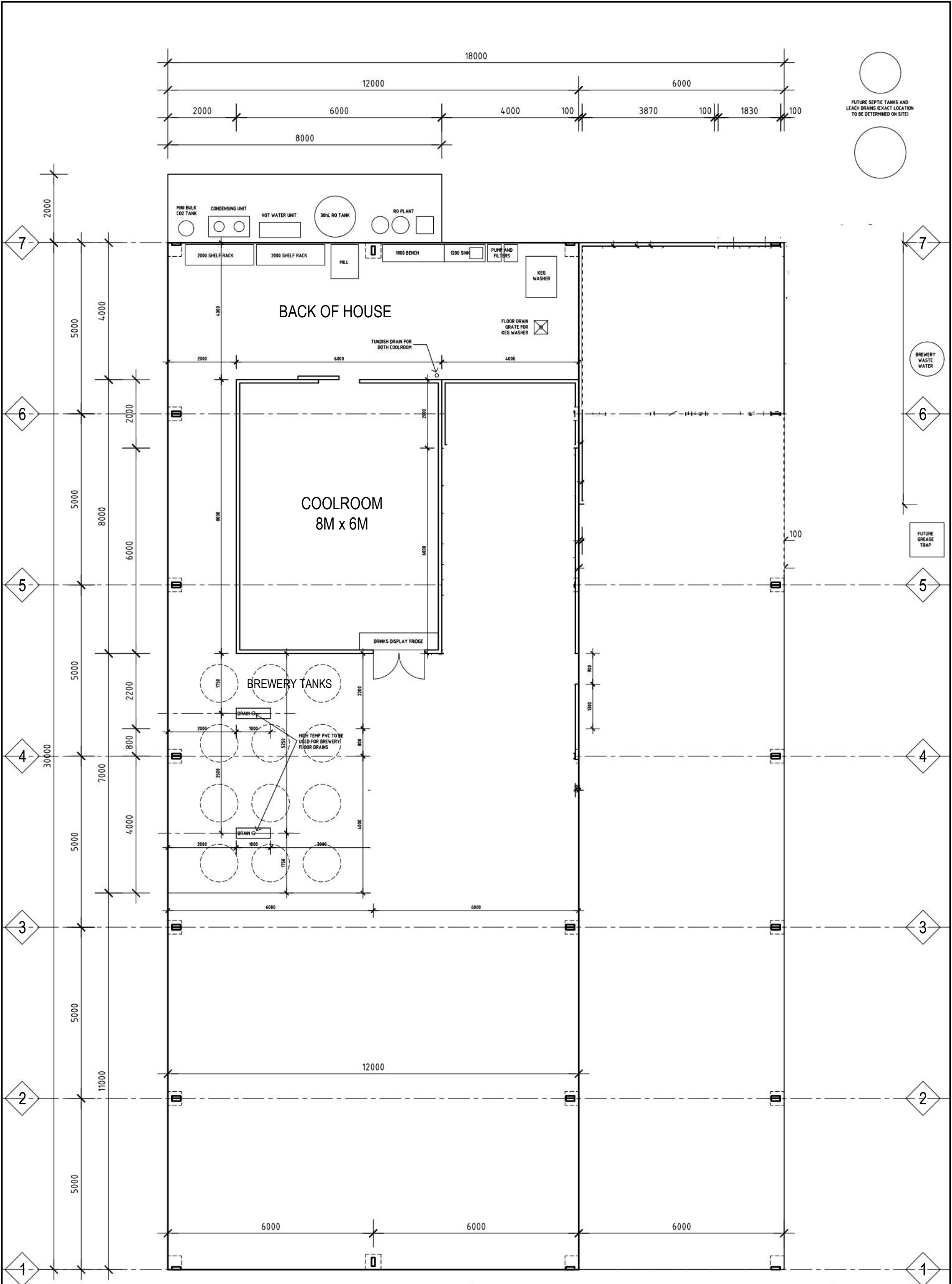
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Spatial Sciences- Surveying, Mining and Engineering 51384.

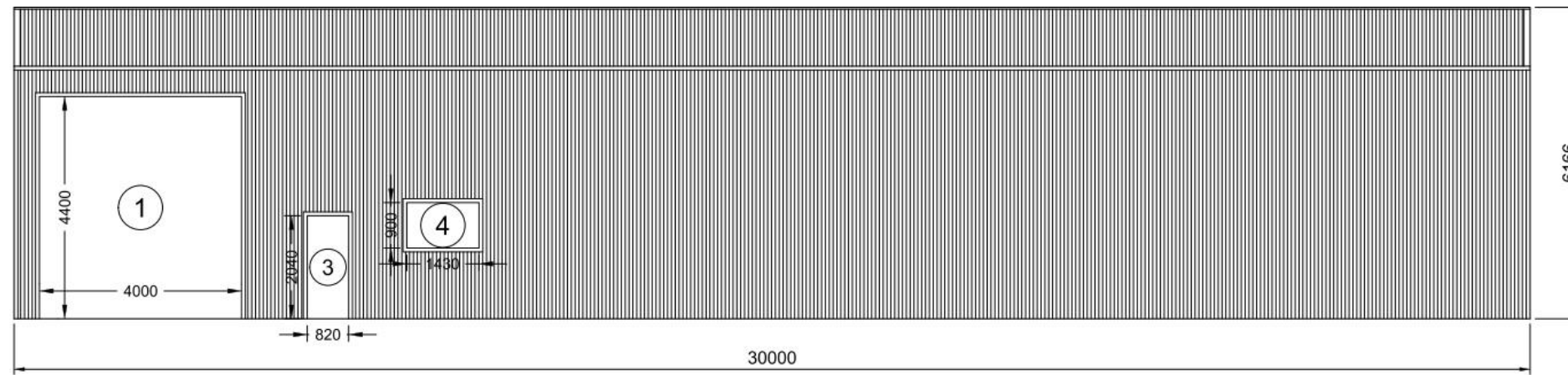
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REVISIONS					

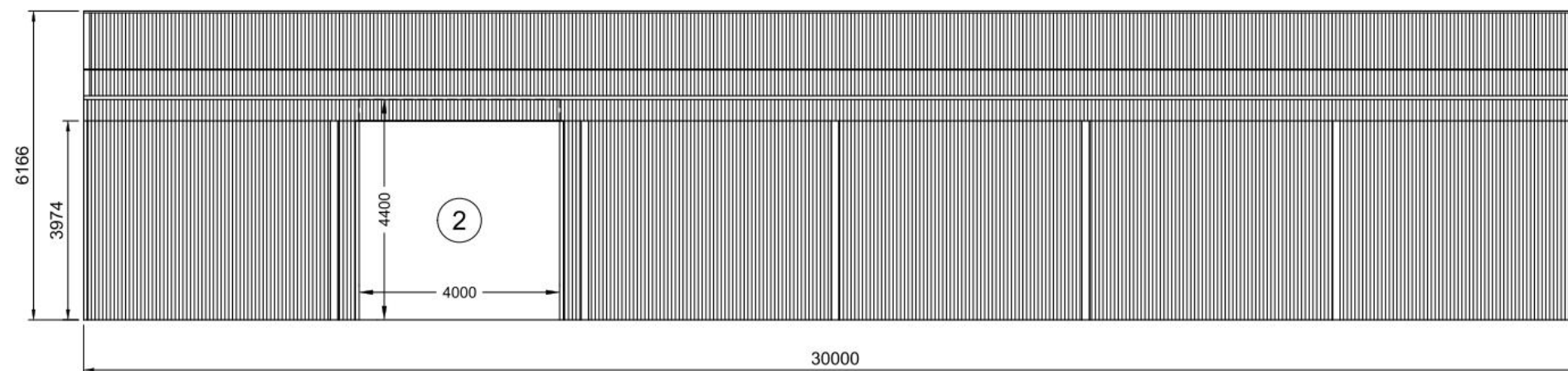
CONTOUR AND FEATURE SURVEY LOT 787 Walnut Road. EXISTING OVERALL SITE PLAN	
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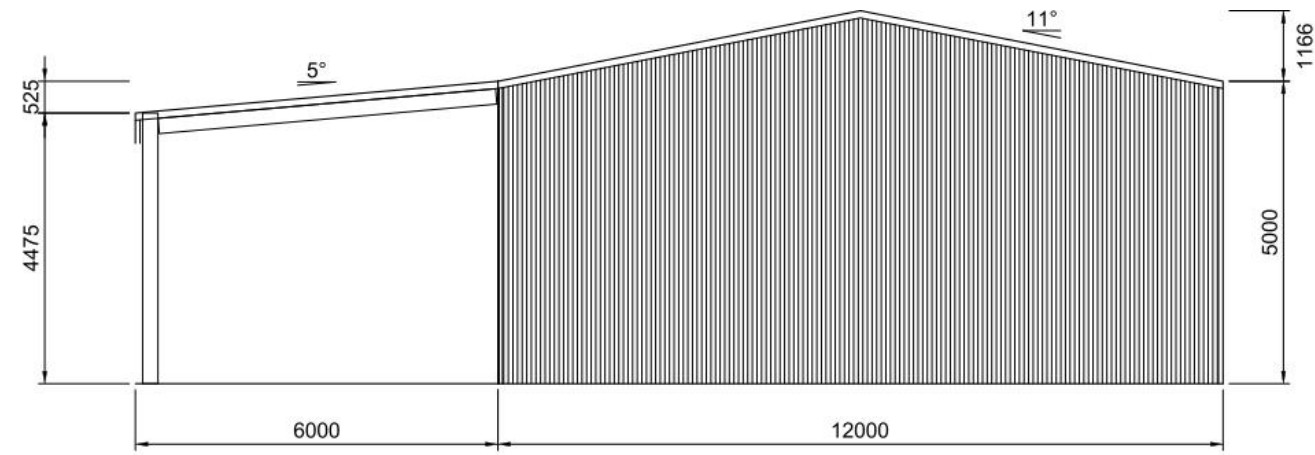




2 LEFT ELEVATION
2 SCALE: 1:125



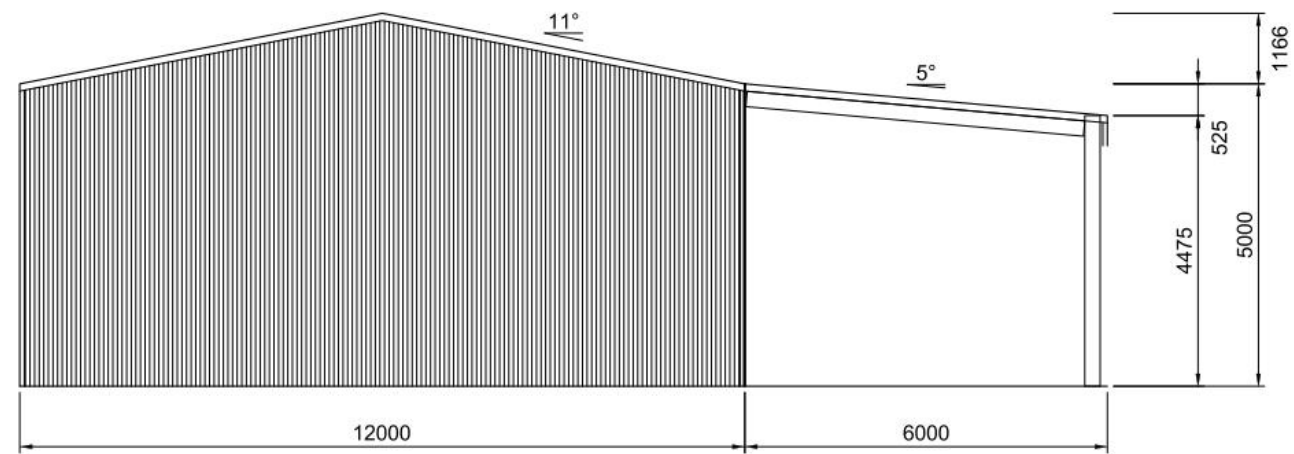
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2 SCALE: 1:125



1 REAR ELEVATION
3

SCALE: 1:125

FRAME #7

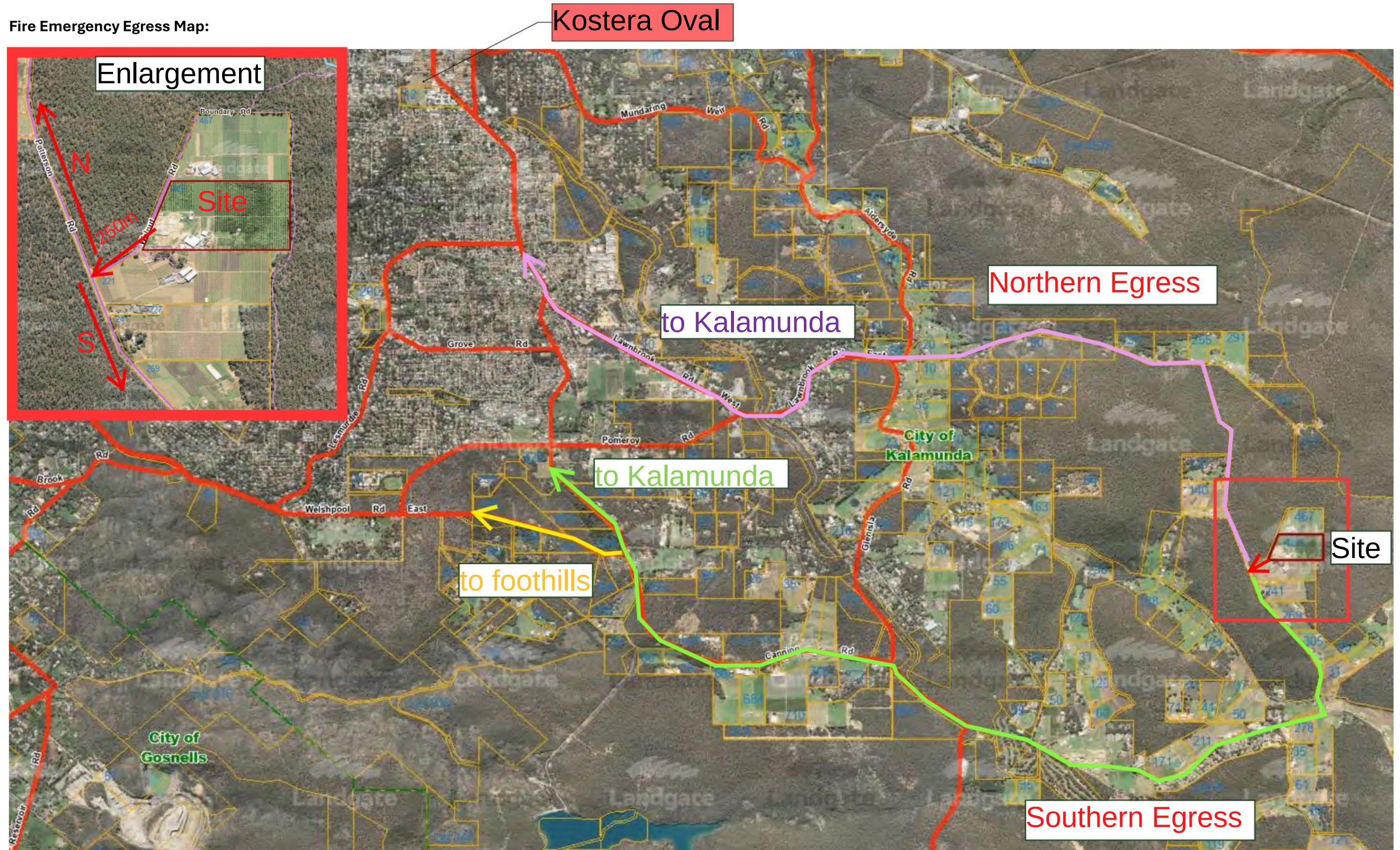


2 FRONT ELEVATION
3

SCALE: 1:125

FRAME #1

Fire Emergency Egress Map:



Bushfire Management Plan Coversheet



This Coversheet and accompanying Bushfire Management Plan has been prepared and issued by a person accredited by Fire Protection Association Australia under the Bushfire Planning and Design (BPAD) Accreditation Scheme.

Bushfire Management Plan and Site Details

Site address / Plan reference:	Lot 787 (No.485) Walnut Road				
Suburb:	Pickering Brook	State:	WA	Postcode:	N/A
Local government area:	City of Kalamunda				
Description of the planning proposal:	Brewery				
BMP / Reference number:	Lot 787 (No.485) Walnut Road	Version:	V1.1	Date of issue:	20/12/2025
Client / Business name:	Hogghouse Trust c/ Statewest Planning				

Reason for referral to DFES ¹	Yes	No
Has the BAL been calculated by a method other than Method 1 as outlined in AS3959? (Tick No if AS3959 Method 1 has been used to calculate the BAL)		✓
Have any of the bushfire protection criteria elements been addressed through the use of an outcomes-based approach?		✓
Strategic planning proposal (including rezoning applications)		✓
Local planning scheme amendment containing supplementary provisions, additional to the deemed provisions for bushfire risk management		✓
Where a bushfire local planning policy, or variation to the acceptable solutions or the APZ is proposed		✓
Where there is a conflict of opinion between the decision maker and proponent		✓
Expert technical advice on bushfire behaviour, emergency management, or other occasions where bushfire technical advice is required to support planning decision-making		✓
Expert technical advice on bushfire matters referred to State Administrative Tribunal (SAT) or Development Assessment Panel (DAP)		✓
Comments on future buildings' compliance with FES Commissioner's operational requirement guidelines		✓
Decision maker discretionary referral, (e.g. renewable energy, hazardous materials, vulnerable land use)		✓

If the development is a special development type as listed above, explain why the proposal is considered to be one of the above listed classifications (E.g. considered vulnerable land-use as the development is for accommodation of the elderly, etc.)?

N/A

Note: The decision maker (e.g. local government or the WAPC) should only refer the proposal to DFES for comment if one (or more) of the above answers are ticked "Yes".

BPAD Accredited Practitioner Details and Declaration

Name Jemma Douglas	Accreditation Level Level 2	Accreditation No. 38400	Accreditation Expiry February 2026
Company Bushfire Logic	Contact No. 0410621291		

I declare that the information provided within this bushfire management plan is to the best of my knowledge true and correct.

Signature of Practitioner

Date

20 December 2025

¹ For more information please refer to DFES [Referral to DFES Checklist](#)

Bushfire Management Plan

**Lot 787 (No.485) Walnut Road, Pickering
Brook**

City of Kalamunda

Date: 20 December 2025

Bushfire Logic

ABN: 926 121 79165

LIMITATIONS STATEMENT

This report has been prepared in accordance with the Agreement between Bushfire Logic and the Client. This Bushfire Management Plan has been prepared for the sole purpose of supporting a development application for a brewery at Lot 787 (No.485) Walnut Road, Pickering Brook (the Site).

In undertaking this work the author(s) have made every effort to ensure the accuracy of the information used. Unless otherwise stated in the report, Bushfire Logic has not independently verified such information and cannot guarantee its accuracy or completeness. Within the limitations imposed by the scope of work, preparation of this report has been undertaken and performed in a professional manner, in accordance with generally accepted practices and using a degree of skill and care ordinarily exercised by reputable bushfire consultants under similar circumstances. No other warranty, expressed or implied, is made.

The measures contained in this Bushfire Management Plan, are considered to be minimum requirements and they do not guarantee that a building will not be damaged in a bushfire, persons injured, or fatalities occur either on the subject site or off the site while evacuating. This is substantially due to the unpredictable nature and behaviour of fire and fire weather conditions. Additionally, the correct implementation of the required bushfire protection measures will depend upon, among other things, the ongoing actions of the landowners and/or operators over which Bushfire Logic has no control. The growth, planting or removal of vegetation, poor maintenance of any fire prevention/mitigation measures, addition of structures not included in this report, or other activity can and will change the bushfire threat to all properties detailed in this report.

Should changes be made to the Site, a new Bushfire Management Plan will be required. All surveys, forecasts, projections and recommendations made in this report associated with the proposed development are made in good faith based on information available to Bushfire Logic at the time. All maps included herein are indicative in nature and are not to be used for accurate calculations. Notwithstanding anything contained therein, Bushfire Logic accepts no Liability, including Liability for Loss in connection with:

- A Claim, damage, or injury to property, or persons caused by fire;
- Further growth, planting or removal of vegetation on the Site;
- Poor maintenance of any fire protection measures;
- Additional structures not included in this assessment; or
- Any other activity that may change the bushfire threat level.

The Client and owner of the site acknowledge that they have been made aware of the exclusions above and that such exclusion of Liability is reasonable in all the circumstances.

This report is valid for a period of two years only from the date of its issue. All BAL ratings identified within this report are indicative only and are required to be verified at the time of construction of individual buildings to ensure appropriate setbacks have been achieved.

Document Control: Report Details		
Report version	Report Date	Version Details
V1.1	20 December 2025	Original
BPAD Practitioner	Jemma Douglas (Level 2)	BPAD-38400

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1. INTRODUCTION

Bushfire Logic has been engaged on behalf of the landowners to prepare a Bushfire Management Plan (BMP) to support a development application for approval of a tasting pod at Lot 787 (No.485) Walnut Road, Pickering Brook within the City of Kalamunda, who is the determining authority.

The site is within a declared Bush Fire Prone Area 2 (BFP2) and the proposed development is required to be assessed for its compliance with State Planning Policy 3.7 – Bushfire (SPP 3.7) (WAPC, 2024) and the bushfire protection criteria contained within the Planning for Bushfire Guidelines (September 2024) (the Guidelines).

The intent of SPP 3.7 is: “to preserve life and reduce the impact of bushfire on property and infrastructure”. This report will undertake an assessment using AS3959:2018 and against the applicable Elements set out within the Guidelines.

1.1 LOCATION

The subject lot is 11.0860ha in area and is zoned ‘Rural Agriculture’ under City of Kalamunda Local Planning Scheme No.3 (LPS 3). The subject site is also within the Special Control Area – Middle Helena Catchment Area.

Address Details	Street no. No.485	Lot no. 787	Street name Walnut Road
	Suburb & State Pickering Brook, Western Australia		
Local government area	City of Kalamunda		
Site Area	11.0860 hectares		
Main BCA class of the building	N/A	Use(s) of the existing building	Orchard, Associated Buildings and Single House
Description of the building or works	Brewery		

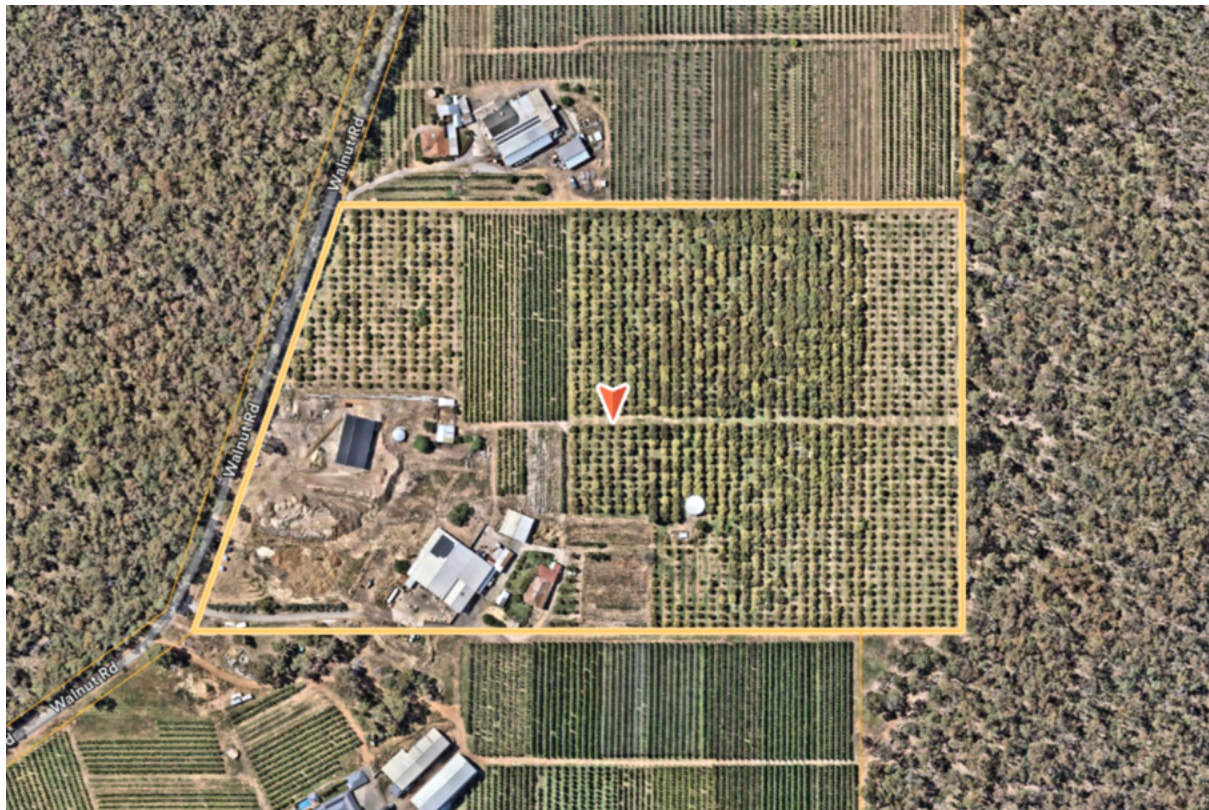


Figure 1: Location Map for Subject Site

1.2 DEVELOPMENT PROPOSAL

The proposal is for the approval of a small-scale brewery to complement the existing orchard land use on the subject land. The subject land currently contains an existing dwelling, various sheds and orchards (Appendix 2: Development Plans). The proposed brewery use will operate within an existing shed, with activities occurring approximately 2 days per week and packaging/distributing on an additional 2 days. There will be no hospitality function associated with the proposed use and a total of 2-3 staff are expected to be onsite at any point in time. Given the proposed use does not involve a hospitality component and is purely a brewery, it has been assessed in accordance with Bushfire Protection Criteria 7: Development – Commercial and Industrial.

Existing land use	Existing Single Dwelling and Orchards
Proposed land use:	Brewery
Local Planning Scheme Zoning	Rural Agriculture
Local Structure Plan:	N/A
Local Planning Policies:	N/A
State Planning Policy 3.7	Section 7(ii) – General Measures Bushfire Protection Criteria 7: Development – Development – Commercial and Industrial

The 2023-2024 review of the Bushfire Prone Area Mapping introduced two distinct bush fire contexts. Area 1 comprises selected suburbs located on the Swan Coastal Plain within the Perth, Peel and Greater Bunbury Region Schemes. These are areas where the intensity of development and non-contiguous nature of vegetation reduces the risk of landscape scale bush fire. Area 2 comprises the remainder of the Western Australia. The publicly released Bushfire Prone Area Mapping (OBRM-023) shows that the site is located within Bush Fire Prone Area 2 and as such is subject to a planning assessment of the bushfire risks. The Bushfire Prone Area Mapping is shown in Figure 2.

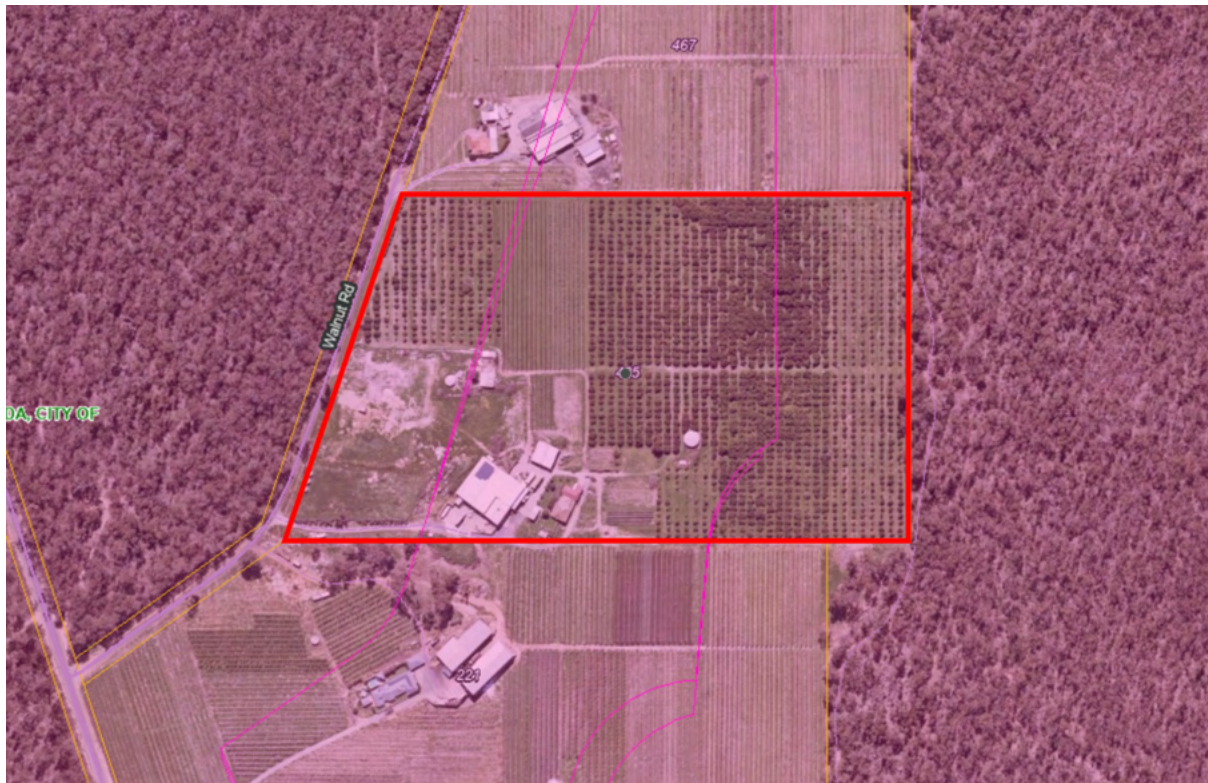


Figure 2: Map of Bushfire Prone Areas and relevance to subject site (OBRM, 2024)

1.3 STATUTORY FRAMEWORK

This document and the recommendations contained within are aligned to the following policy and guidelines:

- *Planning and Development Act 2005;*
- *Planning and Development (Local Planning Scheme) Regulations 2015;*
- *State Planning Policy (SPP) 3.7 – Bushfire (2024)*
- *Planning for Bushfire Guidelines (2024)*
- *Building Act 2011;*
- *Building Regulations 2012;*
- *Building code of Australia (National Construction Code);*
- *Fire and Emergency Services Act 1998;*
- *AS3959-2018 “Construction of buildings in bushfire-prone areas”; and*
- *Bushfires Act 1954.*

2. ENVIRONMENTAL CONSIDERATIONS

2.1 NATIVE VEGETATION –MODIFICATION AND/OR CLEARING

The location of the proposed brewery is adjacent to the existing orchards and is within a cleared area. The proposal is not expected to impact on any vegetation, native or introduced. A review of the environmental data sets as identified in the Department of Planning Lands and Heritage (DPLH) BMP Template for a complex development application has been undertaken and has not identified any regulated (restricted) vegetation that may be affected by the proposal, see Table 1 Environment Dataset Review.

2.2 REVIEW OF THE ENVIRONMENTAL DATA SETS

Table 1: Environmental Dataset Review

Vegetation Modification and/or Clearing Assessment		
Is modification and/or management of vegetation within the subject lot required?		The brewery land use is proposed to operate from within an existing building. It is not expected that the development will impact on any vegetation, native or introduced.
Environmental Value	Mapped as occurring within or adjacent to the project area	Description
Wetlands	No	The subject lot is not listed as containing any wetlands.
Waterway Control Area	No	The site is not located within the Swan-Canning Water Catchment Area.
Commonwealth Threatened Ecological Communities listed under the <i>Environment Protection and Biodiversity Conservation Act 1999</i> (the EPBC Act)	No	The site is not listed as containing any Commonwealth Threatened Ecological Communities.
Fauna habitat listed under the EPBC Act	Yes	The site is listed being within a 6km buffer of a confirmed Carnabys Black Cockatoo Roost Site and a confirmed breeding area.
Bush Forever Site	No	The subject lot is not adjacent to or within an Bush Forever sites.
DBCA managed lands and waters	No	The site is not impacted by DBCA managed land or waters.

Conservation covenants	No	There are no existing conservation covenants in place for the project area.
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2.3 REVEGETATION/LANDSCAPE PLANS

The proposed development does not include the creation of any public open space reserves. It is not expected that any revegetation plans will be required as conditions of development approval. Any landscaping included as part of the development application will be the subject of a landscaping and management plan requiring approval by the local government. In this regard, it is not expected that landscaping will result in changes to the bushfire attack level ratings.

3. BUSHFIRE ASSESSMENT RESULTS

The bushfire assessment for this site has followed the Bushfire Attack Level (BAL) Assessment as outlined within SPP3.7 and the Guidelines.

3.1 ASSESSMENT INPUTS

Bushfire Assessment inputs for the proposed development have been calculated using the Method 1 BAL Assessment procedures as outlined in AS3959:2018. This incorporates the following factors:

- WA adopted Fire Danger Index (FDI), being FDI 80;
- Vegetation Classes;
- Effective Slope under classified vegetation; and
- Distance between proposed development site and classified vegetation

3.1.1 Relevant Fire Danger Index (FDI)

The fire danger index for this site has been determined in accordance with Table 2.1 or otherwise determined in accordance with a jurisdictional variation applicable to the site.

Fire Danger Index

FDI 40 ☐

Table 2.7

FDI 50 ☐

Table 2.6

FDI 80 ☒

Table 2.5

FDI 100 ☐

Table 2.4

3.1.2 Vegetation Classification

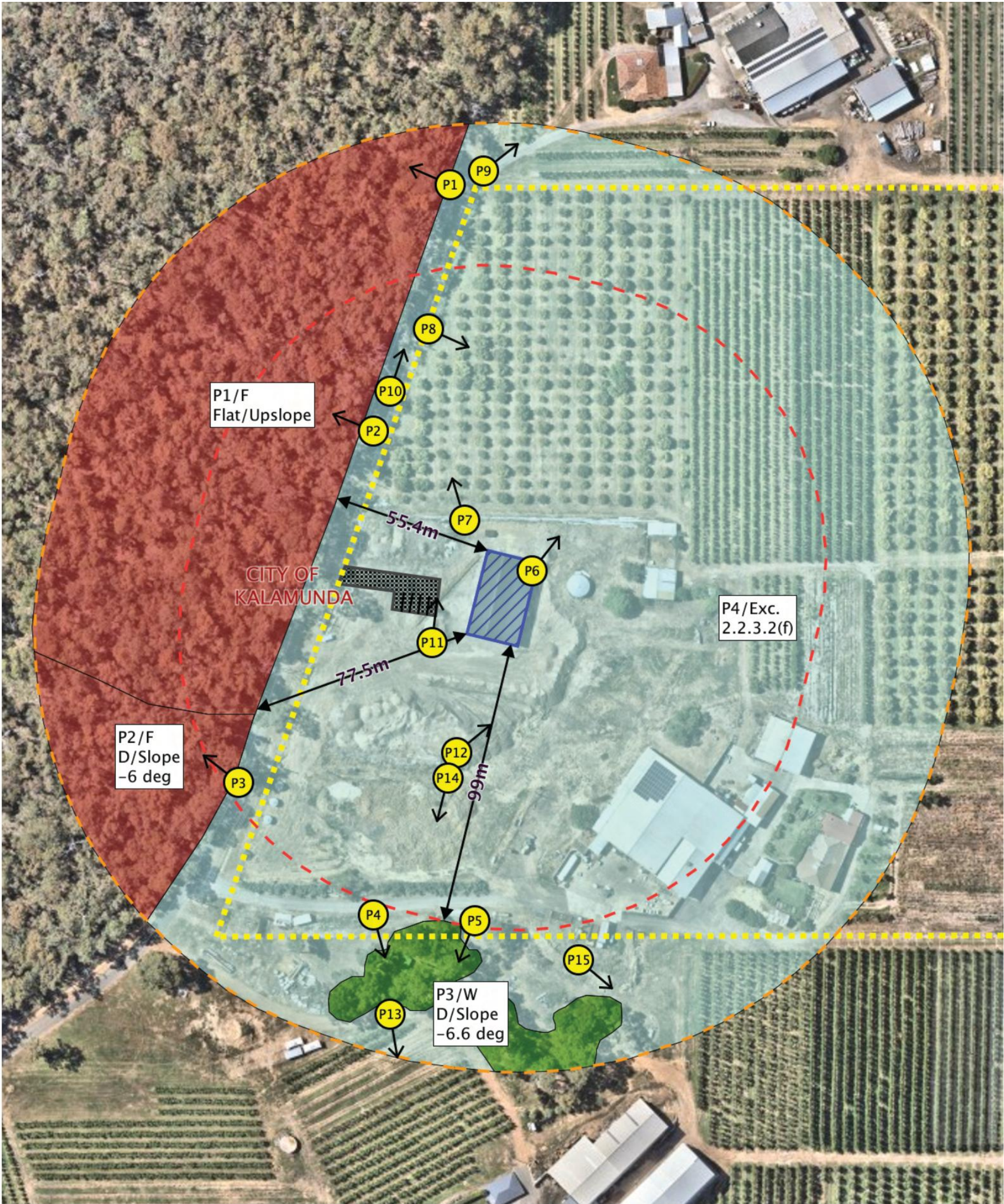
A site assessment was undertaken on 12 December 2025. All vegetation within 150m of the existing shed building was classified in accordance with Clause 2.2.3 of AS 3959-2018. Each distinguishable vegetation plot with the potential to determine the Bushfire Attack Level is identified in the following pages and shown on the Figure 3: Vegetation Assessment and Photo Points map on the following page.

A summary of the plot data assessed as per Clause 2.2.3 of AS 3959-2018 is provided below in Table 2 below while detailed plot data is provided in Appendix 1.

Table 2: Vegetation Classification Table (as per AS3959:2018)

Plot	Vegetation Classification	Effective Slope
1	Class A Forest	All upslopes and flat land (0 degrees)
2	Class A Forest	Downslope 6 degrees
3	Class B Woodland	Downslope 6.6 degrees
4	Excluded 2.2.3.2 (f)	N/A

FIGURE 3: VEGETATION ASSESSMENT AND PHOTOPOINTS MAP
LOT 787 (NO.485) WALNUT ROAD, PICKERING BROOK



- Legend**
- Photopoint
 - 100m Assessment Boundary
 - 150m Assessment Boundary
 - Building Location
 - Subject Lot
 - Car Parking and Driveway
- Vegetation Classification**
- Excluded 2.2.3.2 (f)
 - Class A Forest
 - Class B Woodland

3.2 ASSESSMENT OUTPUT

3.2.1 Bushfire Attack Level Results

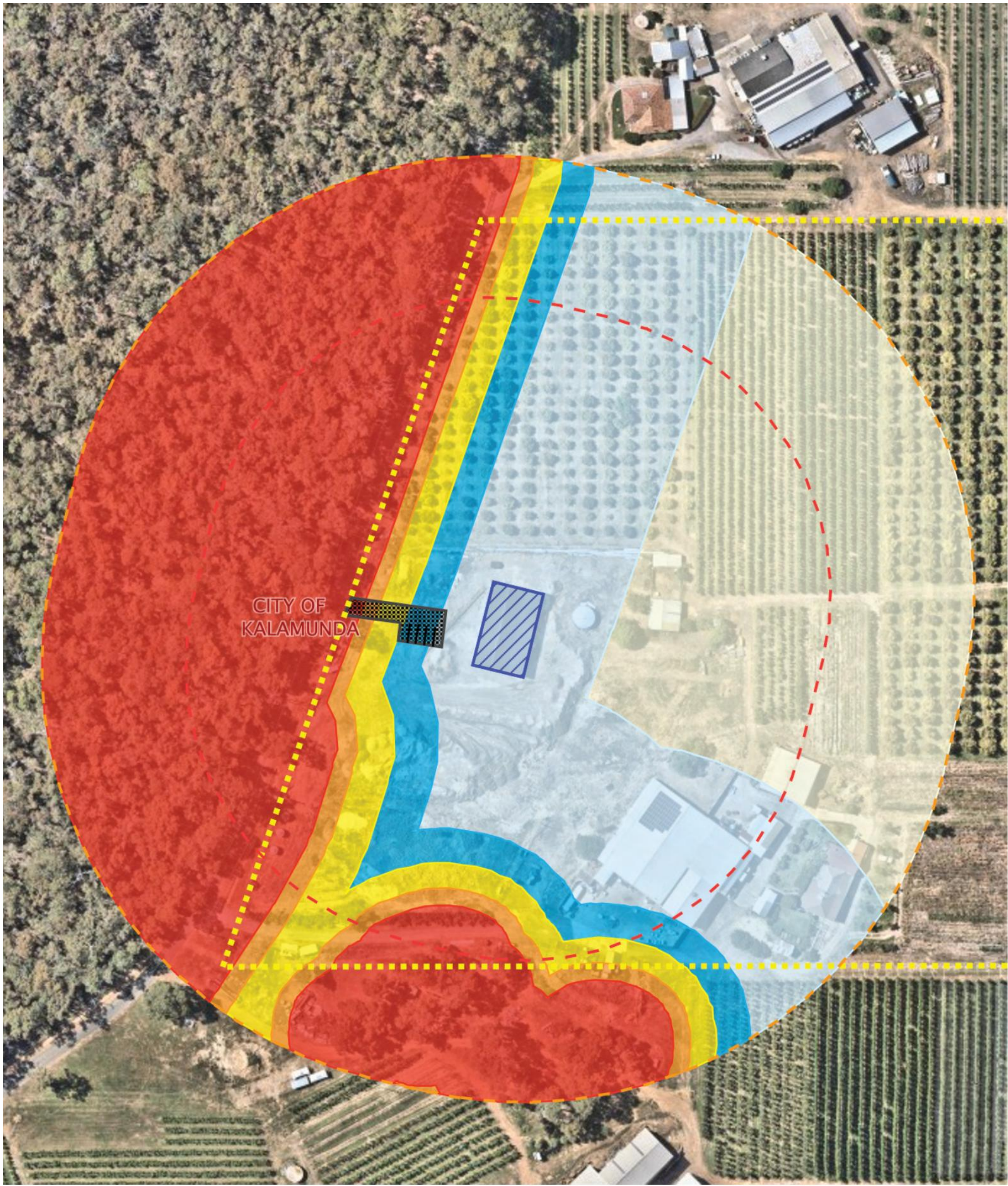
In accordance with SPP 3.7 and the Guidelines, a vegetation assessment has been undertaken (Figure 3: *Vegetation Assessment and Photo Points*). This vegetation assessment has then been used to develop Figure 4: *Bushfire Attack Level Contour Map* which demonstrates the radiant heat impact from the surrounding classifiable vegetation on the proposed development site. This radiant heat impact is expressed as a Bushfire Attack Level (BAL) rating for the proposed development. These assessments have been completed in accordance with the Method 1 methodology of AS3959-2018.

Table 3 below provides an assessment of the current BAL rating for the proposed brewery.

Table 3: AS3959:2018 Determined BAL Rating for Proposed Development

Tasting Pod				
Plot No.	Vegetation Classification	Effective Slope	Separation (m)	Indicative Method 1 BAL Rating
1	Class A Forest	All upslopes and flat land (0 degrees)	55.4m	BAL-12.5
2	Class A Forest	Downslope 6 degrees	77.5m	BAL-12.5
3	Class B Woodland	Downslope 6.6 degrees	99m	BAL-12.5
4	Excluded 2.2.3.2 (f)	N/A	N/A	BAL-LOW

FIGURE 4: BUSHFIRE ATTACK LEVEL CONTOUR MAP
LOT 787 (NO.485) WALNUT ROAD, PICKERING BROOK



- Legend**
- Photopoint
 - 100m Assessment Boundary
 - 150m Assessment Boundary
 - ▨ Building Location
 - ▨ Subject Lot
 - ▨ Car Parking and Driveway

- Bushfire Attack Level Contour**
- BAL-FZ
 - BAL-40
 - BAL-29
 - BAL-19
 - BAL-12.5

4. IDENTIFICATION OF BUSHFIRE HAZARD ISSUES

The purpose of this section is to identify any bushfire hazard issues through an examination of environmental considerations in addition to the bushfire risk assessment. Considerations can include vehicle access constraints both within and adjacent to the site, the location of significant bushfire hazards such as regional reserves or national parks and other relevant bushfire hazards. This is particularly relevant to strategic proposals where consideration of these sorts of factors can assist in determining the suitability of area for development and subdivision or identifying issues that may need to be considered in further detail as part of subsequent planning stages.

4.1 BUSHFIRE CONTEXT

The subject site is 11.0860ha in area and is zoned 'Rural Agriculture' under the City of Kalamunda Local Planning Scheme No.3. The site contains a well-established orchard use and adjoins properties to the north and south that contain similar uses. More broadly the site is surrounded by significant state forest reserves with a fragmented settlement pattern following existing road networks.



It is acknowledged that the subject site is located within a locality that presents a high level of bushfire risk. Notwithstanding, the proposed development fully complies with the requirements of SPP 3.7 and the Guidelines and is relatively small in scale. Employees associated with the use will be familiar with the locality and the relevant evacuation routes in the event of a bushfire emergency. In this regard, it is considered that bushfire risk can be effectively managed and that the proposed development meets the objectives and requirements of SPP 3.7 and the Guidelines and can therefore be supported.

5. ASSESSMENT AGAINST THE BUSHFIRE PROTECTION CRITERIA

5.1 COMPLIANCE TABLE

The Guidelines outline different bushfire protection criteria for which strategic planning proposals, structure plans, subdivision and development proposals are to be assessed against for compliance. Development applications such as that proposed are required to be assessed in accordance with Bushfire Protection Criteria 7: Development – Commercial and Industrial (BPC 7). BPC 7 details acceptable solutions in accordance with the following three elements:

- Element 2 – Siting and Design;
- Element 3 – Vehicular Access; and
- Element 4 – Water.

It is acknowledged that development applications have limited ability to alter the location in which they are proposed and therefore assessment under Element 1 – Location is not required.

The proposed development has been assessed against Elements 2 to 4 of the BPC 7 and found to be compliant, refer to Table 4.

Bushfire Management Plan



Table 4: Bushfire Protection Criteria Applicable to Subject Site

ELEMENT	ACCEPTABLE SOLUTION	APPLICABLE YES/NO	PROPOSAL MEETS ACCEPTABLE SOLUTION
Element 1 - Location			
N/A	N/A	No	N/A Assessment under Element 1: Location is not required in accordance with Bushfire Protection Criteria 7: Development – Commercial and Industrial. Not required to be assessed to Element 1.
Element 2 – Siting and Design			
A2.1a Siting and Design OR A2.1b Siting in an area with a radiant heat impact exceeding 29 kW/m² (BAL-40 or BAL-FZ)	<i>Habitable building achieves radiant heat impact not exceeding 29kW/m² (BAL-29)</i>	Yes	Compliant A vegetation assessment has been completed in accordance with the requirements of SPP3.7, the Guidelines and AS3959 for all land within a 150-metre radius of the subject site and vegetation plots have been classified in accordance with the worst-case scenario. Figure 3: <i>Vegetation Assessment and Photo Points</i> provides the vegetation assessment and Figure 4: <i>Bushfire Attack Level Contour Map</i> demonstrates that the proposed development is sited within an area of BAL-29 or lower. Given the separation distances between the location of the proposed use and the classified vegetation, formal asset protection zones (APZs) are not required. Proposal achieves Acceptable Solution A2.1.
A2.2 Asset Protection Zone (APZ)	<i>Where a habitable building cannot be wholly within an area with a radiant heat impact not exceeding 29 kW/m² (BAL-29)</i>	No	N/A Refer to discussion above. An APZ is not required for the proposed development as it is currently located within an area of BAL-29 or lower.

	<i>in its predevelopment state, an APZ is to be provided.</i>		Proposal not required to be assessed against Acceptable Solution A2.2.
A2.3 Clearing of native vegetation	<i>Development avoids, or where unavoidable, minimises the clearing of native vegetation management.</i>	Yes	Compliant The subject land is clear of vegetation. The proposed development therefore does not propose the clearing of native vegetation to comply with the bushfire protection criteria. Proposal meets Acceptable Solution A2.3.
A2.4 Storage of hazardous, flammable and/or combustible materials	<i>Materials are to be stored in an area that:</i> <i>is subject to a radiant heat impact not exceeding 29 kW/m² (BAL-29);</i> <i>is non-combustible and shields the materials to reduce their exposure to radiant heat from the bushfire to levels significantly lower than 29 kW/m² and prevents the entry of debris and embers; and</i> <i>limits to the degree necessary and practical, the escape of sources of ignition from the stored materials into bushfire prone vegetation.</i>	Yes	Compliant The storage of hazardous, flammable and/or combustible materials is subject to licencing under the <i>Dangerous Goods Safety Act 2004</i> and therefore further assessment under A2.4 is not required. Proposal meets Acceptable Solution A2.4.
Element 3 – Vehicular Access			
A3.1 Private driveways	<i>There are no private driveway technical requirements (prescribed by these Guidelines) where the private driveway is within a lot serviced by reticulated water and is no greater than 70 metres in length between the most distant external part of the habitable building and the public road.</i>	Yes	Compliant The subject site is currently provided with a gravel driveway connection to Walnut Road. This driveway length is approximately 64 metres to the rear of the proposed brewery building however the subject site is not provided with a reticulated water connection and therefore requires assessment under A3.1.

			The driveway will be required to be constructed to a minimum width of 6 metres consistent with the requirements of A3.1. An implementation requirement has been included within Table 5 of this report and will be required to be implemented prior to the commencement of the use. Proposal meets Acceptable Solution A3.1.
Element 4 – Water Supply			
A4.1 Water supply	<i>Where a reticulated water supply is existing or proposed, a hydrant connection(s) should be provided in accordance with the specifications of the relevant water supply authority.</i> <i>Where these specifications cannot be met, a water tank(s) should be provided in accordance with the requirements of Appendix A.4, Table 11 – Water supply dedicated for bushfire firefighting.</i>	Yes	Compliant The subject site does not have access to the reticulated water network. An implementation requirement has been included in Table 5 of this report to ensure a dedicated 10,000L static firefighting water supply is provided for the proposed use. This will be required to be implemented prior to the commencement of the use. Proposal meets Acceptable Solution A4.1.

6. RESPONSIBILITIES FOR IMPLEMENTATION AND MANAGEMENT OF BUSHFIRE MEASURES

6.1 DEVELOPER/LANDOWNER RESPONSIBILITIES

Table 5: Developer Implementation Table

NO.	IMPLEMENTATION ACTIONS	
1	The landowner is to undertake regular landscape maintenance works to ensure the area within the lot surrounding the proposed development is maintained to an asset protection zones standard prior to the bushfire season commencing (i.e. November) and then regularly as required throughout the bushfire season. These works are to include: • Mowing/slashing grasses within the asset protection zone to 100mm or lower; • Removal of all fine fuels (leaf, bark and stick debris) from within the asset protection zones; • Removal of fallen debris, trees or branches from the asset protection zones and driveways; • Reticulation checks for irrigated areas to ensure they are maintained to a low-threat fuel state. Additional works may also be required in accordance with Appendix B.2, Table 9: <i>Asset Protection Zone (APZ) technical requirements</i> of the Planning for Bushfire Guidelines.	Prior to commencement of use and thereafter ongoing.
2	The driveway and car parking area servicing the brewery is to be kept clear of obstructions and is to be maintained in accordance with the requirements of Appendix B Table 10: <i>Vehicular Access Technical Requirements</i> of the Guidelines.	Ongoing
3	A minimum 10,000L static firefighting water supply is to be installed and thereafter maintained in accordance with Appendix B.4, Table 11 if the Planning for Bushfire Guidelines.	Prior to commencement of use and thereafter ongoing

7. CERTIFICATION

I hereby certify that I have undertaken the assessment of the above site and determined the Bushfire Attack Level (s) stated in this document have been prepared in accordance with the requirements of AS3959:2018 and the Planning for Bushfire Guidelines.

A handwritten signature in blue ink, appearing to read "Jemma Douglas".

SIGNED, ASSESSOR: DATE 20/12/2025

Jemma Douglas, Bushfire Logic

Accredited Level 2 Bushfire Practitioner (Accreditation No: 38400)

8. REFERENCES

AS3959-2018 Australian Standard, *Construction of buildings in bushfire-prone areas*, Building Code of Australia, Primary Referenced Standard, Australian Building Codes Board and Standards Australia.

Department of Fire and Emergency Services (DFES, 2023). Accessed at: DFES - Department of Fire and Emergency Services

Government of Western Australia (GoWA) (2015). *Planning and Development (Local Planning Scheme) Regulations 2015*.

Government of Western Australia (GoWA) (2012). *Building Regulations 2012*.

Government of Western Australia (GoWA) (2011). *Building Act 2011*.

Government of Western Australia (GoWA) (2005). *Planning and Development Act 2005*.

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Government of Western Australia (GoWA) (1954). *Bushfire Act 1954*.

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Office of Bushfire Risk management (OBRM) (2024). Map of Bushfire Prone Areas. Data retrieved from State Land Information Portal (SLIP) <https://maps.slip.wa.gov.au/landgate/bushfireprone/>

Western Australian Planning Commission (WAPC) (2024). *State Planning Policy 3.7: Bushfire*.

Western Australian Planning Commission (WAPC) (2024). *Planning for Bushfire*. Western Australian Planning Commission and Department of Planning, Lands and Heritage, Government of Western Australia.

APPENDIX 1: VEGETATION ASSESSMENT AND CLASSIFICATION

Site Details	
Address:	Lot 787 (No.485) Walnut Road
Suburb:	Pickering Brook
Local Government Area:	City of Kalamunda
Description of works:	Brewery

Report Details		
Report Version	Assessment Date	Report Date
1	12 December 2025	20 December 2025

Vegetation Classification

All vegetation within 150m of the site / proposed development was classified in accordance with Clause 2.2.3 of AS 3959-2018. Each distinguishable vegetation plot with the potential to determine the Bushfire Attack Level is identified below.

Vegetation Plot 1				
Classification	Class A Forest			
Exclusion Clause (if applicable)	N/A			
Effective Slope	Measured	Upslope	Applied Range (Method 1)	All upslopes and flat land (0 degrees)
Description/Justification:	This plot is characterised by tall eucalypt forest (Jarrah and Marri) with an understory of juvenile trees, sclerophyllous shrubs and tall grasses providing a tiered vegetation structure.			
Post Development Assumptions:	Nil.			
				
Photo ID: P1		Photo ID: P2		

Vegetation Plot 2				
Classification	Class A Forest			
Exclusion Clause (if applicable)	N/A			
Effective Slope	Measured	Downslope 6 degrees	Applied Range (Method 1)	Downslope >5-10 degrees
Description/Justification:	This plot is characterised by tall eucalypt forest (Jarrah and Marri) with an understory of juvenile trees, sclerophyllous shrubs and tall grasses providing a tiered vegetation structure.			
Post Development Assumptions:	Nil.			

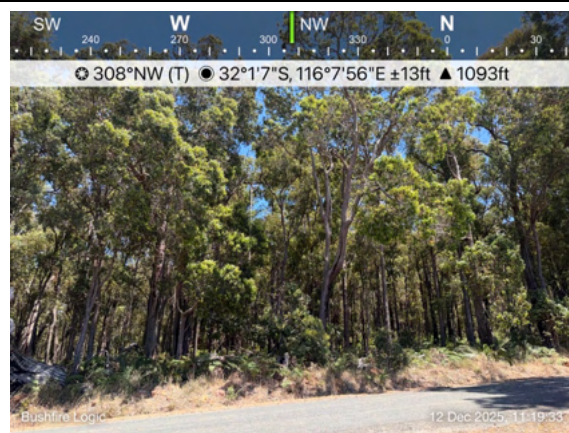


Photo ID: P3

Vegetation Plot 3				
Classification	Class B Woodland			
Exclusion Clause (if applicable)	N/A			
Effective Slope	Measured	Downslope 6.6 degrees	Applied Range (Method 1)	Downslope >5-10 degrees
Description/Justification:	This plot is characterised by eucalypt trees 15-25 metres tall with a clear or grassy understory.			
Post Development Assumptions:	Nil.			
				
Photo ID: P4		Photo ID: P5		

Vegetation Plot 4				
Classification	N/A			
Exclusion Clause (if applicable)	2.2.3.2 (f) Low threat vegetation – minimal fuel condition.			
Effective Slope	Measured	N/A	Applied Range (Method 1)	N/A
Description/Justification:	Areas of low-threat vegetation maintained in perpetuity including orchards, buildings, car parking, driveways, dams and gardens.			
Post Development Assumptions:	Nil.			

NW330N0NE60E90120 38°NE (T) 32°1'6"S, 116°7'59"E ±13ft ▲ 1086ft  Bushfire Logic12 Dec 2025, 11:27:03	W270NW330N0NE60 343°N (T) 32°1'6"S, 116°7'58"E ±13ft ▲ 1104ft  Bushfire Logic12 Dec 2025, 11:27:24
Photo ID: P6	Photo ID: P7

210SW240W270NW330N0 291°W (T) 32°1'4"S, 116°7'57"E ±13ft ▲ 1112ft  Bushfire Logic12 Dec 2025, 11:31:31	NE60E90SE150S180SW210 132°SE (T) 32°1'2"S, 116°7'58"E ±13ft ▲ 1121ft  Bushfire Logic12 Dec 2025, 11:30:49
Photo ID: P8	Photo ID: P9

Photo ID: P10	Photo ID: P11
Photo ID: P12	Photo ID: P13
Photo ID: P14	Photo ID: P15

