

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

- 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