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22 April 2026

Daniel Marotti
State Planning Commission

Daniel.Marotti@sa.gov.au

Dear Daniel,

Response to Information Request – 49-55 Arumpo Street, Renmark West

URPS continues to act on behalf of the applicant in responding to your information request dated 20 January 2026.

Requested Information

I have arranged your requested information in the below headings, with our response following each respective heading.

Land Division Layout

You've requested amended and consistent land division plans resolving discrepancies between surveys and allotment interfaces.

Attached with this letter are updated plans includes, including an amended survey plan which is now consistent with the proposed plan of division.

Land Management Agreement

You've requested confirmation that a Land Management Agreement has been entered into with Council.

The LMA discussions with Council are on-going and we are expecting them to be finalised shortly.

Traffic, Access and Parking

You've requested evidence of compliant vehicle access, turning, parking provision and a traffic and parking impact assessment.

Attached with this letter is a Traffic Impact Assessment Report prepared by CIRQA Traffic Engineers which addresses vehicle access, turning, parking provisions and a traffic and parking impact assessment.

Waste Management Plan

You've requested waste management details addressing ongoing waste servicing of the development.

CIRQA's Traffic Impact Assessment determines that the road is suitable for waste vehicle access and collection.

Waste collection will be managed by the Renmark Paringa Council.

Proposed roads are of a suitable width to house bins for collection.

Staging

You've requested indicative staging of the land division and associated infrastructure delivery.

Attached with this letter is an indicated staging plan prepared by URPS.

Open Space

You've requested clarification of the intent, treatment and interfaces of the proposed northeastern reserve.

On-going discussions with Council will determine how and when amenities within the reserve will be provided.

Future occupants will be able to access the reserve via proposed verges along new internal roads and will have unrestricted access, satisfying PO's 2.4, 3.2, 3.4 of the General Development Policies.

Stormwater Management Overlay

You've requested a stormwater management plan addressing peak flow control and water quality measures.

Attached with this letter is amended stormwater plans address the above concerns.

Interface Impacts

You've requested details on how surrounding horticultural uses may impact the proposed sensitive receivers and whether the CWMS may result in interface impacts.

Surrounding Uses

Surrounding horticultural uses are limited to broad acre cropping (low-intensity agriculture). The only possible avenue for disruptive amenity impacts are associated with agricultural machinery and spray drift.

With regard to spray drift, we acknowledge that primary production activities are 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).

With regard to vehicle noise, this is an anticipated part of living within the Rural setting of the area and would be evident to future occupants prior to living in the area.

The combination of responsible spray application and the large setbacks achievable by future dwellings results in unreasonable amenity impacts being unlikely.

Further to this, it is noted that the entire section of land from Arumpo street to Ral Ral Avenue and down to Etiwanda Street via Bookmark Avenue (an area of 240 hectares) has all be rezoned to Rural Neighbourhood where residential development is envisaged.

It is clear that the strategic policy intent is to slowly replace horticultural uses in this area for residential development. There are numerous broad-acre divisions which are taken place in close proximity to the proposed development, further reducing horticultural activities in the area. This trend is likely to continue, and it is likely that this entire Rural Neighbourhood Zone would comprise residential activities.

CWMS

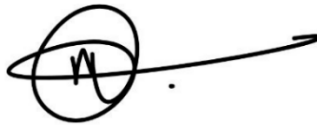
The CWMS has been designed as a contained, low-profile utility that operates in the same manner as standard council wastewater infrastructure and is not expected to generate off-site amenity impacts. All wastewater is conveyed via sealed pipework and treated within dedicated tanks and a pump station located in a central reserve area, physically separated from residential allotments. This containment prevents odour, noise and visual impacts, and ensures there is no surface exposure or discharge that could affect neighbouring properties.

The system incorporates alarms, telemetry and routine monitoring to allow early detection and rapid response to any malfunction, significantly reducing the risk of overflows or nuisance events. Maintenance access is purpose-designed and limited to the reserve area, minimising disruption to residents. Overall, the location, enclosed

design, regulatory compliance and ongoing management of the CWMS ensure it will operate discreetly and without adverse impacts on the amenity of nearby residents.

We trust that this response will enable to assessment to progress and for the application to proceed to public notice at the next available opportunity.

Yours sincerely



Michael Grogan
Senior Consultant