



Your ref: DA26/0014
Our ref: REQ-0002542
Enquiries: swanavon.landuse@dwer.wa.gov.au

Tracey Cooney Walshe
City of Kalamunda
PO Box 43
KALAMUNDA WA 6926

Via email – tracey.cooneywalshe@kalamunda.wa.gov.au

Dear Tracey,

Change of Use – Micro Brewery – Lot 787 (485) Walnut Rd, Pickering Brook

Thank you for providing the above referral for the Department of Water and Environmental Regulation (Department) to consider.

The Department has identified that the proposal will impact on water values and management, and therefore the Department objects to the referral. Key issues and recommendations are provided below, and these matters must be addressed:

Water Resource Advice

The proposed development is situated within the Middle Helena Public Drinking Water Source Area (PDWSA) and is managed for Priority 2 (P2) source protection. P2 source protection areas are defined to ensure that there is no increase in risk of pollution to the water source. P2 areas are declared over land where low intensity development (such as rural) already exists. Protection of public water supply sources is a high priority in these areas. P2 areas are managed in accordance with the principle of risk minimisation and some development is allowed under specific guidance.

According to *Water Quality Protection Note 25: Land Use Compatibility tables in Public Drinking Water Source Areas (LUCT) (Department of Water, 2016)*, the land use 'brewery' is incompatible. An 'incompatible' use means that the risk to water quality and public health from this land use is unacceptable.

Industry Regulation Advice

It is the Departments primary position that industrial alcoholic beverage manufacturing activities be located in areas connected to reticulated sewerage system. This brewery is not currently associated with production for on-site consumption associated with a restaurant and is therefore considered industrial.

In addition to the above, the Department has the following comments to provide:

- There is no waste management plan attached (Appendix 2). No information has been provided on how or where treated wastewater will be disposed of.

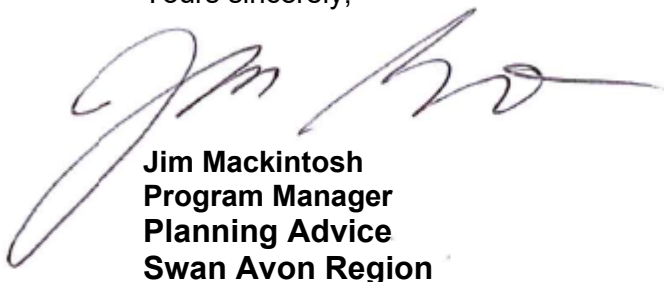
The only information given is to state that “all wastewater will be discharged on-site”.

- There is no information on the proposed brewery wastewater treatment system or evidence for the claim; “*fit for purpose, oversized appropriate for brewery-strength effluent...*” The proposed treatment system, being an Aqua Advanced Polymer 80700D), is designed for domestic wastewater use and not brewery trade waste. The website states – “*The Aqua Advanced Polymer Wastewater & Irrigation System is designed to treat all of the wastewater from your laundry, kitchen, and bathroom so that it can be safely reused on your lawn and garden*”.
- No information has been provided as to whether the Department of Health has approved the proposed wastewater treatment and disposal system.
- No detail has been provided on the design capacity of the brewery and thus the ability to verify brewery wastewater generation calculations.
- Claims are made within the application documents that suggests the proposed brewery wastewater treatment system (*Aqua Advanced Polymer 80700D*) is oversized to service the brewery and future expansion e.g. restaurant/bar. This is taken to mean that there is an intent to combine both sewage and trade waste, which is unacceptable.
- No detail has been provided on how odour from the on-site storage of brewery wastewater will be managed.
- No detail on storage of chemicals, cleaning material, and pH buffer chemicals related to the brewery operations
- The referral document keeps referring to “*the approved Wastewater Management system*”, but no approval evidence has been provided. The proposed wastewater treatment system is an approved system for sewage but not for trade waste and is therefore not appropriate for the proposal.

In conclusion, although all the above points require resolution, the Department would not be in a position to support the proposal in any form as it is an incompatible land use under Departmental policy, which is consistent with State Planning Policy 2.9 - Water (WAPC, Dec 2025).

If you would like more information regarding this matter, please contact Jim Mackintosh at swanavon.alnduse@dwer.wa.gov.au

Yours sincerely,



Jim Mackintosh
Program Manager
Planning Advice
Swan Avon Region

26 February 2026

Tracey Cooney Walshe

From: Bree Lyons <bree.lyons@dwer.wa.gov.au>
Sent: Thursday, 23 April 2026 11:37 AM
To: Tracey Cooney Walshe
Cc: Jim Mackintosh
Subject: Re: Revised Referral of Development Application - Lot 787 (485) Walnut Road, Pickering Brook, Change of Use (Micro Brewery) - DA26/0014

OFFICIAL

Dear Tracey,

The Department of Water and Environmental Regulation has reviewed the updated documentation submitted by the proponent regarding the proposed brewery.

The Departments objection is still relevant, as the land use "brewery" is incompatible as outline in *Water Quality Protection Note 25: Land use compatibility tables for public drinking water source areas* (DWER 2021). Additionally, the Department does not generally support offsite disposal of wastewater, as detailed in Section 5.7.4 of *Water Quality Protection Note 22 - Irrigation with nutrient-rich wastewater* (DWER 2025) that states "*we generally do not support beverage production proposals that rely on the offsite export of all wastewater for disposal. An exception is where a waste generator has a waste acceptance agreement with a licensed liquid waste receival facility (EP Act compliant) that can sustainably accept the volumes and type of waste generated*".

The waste plan merely states "*Wastewater is transferred between tanks via a pump system and removed from site every 14 days by a licensed liquid waste contractor for disposal at an approved treatment facility*". No detail is provided of the carrier and need for controlled waste regulation to be applied, nor the disposal facility and evidence that they are licenced to receive the waste nor whether they have the capacity to receive it.

As such, the Department is unable to support the proposed development, as per our original advice as it is incompatible.

Kind regards,

[Bree Lyons](#)
Senior Natural Resource Management Officer
Swan Avon Planning Advice

Please note I work Monday and Thursday

[Department of Water and Environmental Regulation](#)
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From: Tracey Cooney Walshe <Tracey.CooneyWalshe@kalamunda.wa.gov.au>
Sent: Monday, 23 March 2026 3:07 PM
To: Bree Lyons <bree.lyons@dwer.wa.gov.au>
Subject: Revised Referral of Development Application - Lot 787 (485) Walnut Road, Pickering Brook, Change of Use (Micro Brewery) - DA26/0014

Hi Bree,

The applicant has provided revised information to support the application and address the queries raised to date.
Please see the revised info attached. Can you advise if this addresses you queries to a sufficient capacity to facilitate a referral reply?

Kind Regards,