



Our Ref: 2026/0461
Your Ref: DA26/0014

Tracey Cooney Walshe
City of Kalamunda
tracey.cooneywalshe@kalamunda.wa.gov.au

Dear Ms Cooney Walshe

RE: LOT 787 (485) WALNUT ROAD, PICKERING BROOK – PROPOSED CHANGE OF USE TO MICRO BREWERY - DEVELOPMENT APPLICATION

I refer to your email dated 22 January 2025 regarding the submission of a Bushfire Management Plan (BMP) (Version V1.1), prepared by Bushfire Logic and dated 20 December 2025, for the above proposed development. The BMP is accompanied by a letter from StateWest Planning dated 22 December 2025 in relation to the proposal.

This advice relates to the *State Planning Policy 3.7 Bushfire* (SPP 3.7) and supporting *Planning for Bushfire Guidelines* (Guidelines), as well as DFES' role and responsibilities as the Hazard Management Agency for Fire in Western Australia.

General Comment

- DFES acknowledges that the site currently accommodates residential and ancillary buildings, as well as an orchard.
- The proposed development intends to repurpose one of these buildings for a micro brewery.
- DFES notes that the proposal does not include hosting visitors.
- Specific requirements of SPP 3.7 and the Guidelines are to be further addressed in the BMP as outlined in the below assessment Tables 1 and 2.

Recommendation: Compliance with acceptable solutions not fully demonstrated – minor modifications required

DFES advises that the BMP has adequately identified issues arising from the bushfire risk assessment and considered how the proposed development can achieve compliance with the bushfire protection criteria. However, DFES recommends the BMP be modified to ensure it accurately identifies the bushfire risk and the necessary bushfire risk management/mitigation measures. The required modifications are listed in the table(s) below.

As these modifications will not affect the design of the proposal, they can be undertaken without further referral to DFES.

Could you please forward notification of the application determination to DFES for our records.

If you require any clarification or further information regarding the below assessment, please do not hesitate to contact me on telephone number 9395 9706.

Yours sincerely

A handwritten signature in red ink, appearing to read 'Linda Savage'.

Linda Savage
LAND USE PLANNING OFFICER

12 February 2026

Table 1: Assessment – Policy Measure 7.1 ii. c. Compliant Preparation of a Bushfire Attack Level (BAL) Contour Map

Vegetation Classification or Exclusions	BMP Modification Required
<u>Exclusion Plot 4 – comment only</u> Evidence to support the exclusion of the road reserve as managed to low threat in accordance with AS 3959 is required. Specifically: Walnut Road Reserve - Plot 2 - Evidence has not been provided to validate management of the reserve by the responsible authority. If unsubstantiated, the vegetation should be classified as per AS 3959, or the resultant BAL ratings may be inaccurate.	Comment only. The decision maker to be satisfied with the vegetation exclusions and vegetation management proposed.

Table 2: Policy Measure 7.1 ii. e. Compliance with the Bushfire Protection Criteria 7: Development – Commercial and Industrial

Element	Assessment	Action
Water Supply	A4.1 – insufficient information While the BMP proposes a 10,000 litre water tank dedicated for firefighting purposes, it is unclear where the tank will be located. Appendix B, B.4.5 of the Guidelines requires the tank to avoid locations where it will be situated underneath existing vegetation or where vegetation will grow against or overhang the tank. The fitting should also be positioned from the bushfire hazard to allow access by emergency services. As these requirements are more likely to be satisfied in areas of BAL-29 or below, DFES as the Hazard Management Agency, recommends that the water tank and adjacent hard-standing be located in an area of BAL-29 or below and is accessible to a type 3.4 appliance.	Comment only. The decision maker to be satisfied that the water supply meets the requirements of the guidelines.

Table 3: Policy Measure 7.1 iv. and Section 9.4.2 of the Guidelines: DFES Role as Hazard Management Agency (HMA)

DFES wishes to provide the below additional advice in its role and responsibilities of HMA for Fire in Western Australia.

DFES Other Technical Advice		Action
DFES Land Use Planning	It is the responsibility of the proponent to ensure the proposal complies with relevant planning and building requirements. This advice does not exempt the applicant/proponent from obtaining approvals that apply to the proposal including planning, building, environmental health or any other approvals required by a relevant authority under written laws.	Comment only.

Tracey Cooney Walshe

From: DFES Land Use Planning <advice@dfes.wa.gov.au>
Sent: Thursday, 9 April 2026 10:51 AM
To: Tracey Cooney Walshe
Subject: Revised referral - DA26-0014 - Lot 787 (485) Walnut Road, Pickering Brook - Miro Brewery - Development Application - DFES response

Good morning Ms Conney Walshe,

RE: Revised referral - DA26-0014 - Lot 787 (485) Walnut Road, Pickering Brook - Miro Brewery - Development Application - DFES response

DFES's previous advice remains unchanged because the revised plan does not specify a 10,000-litre water tank dedicated for firefighting purposes.

Kind regards

Linda Savage
Land Use Planning Officer

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