



PARLIAMENT OF WESTERN AUSTRALIA  
LEGISLATIVE ASSEMBLY

**MATTHEW HUGHES MLA JP**

Member for Kalamunda

24 November 2020

Ms Rhonda Hardy  
Chief Executive Officer  
City of Kalamunda  
PO Box 42  
KALAMUNDA WA 6926

Dear Ms Hardy

**Pickering Brook and Surrounds Sustainability and Tourism Strategy  
Part 1 - Pickering Brook Townsite**

The *Pickering Brook and Surrounds Sustainability and Tourism Strategy* (the Strategy) is a State Government initiative to investigate planning related opportunities and constraints for a significant part of the Perth Hills and develop recommendations to facilitate future economic growth, including the potential for sustainable expansion of the Pickering Brook townsite.

The Strategy is being prepared collaboratively with relevant State Government Departments, the City of Kalamunda and the City of Armadale forming a Project Working Group which reports to a State Government Taskforce consisting of the Hon. Rita Saffioti MLA (Taskforce Chairperson), Hon. Alannah MacTiernan MLC, Hon. Paul Papalia MLA, and David Caddy, Chairman, Western Australian Planning Commission.

The Strategy comprises of two streams of analysis that are reported separately:

- *Part 1 - Investigate the possible sustainable expansion of the Pickering Brook Townsite.*
- *Part 2 – Develop a strategy for economic development initiatives, including growth of tourism opportunities, within the Hills rural areas.*

I am pleased to advise that the State Government Taskforce has endorsed the Working Group's report and recommendations for *Part 1 of the Strategy – Pickering Brook Townsite* which conditionally supports a modest but meaningful expansion of the townsite.

I believe you have a hard copy of the report. The report and other project information can be accessed at [www.dplh.wa.gov.au/pickeringbrook](http://www.dplh.wa.gov.au/pickeringbrook)

The report includes nine (9) recommendations, several being required to be actioned by the City of Kalamunda as outlined below.

Recommendation 2

*The City of Kalamunda to prepare a Metropolitan Region Scheme (MRS) Amendment report and plans proposing to rezone the land identified in Plan 1 from Rural to Urban and submit a request for the rezoning to the Western Australian Planning Commission (WAPC) for its consideration.*

Recommendation 4

*Subject to approval of a related MRS Amendment to rezone the land from Rural to Urban, the City of Kalamunda to prepare a detailed Local Planning Scheme Amendment report and plans proposing to rezone the land identified in Plan 1 from Rural Agriculture to Residential, with an appropriate density coding, for submission to the WAPC requesting its consideration.*

Recommendation 5

*Subject to the MRS Amendment being initiated through the WAPC and Environmental Protection Authority, the City of Kalamunda to review its draft Pickering Brook District Water Management Strategy (PBDWMS) in consultation with the Department of Water and Environmental Regulation to relate to a townsite expansion for land identified in Plan 1 and include requirements for future urban development to utilise high-performance on-site effluent disposal systems that have secondary treatment capability and are Health Department approved.*

Recommendation 7

*Subject to approval of a related MRS Amendment to rezone the land from Rural to Urban:*

- a. *The WAPC to review the Middle Helena Catchment Area - Land Use and Water Management Strategy to change the priority classification for the subject land from Priority 2 to Priority 3.*

*(Note: The Working Group suggests it would be timely and appropriate for the WAPC to undertake a full review of the Strategy to ensure it reflects current water protection policies and guidelines.)*

- b. *The City of Kalamunda to amend the relevant Special Control Area relating to the Middle Helena Water Catchment in its Local Planning Scheme to be consistent with the change of priority classification for the subject land from Priority 2 to Priority 3 in the Middle Helena Catchment Area – Land Use and Water Management Strategy.*

Recommendation 8

*The relevant State Government agencies and City of Kalamunda to consider the recommendations outlined in the Bushfire Management Plan – Pickering Brook Townsite Bushfire Risk Assessment 2020 when undertaking more detailed planning and decision making for any future subdivision and/or urban development proposals for the subject land. (See Appendix 1)*

The key recommendation that requires immediate action by the City of Kalamunda is Recommendation 2. As Chair of the Project Working Group, and on behalf of the Taskforce, I invite the City to prepare and submit a related *Metropolitan Region Scheme* amendment request to the WAPC for its consideration.

Yours sincerely

A handwritten signature in blue ink, appearing to read 'M. Hughes'.

**Matthew Hughes JP MLA**  
Member for Kalamunda