



URPS

Adelaide
27 Halifax Street
Adelaide SA 5000
08 8333 7999

urps.com.au

ADL | MEL | PER

22 June 2026

Daniel Marotti
Planning Officer
State Planning Commission

Submitted via PlanSA portal

Dear Daniel,

Response to Representations – Application ID 25035365 – 55 Arumpo Street, Renmark West.

Introduction

URPS continues to act on behalf of the applicant in providing this response to the representations received with respect to the above Development Application.

Summary of Representations

One representation was received. This representor has elected to be heard at the decision-making hearing.

This letter provides a response to the items raised by the representor, which include:

- Interface impacts & infringement on farming practices (chemical spray drift, dust, noise, smoke, machinery)
- Fruit fly control
- Produce theft and trespassing

Response to Representors

Conflict Between Land Uses

PO 9.1 of the General Development Policies guides:

PO 9.1 Sensitive receivers are located and designed to mitigate impacts from lawfully existing horticultural and farming activities (or lawfully approved horticultural and farming activities), including spray drift and noise and do not prejudice the continued operation of these activities.

In response to this provision (and the representors commentary), we would like to note the following:

- The subject site is within the Rural Neighbourhood Zone which expressly envisages residential development.
- The proposed allotments are consistent with the applicable TNV which applies to the land which seeks a minimum site area of 2,000m² (save for lot 3 which features the dwelling excision).
- The representor's site is located across the road in the Rural Horticulture Zone. It is separated by approximately 20 metres from the nearest proposed allotment boundary.
- The allotments fronting Arumpo Street are also large enough to facilitate a 40-metre setback from the future dwellings to the boundary of the Rural Horticulture Zone, as sought by DPF 5.2 in that Zone. These dwellings would be assessed for interface impacts by the Council at a later time.
- Future dwellings can be adequately setback from the Rural Horticulture Zone boundary (across the road) given the proposed allotments are large and wide.
- Primary production activities are already required to follow the Department of Primary Industries and Regions guidelines on spraying chemicals. These guidelines control when spraying activities occur to minimise the movement of chemical drift (i.e. during low wind and with appropriate equipment).
- The existing and lawful primary production activities are not at risk of having their operations altered as a result of this proposal pending that they follow the above guidelines already applicable to them.
- These interface impacts were considered and deemed appropriate at the time of the Code amendment which enacted the rezoning.

As such, we are of the opinion that future sensitive receivers would not be subject to negative amenity impacts as a result of the existing primary production uses on adjoining land and the proposal would not prejudice the continued operation of these activities.

Fruit Fly Control

Fruit fly is managed by the Department of Primary Industries and Regions (PIRSA) who have adequate safety measures and procedures to manage fruit fly transmission.

This is not a planning issue which can be controlled by the Planning and Design Code. It is not considered relevant to the assessment of Planning and Land Division Consent.

Produce Theft and Trespassing

These are matters which are managed by the South Australian Police.

This is not a planning issue which the Planning and Design Code seeks to control.

It is not considered relevant to the assessment of Planning and Land Division Consent.

Conclusion

Thank you for the opportunity to address the concerns of the representors.

I believe the concerns from the representors have been adequately summarised and addressed in respect of the relevant planning provisions at play.

I will attend the State Commission Assessment Panel meeting to respond to the representor requesting to be heard and answer any questions of panel members.

I can be contacted on 8333 7999 if you have any questions.

Yours sincerely



Michael Grogan
Consultant