

Submitter No.	Comment	Applicant Response
1	Concerns Regarding Approval Process and Compliance In October 2025, I contacted Mr Anthony Vuleta, CEO of the City of Kalamunda, regarding the construction of a new shed at Lot 787 Walnut Road. The shed, equipped with extensive plumbing, has never been used for agricultural purposes, contrary to the development application. Mr. Vuleta confirmed that only a 'machinery shed' was approved. Despite this, individuals associated with the property have openly stated for over eighteen months that the site will be for a brewery for on-site sales, tasting, and alcohol consumption in a bar/restaurant. This raises concerns about misrepresentation in the current application and inadequate compliance oversight by the City of Kalamunda. Grounds for Objection 1. Environmental Risks a. Threat to Priority 2 Public Drinking Water Catchment The proposed brewery is in a Priority 2 Public Drinking Water Source Area (P2 Area) which require low-intensity, low-risk land uses. Orchards meet this requirement. A brewery does not. There is no reticulated water or wastewater infrastructure at the property. Brewing generates high-strength wastewater, chemical cleaning residues, and organic waste. The application provides: • no assessment from DWER • no evidence of safe wastewater disposal • no demonstration that contamination risks can be mitigated The proposed brewery relies on groundwater extraction, as the property lacks scheme water. Brewery operations will generate wastewater that, if inadequately treated, poses a significant contamination risk to the Middle Helena Water Catchment (P2 Area), which supplies the Helena Valley and is	The development application before the City relates specifically to the proposed use of an existing approved building. The approval and construction of the shed as a machinery shed is a separate matter which was previously determined by the City. Any speculation regarding the landowner's intentions at the time of construction is not material to the assessment of the current proposal. Under the statutory planning framework, the City is required to assess the development application as submitted, based on the proposal's planning merits and supporting technical documentation. The submission raises concerns regarding groundwater extraction and wastewater disposal. Since the application was lodged, the operational approach has been refined and groundwater extraction will not occur. Water will instead be transported to the site by the operator in small quantities consistent with the limited scale of brewing proposed. All wastewater generated by the activity will be contained within sealed tanks and removed from site by a licensed contractor, meaning no wastewater discharge will occur within the catchment. The proposal therefore represents a low-intensity activity with controlled waste management, which significantly reduces the risk of groundwater contamination. Many of the risks described in the submission are based on hypothetical scenarios involving uncontrolled discharge, which are not reflective of the management measures proposed.

	pumped to Mundaring Weir, ultimately providing drinking water for the Goldfield and Perth Metropolitan area. The aquifer in Pickering Brook is already fragile, and the proposed wastewater treatment is insufficient to prevent contamination. The water extracted from the ground by the proposed brewery cannot be returned to the ground as it is contaminated (unlike the water extracted and used for watering fruit trees on neighbouring orchards which are returned to the ground) and thereby further damaging the public drinking water source. A recent application to extract 30 million litres of groundwater per annum at Lot 6 (60) Repatriation Road and Lot 12 (30) Foti Road, Pickering Brook for bottling raised significant concerns about groundwater depletion and damage to the aquifer. The application has not been approved. The cost of treating contaminated water catchments can be very substantial. The application does not outline short, medium, or long-term compliance activities to ensure no discharge, overflow, or seepage affects to the neighboring commercial orchards. Additionally, robust stormwater and drainage controls are absent, and no contingency plan is provided for waste management failures. Any pollution of this catchment will have far-reaching consequences for public health and water security. A brewery is totally inconsistent with State Planning Policy 2.7 (Public Drinking Water Source Policy), and the precautionary approach is required in P2 areas. The application lacks robust wastewater management, stormwater controls, and contingency planning, presenting an unacceptable and substantial risk to public health and water security. b. Impact on Local Ecosystems and Wildlife Storing brewing waste on-site for extended periods (at least a week is stated in the application) will attract pests and wildlife, increasing the risk of infestations and outbreaks such as Queensland Fruit Fly (Qfly) which could wipe out fruit crops. This would drive up pesticide use and operational costs	The referenced groundwater extraction proposal relates to a separate development proposal in another locality and has no planning or technical relationship with the current application. The present proposal does not involve groundwater extraction and therefore the comparison is not relevant to the assessment of this application Brewery by-products and wastewater will be stored within sealed containers and tanks located within the building and regularly removed from the site by licensed operators. This approach is consistent with standard waste management practices for small-scale food and beverage production activities. The submission's suggestion that the proposal would create widespread pest infestation or threaten regional horticulture is not supported by evidence and does not reflect the small operational scale proposed. It is also noted that the landowner operates an orchard on the property and therefore has a direct interest in ensuring pest management practices are appropriately maintained. The proposal is supported by a ventilation and odour management strategy, which provides for mechanical extraction systems with carbon filtration and confirms that brewing will occur entirely within a sealed building. Given the small production scale and enclosed processing environment, odour generation is expected to be minimal and comparable to other small-scale food production activities The proposal does not involve clearing of native vegetation or disturbance of habitat trees. The activity occurs within an
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for local growers. Evidence from the Swan Valley demonstrates that similar developments have led to unsustainable pest management costs and the decline of protected species, including Carnaby cockatoos. Birds and animals, such as the owners 100 or so chickens and 50 or so ducks, consuming fermented waste can suffer fatal consequences, further endangering biodiversity. It is also not clear if the owner has an appropriate licence under the Keeping and control of Animals and nuisance Local Law 2011 (WA). The potential for airborne odors, residues, and particles to affect pollination, fruit set, and fruit quality is a very major and real concern. The application fails to address these risks or propose measures to safeguard adjoining long standing commercial orchards. The application does not address odour impacts from: • Spent grain • Fermentation • Waste storage • Vehicle movements There is no assessment of impacts on the Carnaby's Black Cockatoo roosting and breeding areas, which are environmentally significant and sensitive to disturbance. There is no assessment of impacts on the surrounding flora in the Korung National Park which has significant dieback causing progressive death of plant tissue caused by environmental stress. Waste products from brewing pose additional extremely high risk to soil, water, and fauna, contrary to LPS3 environmental protection objectives. c. Increased Fire Risk The property is surrounded by the Korung National Park and is classified as an extreme bushfire hazard area. The introduction of an industrial operation, the proposed brewery, with increased vehicle traffic heightens fire risk, especially given the lack of	existing building located in an already cleared portion of the site. As such, no habitat loss or modification will occur A Bushfire Management Plan prepared by a suitably qualified consultant was submitted with the application, demonstrating compliance with the requirements of State Planning Policy 3.7 Planning in Bushfire Prone Areas and the associated guidelines. Brewing operations themselves do not constitute a hazardous or high-risk use under the policy framework, and the activity will be undertaken by a small number of staff within an existing structure. The submission's comparison with unrelated rezoning decisions is not directly relevant to the assessment of a small-scale operational use within an existing building The LPG tank referenced in the submission relates to a separate activity on the property and is not altered or affected by the proposal. The development application does not propose changes to this infrastructure and therefore it is not a relevant planning consideration in determining the proposed brewing activity
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	proper emergency access and evacuation plans. Walnut Road is a single-lane, unmarked dead-end road, further exacerbating safety concerns. There is no Department of Fire and Emergency Services (DFES) report and there is no demonstrated compliance with State Planning Policy 3.7 or the Bushfire Guidelines. The application does not provide Bushfire Management Plan. Monitoring the City or DFES website is not a bushfire management strategy. The presence of three staff members does not reduce bushfire risk. The Western Australian Planning Commission very recently (January 2026) rejected the City's proposal to rezone 14 hectares in Pickering Brook from Rural to Urban due to significant concerns raised by DFES and DEWR. Approving a brewery in the same context would be totally inconsistent with that decision. Further, the proposed brewery is located approximately 100/150 metres from a 40,000 litre LPG tanker on the property which is used by Hills Gas Supply to refill gas bottles for retail residential use. The application has ignored this highly flammable tanker and has failed to demonstrate compliance State Planning Policy 3.7 and with the Bushfire Guidelines. Having such a LPG tanker on the property appears to be contrary to the agricultural zoning of the land. The application does not provide any appropriate reasonable management measures with neighboring orchards. In summary: o The proposed brewery would be located in a Priority 2 Public Drinking Water Source Area, which requires low-risk land uses. The application lacks evidence of safe wastewater disposal, robust management plans, and assessments from relevant authorities. Brewery operations could contaminate the water catchment supplying Perth, posing significant public health risks.	The proposal is of very limited operational scale, involving a maximum of three staff members and operating within an existing shed in an area historically cleared of orchard plantings. No agricultural land will be removed from production as a result of the proposal. The activity will therefore coexist with surrounding orchards without affecting their ability to operate The City's consultation process resulted in five submissions, of which three objected and two expressed support or no objection. The applicant recognises the importance of horticulture within the Pickering Brook locality and acknowledges the long-standing operation of surrounding orchards. The proposal has been deliberately designed to operate at a very small scale within an existing building, with limited staff numbers and no public access component, to minimise any potential interaction with surrounding land uses. Importantly, agricultural activities such as machinery operation, bird deterrent devices, chemical spraying and seasonal night work are typical and expected within the Rural Agriculture zone. The applicant fully acknowledges these practices and does not seek to limit or constrain them. The proposal has been planned
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	○ Brewing waste stored on-site may attract pests and wildlife, increasing pesticide use and threatening local biodiversity, including protected species. Odour and airborne residues could affect pollination and fruit quality. The application does not address these risks. ○ The application fails to address risk of the 40,000 litre LPG tanker located close by the proposed brewery. ○ The site is in an extreme bushfire hazard area, surrounded by national park. The application lacks a bushfire management plan and compliance with relevant policies, increasing fire risk. 2. Incompatibility with Local Agriculture and Community a. Disruption to Agricultural Operations Unlike established agritourism businesses such as Core Cider and Hainault Vineyard, which use ingredients grown on-site, the proposed brewery would import all brewing ingredients. This undermines local agriculture and the region's identity as the "fruit bowl of Perth." Increased traffic of both people and vehicles on Walnut Road—a single-lane, unmarked, no-through road—would disrupt daily orchard operations and pose unacceptable safety risks. The development application fails to address these risks and the conflict between additional people and vehicle movements and intensive orchard work, particularly during harvest periods. b. Community Opposition There is widespread opposition among local landowners, based on shared environmental and operational concerns. In summary: ○ The brewery would import all ingredients, undermine local agriculture, and disrupt orchard operations due to increased traffic on a single-lane,	with the understanding that existing agricultural operations have primacy in the locality, consistent with the intent of the zone The operational profile of the proposal generates very low traffic volumes, limited primarily to staff arrivals and occasional deliveries. With a maximum of three staff on site, the proposal would generate approximately three inbound and three outbound movements per day. This scale of traffic is minor and consistent with typical rural activity levels. Assertions that the proposal would significantly disrupt orchard logistics or road function appear disproportionate to the actual scale of the development proposed As for impacts on black cockatoo's and surrounding flora, the building is existing, and no foraging vegetation or habitat trees are impacted as the building is in a previously cleared area 50m from the reserve on the other side of the road.
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	unmarked dead-end road. The proposed development is incompatible with intensive orchard work and poses safety risks. ○ There is widespread opposition among local landowners. 3. Economic and Social Impact The proposed brewery is located between two large commercial orchards that operate 24 hours a day/seven days per week, involving: • Machinery • Bird-management devices • Chemical spraying • Seasonal night-time operations These activities are essential to horticulture but incompatible with a brewery that may later claim conflict or seek restrictions on orchard practices. LPS3 requires that new uses must not prejudice existing agricultural operations. This proposal is clearly prejudicial to the two large commercial orchards that have been in operation for 70 years. The viability of orchards depends on a healthy environment and manageable operational costs. The introduction of a brewery would unnecessarily increase pest and wildlife pressures, raise pesticide expenses, and threaten the sustainability of local fruit production. The area's rural character and agricultural heritage would be severely compromised by the proposed development. Supporting Data • Our orchard invests over \$20,000 annually in food safety accreditation. • The P2 Public drinking water catchment supplies the Perth Metropolitan area and is at risk from brewery wastewater contamination.	The submission characterises the proposal as an “industrial brewery”; however, the application relates to a small-scale production activity occurring within an existing rural outbuilding with limited staff and no retail or hospitality component. The operational characteristics are therefore materially different from large-scale industrial brewing facilities. In this context, the proposal represents a low-intensity brewing activity that will not displace agricultural land uses or alter the rural character of the locality The submission references several existing businesses in the wider locality. However, the presence of other food or beverage production businesses in the region demonstrates that small-scale value-added agricultural and beverage activities can
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	vehicles using the road including a large truck for fruit deliveries at various time throughout the day). - Increased traffic on Walnut Road will not only disrupt agricultural operations but also compromise the safety of residents, workers, and visitors. The road infrastructure is ill-equipped to handle the additional volume and type of people and vehicles associated with the brewery, raising serious concerns about accidents and emergency access, particularly during peak fruit harvest periods. - The cross-over to the proposed site was only recently installed. It is not clear if the City of Kalamunda approved this crossover. The property has two entrances – the original entrance, which is close to T-junction with Patterson Road, and the recent very rudimentary gravel ‘cross-over’ which is very close to the dead-end (and to the entrance of my property). The crossover unnecessarily adds to the already ill-equipped road infrastructure raising serious concerns about accidents and emergency access. - People on the Munda Bididi trail walk or ride their bikes on this single-lane, unmarked no-through road as they traverse through Pickering Brook and thereby add to the already stretched capacity of this road. - Photograph ID: P9 in the application confirms that the road terminates at a locked gate with no access to State Forest, reinforcing that this is a dead-end road with no alternative traffic flow. LPS3 requires that development must not compromise road safety or function; this proposal does both. In summary:	and visual amenity are maintained. The proposed beverage production will also celebrate its origin in the Bickley Valley, with products intended to be showcased at local restaurants, bars and liquor stores, further contributing to the Valley's reputation as a premium food and beverage destination. The strategy does not require all rural businesses to produce or showcase products grown on the same property. The proposal represents a small-scale rural production activity that does not displace agriculture or undermine the tourism and agricultural values identified in the City's strategic planning documents. However, the brewers plan to incorporate some of the seasonal fruit grown on site in to some craft varieties, further celebrating the agricultural region Pickering Brook is famous for. The identity of the business operator or the existence of other premises elsewhere is not a material planning consideration in assessing the suitability of the proposed land use at this location. The city can only assess an application that is put before them. Should a future application be lodged, the City can assess it at that future stage, on its merits.
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	- o The application lacks a traffic management policy. Increased traffic would disrupt agricultural operations and compromise safety, especially during harvest periods. The road infrastructure is inadequate for the proposed volume and type of vehicles. 5. Planning Framework and Zoning Noncompliance The proposal is inconsistent with the City of Kalamunda Local Planning Scheme No. 3 (LPS3) and the objectives of the Rural Agriculture zone, which seeks to protect agricultural land, retain rural character, and ensure land uses are compatible with agricultural production. A brewery is an industrial use and is not listed as a permitted or discretionary use in the Rural Agriculture zone under LPS3. The proposal therefore fails at the threshold question of permissibility. Surrounding properties have been used for commercial orcharding for at least three generations, demonstrating long-standing agricultural continuity consistent with the zone's purpose. The introduction of an industrial brewery conflicts with the zone's objectives by displacing agricultural priority, altering rural character, and introducing incompatible operational impacts. The application contains factual inaccuracies, including the misrepresentation of the shed's intended use. In summary: - o The proposal is inconsistent with the City of Kalamunda Local Planning Scheme No. 3 and Rural Agriculture zone objectives. A brewery is not a permitted use in this zone, and the application contains factual inaccuracies. 6. Cumulative Impact of non-agricultural developments The proliferation of developments in Pickering Brook diminishes the availability of high-value agricultural land and undermines the integrity of zoning regulations. Mr Chris Hogg of Hogg Culture Brewing Co is listed as	
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	the business operator for the proposed brewery. Hogg Culture Brewing Co already has a brewery in the City of Kalamunda. There is no need for Hogg Culture to be allowed to operate a second brewery in the City. Rather, priority must be given to sustaining agricultural production for future generations. The proposed brewery development poses significant risks to the cohesion, safety, and well-being of the Pickering Brook community. The rural character of the area, shaped by generations of agricultural activity, is central to the identity and lifestyle of local residents. The introduction of a brewery is fundamentally incompatible with this character and threatens to erode the unique sense of place that defines Pickering Brook. Furthermore, there is clear and widespread opposition among local landowners and residents, as evidenced by discussions with those on Patterson Road and surrounding areas. The community's concerns are rooted in shared experiences and a collective understanding of the environmental, operational, and social challenges posed by such a development. Approving the application despite this opposition would undermine public trust in local governance and disregard the voices of those most affected. There are other issues with people's behaviour after alcohol consumption. We already have anti-social behaviour with people using Patterson Road (near the T junction with Walnut Road and the proposed brewery) to regularly do burnouts. Such anti-social behaviour fueled with alcohol is a recipe for disaster which the City of Kalamunda will be accountable for. In summary, the proposed development threatens not only the environment and agricultural viability of Pickering Brook but also the social fabric and future sustainability of the community. It is imperative that the City of Kalamunda recognizes and respects these impacts in its decision-making process. In summary:	
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- o Allowing another brewery would diminish agricultural land and undermine zoning integrity. The business operator, Chris Hogg of Hogg Culture Brewing Co already runs a brewery elsewhere (in Kalamunda), weakening claims of supporting local tourism.

7. Inconsistency with Tourism Development Strategy

The proposal does not showcase local produce or enhance agricultural tourism. Instead, it risks degrading the amenity and visual appeal of surrounding orchards, which are themselves a key tourism asset.

The Pickering Brook and Surrounds Sustainability and Tourism Strategy recommends enhancing agritourism and protecting agricultural land as a tourism asset. The City's website lists as one of its top attractions the very popular Kalamunda markets where people can buy fresh produce directly from the grower.

LPS3 and the City's Rural Planning Strategy emphasize the need to protect priority agricultural land for future generations. Orchards in this locality have been successfully operated for decades, demonstrating the land's suitability and strategic importance. Agriculture in Pickering Brook contributes to:

- Visual amenity and landscape character
- Local identity and sense of place
- Community wellbeing through access to fresh produce
- Proximity to Perth, enabling direct farm-gate sales

Replacing or undermining this agricultural landscape with an industrial brewery is inconsistent with the City's strategic planning documents and the Rural Agriculture zone's objectives.

The application is not for a local agricultural family wanting to expand or diversify. Rather the application is made by Hogg Culture Brewing Co, who intend to operate the brewery at the property. Hogg Culture Brewing Co already operates a brewery elsewhere in the City (in Kalamunda) since 2019

	– see internet advertising at https://hoggculturebrewing.com.au further weakening any claim that this proposal supports local tourism objectives. In summary: ○ The proposal does not showcase local produce or enhance agritourism, contrary to strategic planning documents. 8. Likelihood of Future Expansion The scale of the shed and the applicant's business model suggests an intention to expand into on-site sales, tasting and alcohol consumption in a bar, restaurant, or other public venue, which would further intensify negative impacts. In summary: ○ The scale of the proposed development suggests future expansion into on-site sales and alcohol consumption, intensifying negative impacts. Conclusion The proposed brewery is fundamentally inconsistent with: • LPS3 Rural Agriculture zone objectives • The City's Rural Planning Strategy • State Planning Policy 2.7 (Public Drinking Water Source Areas) • State Planning Policy 3.7 (Bushfire Risk) • The City's Tourism Development Strategy It introduces an industrial use into a protected agricultural landscape, threatens high-value horticultural land, poses unacceptable environmental and bushfire risks. The threat to public drinking water catchment, increased pest and wildlife pressures, and heightened fire risk are substantiated by evidence from similar developments and the unique vulnerabilities of Pickering Brook. Approving this application would set a dangerous precedent, sacrificing the health of our ecosystem, the viability of local agriculture, and the safety of our community for short-term industrial gain.	
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	Finally, Jeroen Langford Compliance Officer, Quality Assurance & Office Manager, Galati Management Pty Ltd and Victor Farcic, Director, Mercer Mooney support my objection, highlighting the unique and sensitive nature of established orchard operations adjoining the proposed site and raising serious concerns about the impact of traffic both people and vehicles will have on the orchards regarding safety and integrity. For all of the above grounds of objection, the City of Kalamunda must reject the development application for a proposed brewery at Lot 787 Walnut Road, Pickering Brook and uphold its duty to protect the environment including the public drinking water catchment, support local agriculture, and preserve the unique character of Pickering Brook for future generations.	
2	Fully support the micro brewery, great for tourism and local business	The support is acknowledged
3	I have spoken with the people that have taken on the lease and they have advised me the goal is to open to the public as a function centre. I have also heard this from a council member. Originally the Shed went to council as a storage shed then while building they put in all the plumbing and tanks for brewing and it has never been used as a storage shed. I live right next door and I run a functioning orchard and have been since 1986 and it was a functioning orchard. prior. My concerns are the impact that it will have on my business as this is my livelihood. I have also been up to the property and have seen for myself that this shed has all the plumbing and Infrastructure to cater for future development.	The comments are acknowledged. Our position is the brewery is of such a minor scale that would not have any impact on any nearby property of land-uses.
4	We understand this application was lodged in December. Why have we had to wait until February and only given a 10-day window to put in our comments? We understand the shed that was erected as a machinery shed is now in the process of becoming a brewery/reception centre and retail outlet We have no objections to the shed being used to brew alcohol only	This application relates specifically to brewing operations only.

	We do have STRONG objections to any further development for public access to this site We have been led to believe that the approval process is a mere formality for a reception area and retail sales outlet to go ahead - we would object strongly if this happened Can we please be kept up-to-date with progress for this site and any applications for development if/when they happen?	Future applications will need to be considered by the City on their merits, should future applications be made.
5	OBJECTION TO DEVELOPMENT APPLICATION DA26/0014 – PROPOSED BREWERY LOT 787 (NO 485) WALNUT ROAD, PICKERING BROOK (RURAL AGRICULTURE ZONE, CITY OF KALAMUNDA) I strongly object to the proposed brewery DA26/0014 on the basis that it is inconsistent with the City of Kalamunda Local Planning Scheme No. 3 (LPS3), conflicts with the purpose and objectives of the Rural Agriculture zone, threatens high value agricultural land, poses unacceptable environmental in particular drinking water and bushfire risks, and contains factual inaccuracies that undermine the reliability of the application. Planning framework and zoning non-compliance LPS3 – Rural Agriculture Zone Objectives The Rural Agriculture zone seeks to: • Protect and preserve land for agricultural purposes • Retain the rural character and amenity of the locality • Ensure land uses are compatible with agricultural production and low intensity rural activities A brewery is an industrial use and is not listed as a permitted or	Refer to response to same point in Submission 1. The proposal involves a small-scale brewing operation within an existing shed and is assessed on its planning merits and operational scale, consistent with low-intensity rural activities.

	discretionary use in the Rural Agriculture zone under LPS3. The proposal therefore fails at the threshold question of permissibility. Surrounding properties have been used for commercial orcharding for at least three generations, demonstrating long standing agricultural continuity consistent with the rural agriculture zone's purpose. The introduction of an industrial brewery conflicts with the zone's objectives by displacing agricultural priority, altering rural character, and introducing incompatible operational impacts. Misleading statements in the development application The application asserts that the recently approved shed is being "repurposed" for brewery use. This is factually incorrect. It has never been as a shed for agricultural use. The intention to operate a brewery from this shed on the property has been openly stated for years by individuals associated with the land. The shed was always intended to function as a brewery which is obvious by the shed's plumbing. This major discrepancy raises concerns about the accuracy and reliability of the applicant's supporting information, which is critical for proper assessment under LPS3 and the Planning and Development (Local Planning Schemes) Regulations 2015. Protection of very high value agricultural land The property contains high to very high capability soils for perennial horticulture (orchards). LPS3 and the City's Rural Planning Strategy emphasize the need to protect priority agricultural land for future generations. Orchards in this locality have been successfully operated for at least three generations, demonstrating the land's suitability and strategic	Refer to response to same point in Submission 1. The approval and construction of the shed is a separate matter, and the City is required to assess the current application based on its submitted use. Refer to response to same point in Submission 1. The proposal does not remove productive agricultural land, and the brewing activity is compatible with surrounding horticultural operations.
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	paramount, particularly given the presence of existing breweries already operating in close proximity to the property including Core Cider, Carmel Cide Co, and Naked Apple Cider House (It appears that recent development applications for a brewery at Lot 602 Kawina Rd, Bickley and at 116 Union Road, Carmel which are in very close proximity to the property were not approved by the City). The establishment of another brewery would further diminish the availability of high-value agricultural land, directly impacting on the core objective of maintaining areas designated for rural and agricultural uses. Continued introduction of brewery developments in this locality contributes to the cumulative effect of industrial activities, which is inconsistent with the intended function of the Rural Agriculture zone. This pattern of industrial encroachment undermines both the integrity of the zoning regulations and the long-term sustainability of local agricultural operations. Priority should be given to sustaining agricultural production and ensuring that this land remains available for future generations, rather than permitting further non-agricultural developments that could compromise its agricultural value. Traffic and access constraints The application provides NO traffic management policy. The property is accessed via a single lane, no through road that safely accommodates only one vehicle at a time. The applicant suggests that activities are to take place approximately two days per week and packaging/distribution on two additional days. Therefore there will be traffic on at least four days per week.	Refer to response to same point in Submission 1. Operational traffic is very low, limited to staff and occasional deliveries, consistent with rural activity levels.
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	Even the applicant's claim of two to three staff members attending the site significantly exceeds the safe capacity of this single-lane, no through road when combined with deliveries, waste removal, service vehicles, and potential visitors to the property (this is not taking into consideration the necessary usage of the single-lane, no-through road by the adjoining commercial fruit orchard which has multiple vehicles using the road including a large truck for fruit deliveries). People on the Munda Biddi trail walk or ride their bikes on this single-lane no-through road as they traverse Pickering Brook and thereby add to the already stretched capacity of the single-lane, no through road. Photograph ID: P9 in the application confirms that the road terminates at a locked gate with no motor vehicle access to the Korung National Park, reinforcing that this is a dead end road with no alternative traffic flow. LPS3 requires that development must not compromise road safety or function; this proposal does both. Water catchment and environmental risks The property lies within the Middle Helena Water Catchment – Priority 2 Public Drinking Water Source Area. P2 areas require low intensity, low risk land uses. Orchards meet this requirement. A brewery does not. There is no reticulated water or wastewater infrastructure. Brewing generates high strength wastewater, chemical cleaning residues, and organic waste. The application provides: • NO assessment from Department of Water and Environment Regulation (DEWR)	Refer to response to same point in Submission 1. The proposal does not involve groundwater extraction; all wastewater is contained and removed by licensed operators. Risks described in the submission relate to uncontrolled or hypothetical scenarios, which are not representative of the proposed operation.
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	_____ Inconsistency with the City's Tourism Development Strategy The proposal does NOT showcase local produce or enhance agricultural tourism. Instead, it risks degrading the amenity and visual appeal of surrounding orchards, which are themselves a key tourism asset. The Pickering Brook and Surrounds Sustainability and Tourism Strategy recommends enhancing agritourism and protecting agricultural land as a tourism asset. The application is not for a local agricultural family wanting to expand or diversify how the applicant uses the property. Rather, the application is made for Hogg Culture Brewing Co, who intends to operate the brewery at the property. Hogg Culture Brewing Co already operates an established brewery elsewhere in the City (Kalamunda) since 2019 – see internet advertising at https://www.hoggculturebrewing.com.au, further weakening any claim that this proposal supports local tourism objectives. _____ Likelihood of future expansion LPS3 requires consideration of potential future intensification when assessing discretionary uses. The scale of the shed, the nature of the proposed use, and the applicant's business model strongly suggest an intention to expand into a restaurant, bar, or public venue. Such uses would be wholly inappropriate in this location and would further intensify traffic, noise, and environmental impacts. _____ Conclusion	
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	The proposed brewery is fundamentally inconsistent with: • LPS3 Rural Agriculture zone objectives • The City's Rural Planning Strategy • State Planning Policy 2.7 (Public Drinking Water Source Areas) • State Planning Policy 3.7 (Bushfire Risk) • The City's Tourism Development Strategy It introduces an industrial use into a protected agricultural landscape, threatens high value horticultural land, poses unacceptable environmental including public drinking water source and bushfire risks, relies on inaccurate statements, and cannot be supported under the planning framework. The application must be REFUSED.	
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