

# a. Report Addendum

## 1.1 Buffer and Land Use Compatibility Considerations

Following Council’s consideration of the proposed Scheme Amendment at the May Briefing Session, further clarification has been sought regarding the relationship of the proposed Additional Uses to surrounding agricultural and industrial land uses, specifically the Kununurra Cotton Gin and the potential future establishment of a cattle feedlot on adjoining land.

### 1.1.1 Kununurra Cotton Gin

Subsequent investigations have confirmed that the subject site is located outside the nominal 500 metre separation distance associated with the Kununurra Cotton Gin. As such, the proposed Additional Uses are not expected to compromise the ongoing operation of the facility or create any unreasonable land use conflict. In addition, the proposed Scheme Amendment does not itself approve any built development or final accommodation layout.

Detailed siting, design and operational matters will be considered at the future development application stage, providing further opportunity to address any land use compatibility matters should they arise.

Accordingly, it is not considered that the proposed amendment would prejudice the continued operation, expansion or future development of the cotton industry within the Ord River Irrigation Area.



### 1.1.2 Potential Future Cattle Feedlot

It is understood that Council also raised questions regarding a potential future proposal to establish a cattle feedlot on adjoining land. Further enquiries undertaken by the Shire have confirmed that, at the time of writing, no Scheme Amendment or formal planning proposal relating to a cattle feedlot has been received by the Department of Planning, Lands and Heritage.

Notwithstanding this, the proposed amendment does not alter the underlying agricultural zoning of the land, nor does it introduce unrestricted residential development or urban land uses. Rather, it facilitates a low-impact, site-specific tourism use that remains ancillary to the broader agricultural and training activities proposed on the site.

Importantly, the amendment will not result in sterilisation of surrounding agricultural land or prevent the future consideration of agricultural proposals in the locality. Any future development application associated with the proposed Additional Uses would remain subject to detailed assessment having regard to land use compatibility, amenity impacts, environmental considerations and any relevant separation distance requirements that may apply at that time.

On this basis, it is considered that the proposed Scheme Amendment can coexist with both existing and future agricultural activities within the locality and is not expected to constrain the ongoing development of the East Kimberley’s agricultural sector.