

JHN Investments Pty Ltd & The Trustee for Callop Le Family Trust c/- URPS

2 into 48 Land Division including the construction of new roads and reserves.

49 & 55 Arumpo Street Renmark West

Development Application ID: 25035365



OVERVIEW

DEVELOPMENT ID	25035365
APPLICANT	JHN Investments Pty Ltd & The Trustee for Callop Le Family Trust
LODGEMENT DATE	17 Nov 2025
PLANNING & DESIGN CODE VERSION	2025.20 23/10/2025
NATURE OF DEVELOPMENT	2-into-48 land division including the construction of new roads and CWMS.
ZONING INFORMATION	Zones: • Rural Neighbourhood Subzones: • Bookmark Creek Overlays: • Hazards (Bushfire - Outback) • Hazards (Flooding - Evidence Required) • Key Outback and Rural Routes • Murray-Darling Basin • Native Vegetation Technical Numeric Variations (TNVs): • Minimum Site Area (Minimum site area is 2,000 sqm)

CATEGORY OF DEVELOPMENT	Impact Assessed - Restricted
RELEVANT AUTHORITY	State Planning Commission pursuant to Part 5 Section 23 of the <i>Planning, Development and Infrastructure (General) Regulations 2017</i>
STATUTORY REFERRALS	Central Irrigation Trust Department of Education DPTI Mark Maintenance DPTI Public Transport Environment Protection Authority Renmark Irrigation Trust Renmark Paringa Council South Australian Water Corporation SPC Planning Services
DELEGATION	State Commission Assessment Panel – Section 5.2.4 of the SCAP Development Delegations Policy
PUBLIC NOTIFICATION	Yes
SERIOUSLY AT VARIANCE	No
RECOMMENDATION	Grant planning consent with Conditions
RECOMMENDING OFFICER	Daniel Marotti Planning Officer

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EXECUTIVE SUMMARY

JHN Investments Pty Ltd & The Trustee for Callop Le Family Trust c/- URPS has applied for planning and land division consent for a Torrens Title land division, dividing 2 existing allotments into 48 allotments, as well as the construction of a new public road network and two reserves at 49 & 55 Arumpo Street, Renmark West.

The proposal will create residential allotments, with one allotment accompanying an existing dwelling and associated outbuildings. The proposed road network would be in the form of a loop road that connects to Arumpo Street, and will provide the proposed allotments with necessary infrastructure, such as a community wastewater management system (CWMS). The CWMS will be enforced via a Land Management Agreement between the proponent and Renmark Paringa Council.

The State Planning Commission is the relevant authority pursuant to Section 110 (1) of the *Planning, Development and Infrastructure Act 2016*, as the proposed development is classified as a restricted development.

The subject site is wholly located within the Rural Neighbourhood Zone (Zone) and Bookmark Creek Subzone (Subzone). The proposed development is a Restricted Development as designated in Table 4 of the Zone. The proposal was publicly notified and received one representation that did not support the proposal.

The application was referred to the South Australian Water Corporation, SPC Planning Services, Central Irrigation Trust, Renmark Irrigation Trust, DPTI Mark Maintenance, DPTI Public Transport, Department of Education, Environment Protection Authority and Renmark Paringa Council. The referral agencies provided advice and the imposition of conditions to be included with the decision.

The proposal would result in spacious residential allotments envisaged by the Zone and will be serviced by adequate infrastructure and services. The proposal will create allotments that complement the locality's emerging land division pattern, could accommodate adequate setbacks and landscaping buffers to mitigate potential land use conflicts, and provide safe and efficient access and egress including for emergency vehicles.

The proposal is considered to respond appropriately to the relevant objectives and policy outcomes of the Planning and Design Code and therefore planning consent with conditions is recommended.

DETAILED DESCRIPTION OF PROPOSAL

The proposed development is to divide the land at 49 and 55 Arumpo Street, Renmark West from 2 Torrens Title allotments into 48 Torrens Title allotments, (including a realignment of the rear boundary realignment of 49 Arumpo Street) and to establish an internal road network, two reserves, one of which will accommodate a community wastewater management system and detention and bioretention basins.

The proposal is seeking to divide the subject site into the following lots (refer to figure 1):

Lot #	Size (m ²)	Frontage (m/st)*	Notes	Lot #	Size (m ²)	Frontage (m/st)*	Notes
1	2206	31.5/ AR		25	2082	35/ IR	Existing outbuildings
2	2205	31.5/ AR		26	2070	30/ IR	*Existing electrical easement
3	1433	49.4/ AR	Existing dwelling, 49 Arumpo St	27	2148	33/ IR	
4	2931	41/ AR		28	2137	30/ IR	
5	2367	29/ IR		29	2137	30/ IR	
6	2345	33.5/ IR		30	2137	30/ IR	
7	2345	33.5/ IR		31	2136	30/ IR	
8	2847	15/ IR		32	2136	30/ IR	
9	2087	30/ IR		33	2136	30/ IR	
10	2100	35/ IR		34	2160	30.33/IR	
11	2100	35/ IR		35	2101	30/ IR	
12	2100	35/ IR		36	2113	35/ IR	Existing outbuilding
13	2100	35/ IR		37	2113	35/ IR	
14	2087	30/ IR	*Existing electrical easement	38	2113	35/ IR	
15	2070	30/ IR	*Existing electrical easement	39	2113	35/ IR	
16	2082	35/ IR		40	2100	30/ IR	
17	2082	35/ IR		41	2602	15/IR	
18	2082	35/ IR		42	2082	29.75/IR	
19	2082	35/ IR		43	2082	29.75/IR	
20	2070	30/ IR		44	2070	24.75/IR	
21	2070	30/ IR		45	2070	24.75/AR	Existing outbuildings
22	2082	35/ IR		46	2082	29.75/IR	
23	2082	35/ IR		47	2082	29.75/IR	
24	2083	35/ IR		48	2143	30.61/AR	

* The applicant has confirmed the overhead powerline has been removed, and the easement will be extinguished once the titles are created.

Table 2: Proposed Building Overview - *AR = Arumpo Street, IR = internal road



Figure 1: Proposed Plan of Division (part of Mosel Surveyors DWG X25051E2.2 26/03/2026)

A Land Management Agreement (LMA) has been entered into between the applicant and Renmark Paringa Council (Council) for the site's Community Wastewater Management System. Council will register the LMA on the title.

The applicant will also enter into an Infrastructure Agreement with the Council for site works, including:

- Developer to connect each allotment directly to Council's CWMS.
- Public road construction - including verges, footpaths, trees and lighting, and associated service infrastructure and stormwater and other drains;
- Arumpo Street junction works; and
- Developer agrees to irrigate and landscape all reserves.

LOCATION OF DEVELOPMENT

Location reference:		55 ARUMPO ST RENMARK WEST SA 5341			
Title ref.:	CT 6160/537	Plan Parcel:	D93426 AL39	Council:	Renmark Paringa Council
Location reference:		49 ARUMPO ST RENMARK WEST SA 5341			
Title ref.:	CT 5329/105	Plan Parcel:	F1805 AL1	Council:	Renmark Paringa Council

Table 3: Property Information Summary

Site Description

The subject site comprises the two allotments described above, which form an irregular shaped parcel, measuring approximately 12.5 hectares in total area. The site has an Arumpo Street frontage of 270m and Ral Ral Avenue frontage of 201m.

The site is relatively flat, with only a slight northwest to southeast fall.

The site fronts onto and is accessed via Arumpo Street, which is a sealed road.

The site accommodates two single-storey dwellings (one on each existing allotment) and associated outbuildings, with horticultural land (vineyards) encompassing majority of the site.

No native vegetation or significant land features are present on the site.



Figure 2: Aerial Photo of the Site and Locality (SAPPA)

Locality Description

The subject site is within a predominately horticultural area of Renmark West and the Renmark Paringa Council.

The locality consists of large horticultural parcels circa 3-5ha in size, which accommodate grape vines, orchards, agricultural buildings, and vacant land. There are examples of smaller allotments of approximately 2,000m² in size that abut larger allotments and typically front onto and are accessed from public roads.

Examples of land divisions to create rural lifestyle allotments are present in the locality, including in the abutting northern property.

The site abuts vineyards and rural living lots.

The area is accessed by sealed roads (including Arumpo Street and Ral Ral Avenue).

Mature trees are typically located around dwellings.

The area is relatively flat, excluding a tributary creek that separates Renmark West from Renmark.

The subject site is approximately 1.4km northwest from the Renmark's residential area.

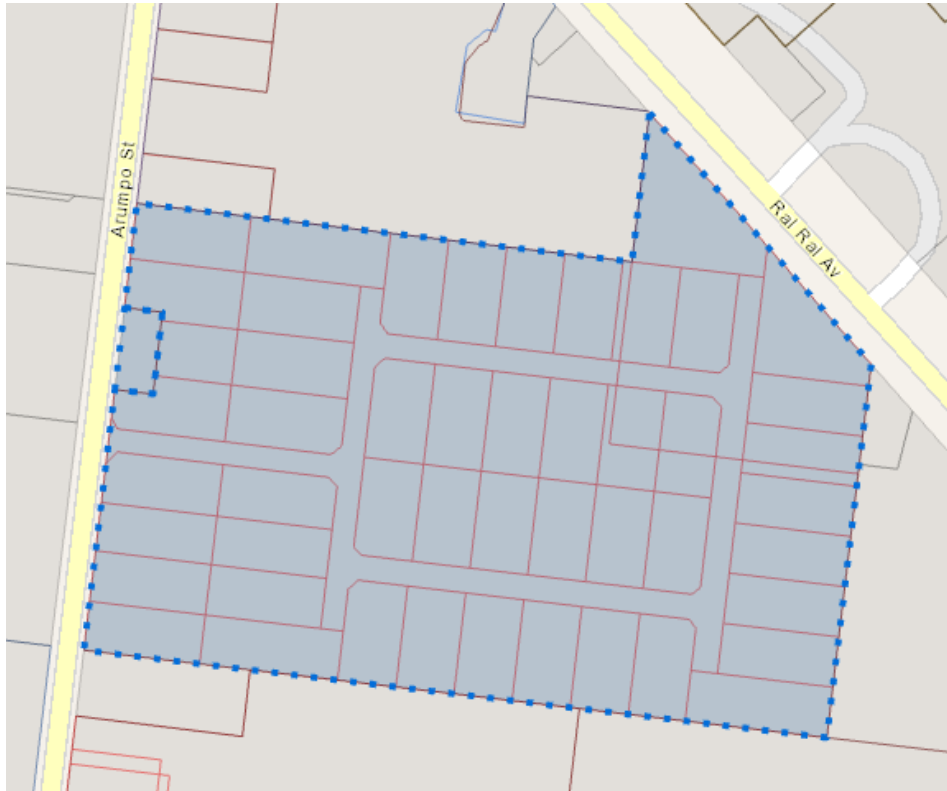


Figure 3: Proposed land division (SAPPA)

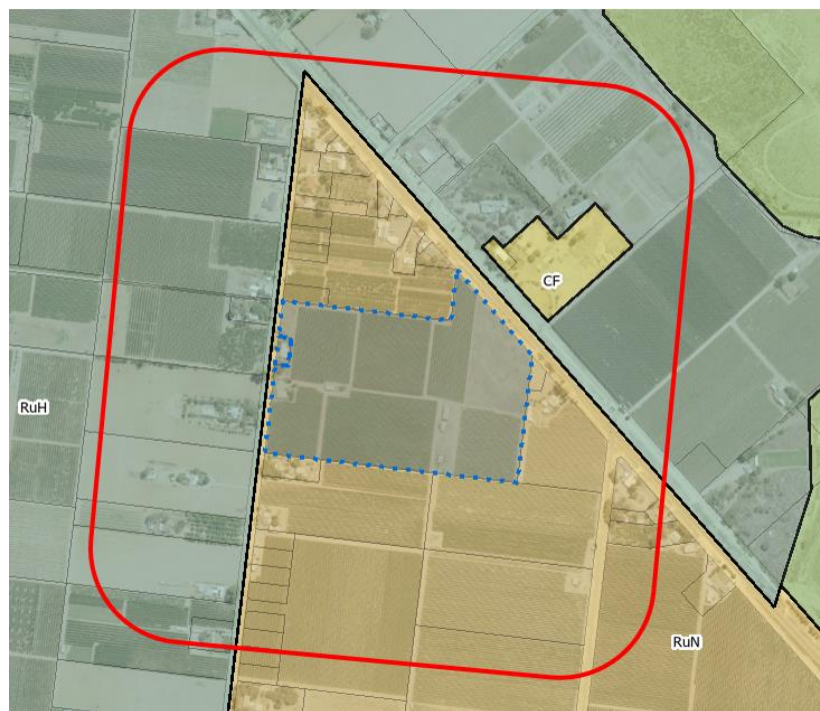


Figure 4: Zoning of the Site and Locality (SAPPA)

CATEGORY OF DEVELOPMENT

Element	Assessment Pathway	Reason
Land Division	Impact Assessed - Restricted	Rural Neighbourhood Zone table 4 - Development creating allotments less than 2ha in size within the Bookman Creek Subzone.

Table 4: Development Element(s) and Assessment Pathway(s)

PUBLIC NOTIFICATION

Pursuant to section 110(2) of the Act, a development classed as restricted development must be publicly notified.

Public notification was undertaken between 26 August 2025 to 22 September 2025. 13 letters were distributed to the owners / occupiers of adjacent properties, with public notification signage installed on the subject site in accordance with Practice Direction 3, Section 110(2) of the *Planning Development and Infrastructure Act 2016* and Division 3, Regulation 47 of the *Planning Development and Infrastructure (General) Regulations 2017*.

Representations

One valid representation was received during the notification period. The representor is not supportive of the proposal and have expressed their desire to be heard by the SCAP in support of their submission.

Summary

The representor is concerned that the proposed residential land division will compromise existing horticultural operations.

A copy of the representation can be found in **Attachment 3**.

The Applicant was provided with the representations for consideration following the closure of the notification period. The Applicant's response to representations can be found in **Attachment 4**.

COUNCIL REFERRAL

Pursuant to regulation 23(2)(b) of the *Planning, Development and Infrastructure Regulations 2017* (the Regulations) the proposal was referred to the Chief Executive Officer of the Renmark Paranga Council for the opportunity to provide a report on the impact of the proposed development on specified technical matters at the local level.

- Council supports the application and has requested a reserved matter be placed on the application that seeks the proponent obtain a section 221 authorisation.
 - The reserved matter has not been recommended as relates to compliance matters.
- Council have also provided a list of Conditions that will seek the land division, and associated infrastructure is design and constructed to meet certain standards, regulations etc.

The Council's report can be found in **Attachment 2A & 2B**.

AGENCY REFERRALS

Pursuant to Schedule 9 of the Regulations; and as required by relevant Overlays, the following agency referrals have been undertaken:

Referral Body	Function	Summary of Response
South Australian Water Corporation	Advice	All water if connected via the Renmark Irrigation Trust.
SPC Planning Services	Advice	No concerns

Central Irrigation Trust	Advice	No comment
Renmark Irrigation Trust	Advice	Provides a list of criteria regarding new connections and water rights and supplied an infrastructure plan. RIT's responses can be found in Attachment 2C .
DPTI Mark Maintenance	Advice	Provided an Advisory Note and associated drawing indicating where 2 new PSMs (Permanent Survey Mark) are to be located. Attachment 2D .
DPTI Public Transport	Advice	Encourages pedestrian links are incorporated to create direct routes to existing bus routes. The agency will monitor residential growth and determine whether additional services are warranted.
Department of Education	Advice	No comment
Environment Protection Authority	Direction	No objection – impose 2 conditions and advisory notes, all considered standard. EPA “.... <i>considers that sufficient information has been provided which reasonably demonstrates the site can be made suitable for the proposed use</i> ”. Attachment 2E .

Table 5: Agency Referral(s) Overview

The applicant's response to the agency referrals is contained in **Attachment 4B**.

PLANNING ASSESSMENT

In accordance with section 110 (10) of the Act, an assessment of a restricted development must take into account the relevant provisions of the Planning and Design Code (the Code) but is not however bound by those provisions in determining a proposal.

Below is therefore an assessment against the relevant provisions of the Code.

Overlays

Hazards (Bushfire - Outback) (Outback) Overlay

The Hazards (Bushfire - Outback) Overlay seeks to ensure development is located to minimise the threat and impact of bushfires on life and property and facilitate access for emergency service vehicles in outback areas.

Vehicle Access – Roads and Driveways

For developments that propose new roads and vehicle access, POs 2.1 and 2.2 seek to ensure that such roads are designed to facilitate safe and effective movements for all anticipated vehicles, i.e., residents can effectively evacuate in an emergency and emergency vehicles can efficiently access the future residential properties.

Each residential allotment would be accessed via the new public road network or Arumpo Street. The new internal road network is to be constructed to form an all-weather surface.

Mosel Surveyors survey plan (refer to Figure 1) demonstrates the flat site and proposed internal road network will create an accessible area, including between the proposed allotments and existing road network. Further, as demonstrated in Cirqa's *Traffic Impact Assessment Report (Attachment 1C)* and shown below, the proposed internal road network's corner radii and T-shaped dead-ends are designed to accommodate a fire-fighting vehicle's manoeuvrability.



Figure 5: 12.5m heavy rigid vehicle turn paths (part of Cirqa dwg 26042 Sheet #01_SH02)

Therefore, the proposal will provide adequate accessibility to future dwellings to provide safe access and egress for all vehicles, including emergency vehicles.

Hazards (Flooding - Evidence Required) Overlay

The Hazards (Flooding - Evidence Required) Overlay adopts a precautionary approach to mitigate potential impacts of potential flood risk through appropriate siting and design of development.

Flood Resilience

PO 1.1 seeks development is sited to minimise the risk of floodwaters entering the development where the flood waters could result in undue damage to or compromise ongoing activities.

The relatively flat subject site falls slightly toward the east and assists with discharging stormwater away from the site (noting the proposal includes an eastern reserve that will partly contain the site's stormwater management provisions, discussed further below). Further, the relatively flat site could easily accommodate dwellings that would sit at least 300mm above the nearest kerb to mitigate potential flooding impacts (as demonstrated by the site's existing dwellings).

Importantly, a levee has been constructed, including along the Bookmark Creek Subzone's eastern boundary, to prevent future flood impacts as shown below. This further mitigates flooding events to the subject site.



Figure 6: Subject site and location of Council maintained levees (Neilly Group 2026)

Key Outback and Rural Routes Overlay

The Key Outback and Rural Routes Overlay seeks to maintain the safe and efficient movement of vehicle and freight traffic on Key Outback and Rural Routes.

The site's is affected by the Overlay by virtue of its frontage to Ral Ral Avenue, being a State-maintained road. However, as the proposal will access Arumpo Street and not Ral Ral Avenue, the Overlay and its policies do not apply to the proposal, nor is a referral to the Commissioner of Highways required.

Murray-Darling Basin Overlay

The Murray-Darling Basin Overlay seeks to ensure sustainable water use in the Murray-Darling Basin area.

PO 1.1 seeks development that does not place undue strain on water resources in the Murray-Darling Basin. The proposal seeks to create residential allotments that would not impact the sustainable water use of the Murray-Darling Basin.

Native Vegetation Overlay

The Native Vegetation Overlay seeks to protect, retain and restore areas of native vegetation.

As the subject site is void of any existing native vegetation and does not present a risk to native vegetation on adjoining land, the proposal satisfies PO 1.1 of the Overlay.

Bookmark Creek Subzone

The subject land is located within the Bookmark Creek Subzone (the Subzone).

Land Use and Intensity

PO 1.1 seeks allotments created for residential purposes which pose a negligible or no risk to pollution of water resources, such as, the River Murray and its tributaries.

Neilly Group Engineering have prepared a CWMS concept for the proposal, dated 29 May 2026 (**Attachment 1D**). The design incorporates a vehicular access, wastewater treatment and holding facilities, and pump station enclosure that will be installed in proposed the eastern reserve, as shown below (north of allotment 27).

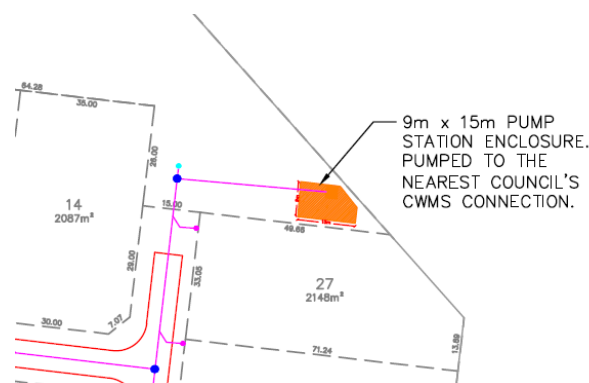


Figure 7: Proposed wastewater system location in reserve (Neilly Group)

Further to the above, each proposed allotment will be fitted with a wastewater connection that connects to an underground pipe network. The pipes will be installed under the proposed roads and will drain toward the proposed reserve. Refer below to proposed concept.



Figure 8: Proposed CWMS Concept Design (Neilly Group, Attachment 1DA)

Importantly, the applicant has entered into an LMA with Council as required by DTS/DPF 1.1. The LMA requires the developer to install the proposed CWMS and thereby, protect the locality's groundwater and water quality.

Council will register the LMA against the title following the granting of planning consent (**Attachment 1E**).

Rural Neighbourhood Zone

The subject land is located within the Rural Neighbourhood Zone (the Zone).

Land Use and Intensity

PO 1.1 seeks predominantly residential development with complementary ancillary non-residential uses compatible with a spacious and peaceful lifestyle for individual households.

The proposed allotments' rectangular form and wide and deep boundaries can create a spacious setting for future dwellings that provides room for landscaping and open space and separation from other allotments and will form spacious residential allotments that are commensurate with a rural setting envisaged by the Zone.

Further, the new division would create a consistent streetscape along the new road network and complement Arumpo Street's existing character.

Site Dimensions and Land Division

PO 8.1 seeks that proposed residential allotments are consistent with the density and dimensions expressed in any relevant Minimum Allotment Size Technical and Numeric Variation (TNV).

Each new allotment satisfies the imposed 2,000m² minimum site area TNV, excluding allotment 3 which accommodates an existing dwelling and associated structures, but will increase in size from 1,150m² (approximate) to 1,433m². Further, DTS/DPF 8.1 seeks allotments should be at least 1,200m² where no TNV is designated to manage wastewater (i.e., accommodate a septic tank and/ or soakage pits). Thereby, as the existing dwelling functions on a smaller site, the larger area will improve the allotment's amenity and useability, noting the proposal will retain the allotment's existing frontage.

Each allotment has a frontage greater than 20m, excluding allotment 8 and 41 which are 15m wide. Importantly, these frontages do not impact the site's accessibility or wastewater provisions and their location within the land division will mitigate impacts to the site's future streetscape character.

By comfortably satisfying the minimum site area TNV, the division and its allotments can contribute to a pattern of development that is consistent with the emerging locality, and which are suitable for their intended residential use. Further, the proposed residential allotments will create a spacious rural setting that can be accompanied with associated outbuildings, landscaping, and services as anticipated by the Zone.

General Development Policies

Interface Between Land Uses

General Land Use Compatibility

PO 1.1 seeks (future) sensitive receivers will not be adversely impacted by lawfully existing land uses.

This is discussed in detail below.

Interface with Rural Activities

PO 9.1, 9.6 & 9.7 seeks that (future) sensitive receivers are located and designed to mitigate impacts from lawfully existing horticultural and farming activities. Further, urban development does not prejudice existing agricultural activities and mitigates potential impacts through separation and design techniques, such as vegetation plantings and setbacks.

Such interface management is a particular concern to the representator, as they operate primary production on adjacent land. Their representation commented that products of farming operations, including spray drift, noise and dust could create conflicts with the proposed residential allotments, and conversely, the residential allotments may impact their site's production capacity (such as through the introduction of fruit flies) or result in theft of property.

The applicant's response to representations (see **Attachment 4A**) addressed these concerns. The response included a discussion that some land use conflicts are already managed through guidelines, noting that *"Primary production activities are required to follow the Department of Primary Industries and Regions guidelines on spraying chemicals"*. Further, the potential interface impacts would be assessed by Council when dwelling applications are lodged, and potential measures could be accommodated in the proposed allotments generous setbacks e.g., vegetation screening.

Adding to the response to representations commentary, the proposed land division's density is consistent with the area's emerging character and the intentions of the Zone. Further, the proposed allotments have also been dimensioned and arranged to provide opportunities for landscaping buffers and sufficient setbacks to manage potential interface issues with the surrounding primary production uses, which, whilst comprising existing use rights, are not envisaged uses within the Zone. Therefore, this demonstrates that future dwellings can co-exist within the locality's existing agricultural and horticultural uses, noting the horticultural sites are accompanied by dwellings.

Further, it can be expected that future residents would appreciate that they are locating to an existing horticultural area and would appropriately develop their sites to accommodate the existing horticultural uses and protect their amenity. This would be achieved when future landowners seek planning consent for their residential land uses, and the Planning and Design Code's aforementioned policies and others would guide development to allow both land uses to co-exist.

Land Division

Allotment Configuration

PO 1.1 seeks land division which creates allotments suitable for their intended use.

The proposed allotments have areas and dimensions that could appropriately accommodate a dwelling, and associated outbuildings, landscaping and parking while creating a spacious rural setting.

PO 1.2 requires land divisions to consider the site's physical characteristics and the preservation of environmental and cultural features of value and the locality's prevailing context.

The relatively flat site is void of consequential physical characteristics, and environmental and cultural features, noting its significant distance from the River Murray. Further, the development will create spacious residential allotments that are consistent with the locality's emerging character and context.

Design and Layout

PO 2.1 seeks the division of land which results in a pattern of development that minimises the likelihood of earthworks.

The proposed allotments will not require noticeable earthworks due to the site's relatively flat topography and absence of significant undulations.

As discussed in detail previously, PO 2.2 is satisfied in that the proposed land division has been designed and dimensioned to mitigate potential interface impacts with existing primary production land uses.

PO 2.3 intends land divisions maximises the number of dwellings facing public streets. Each dwelling will either front onto the new internal road network or Arumpo Street.

PO 2.4 seeks land division integrates with site features, adjacent land uses, the existing road network, and available infrastructure. As discussed, the site does not contain consequential site features, and the division would create allotments that can consider adjacent land uses and potential impacts, and through the creation of a new internal roads the site will tie into the existing road network. Regarding available infrastructure, the Renmark Irrigation Trust has informed the applicant of the potable water infrastructure required to service the development (**Attachment 2C**), as well as associated costs. Further, the site can access electricity and will construct a CWMS.

PO 2.5 seeks development, and infrastructure is staged to support an orderly and economic provision of land, infrastructure, and services. The applicant has provided a staging plan, as below, which shows a logical and coordinated approach to develop the site.

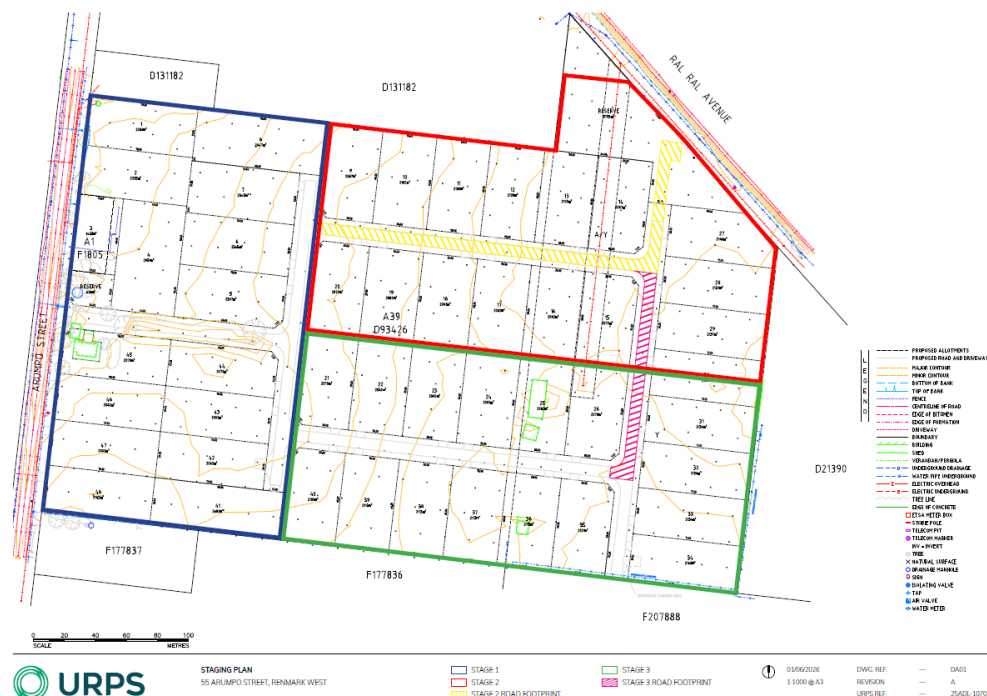


Figure 9: Proposed staging (URPS, Attachment 1F)

PO 2.7 seeks land division results in a legible street layout which connects to the surrounding network. The proposal's internal network services each dwelling and allows vehicles, including emergency vehicles, to travel in a continuous forward direction.

Road and Access

POs 3.1 & 3.2 seeks the division of land which provides allotments with access to an all-weather public road and creates safe intersections and connections to the surrounding road network. As above, the internal road network will be constructed from all-weather material and will form a flared T-section with Arumpo Street. Further, the large allotments fronting Arumpo Street, combined with the western reserve, could create sizable front setbacks to increase sightlines for vehicles accessing Arumpo Street, thereby the proposal will contribute to the safe and accessible locality.

POs 3.4, 3.5, 3.6 & 3.9 seek road reserves which provide for safe and convenient movement, parking of projected vehicle volumes, allow for the efficient movement of service and emergency vehicles, and accommodate infrastructure and amenities. The 15m wide road reserves will appropriately service the site's 36 internal allotments and can accommodate fire-fighting vehicles. The proponent will provide infrastructure within the verges including stormwater (swales), streetlights, and footpaths, as shown below.

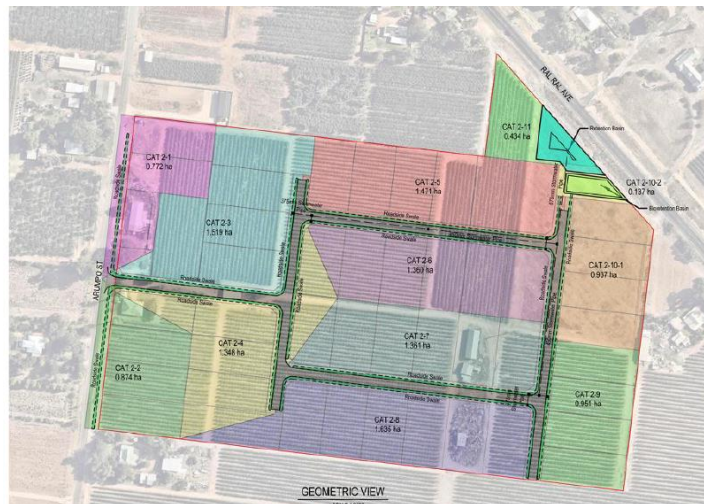


Figure 10: Stormwater concept design, including swales integrated with verges (Neilly Group)

POs 3.7 & 3.8 seek road reserves which provide unobstructed vehicular access and egress from sites and safe and convenient links to the surrounding road network. The proposal will incorporate a wide Arumpo Street junction and internal road frontages that provide unobstructed vehicular access and egress to and from the proposed allotments, as well as convenient access to the surrounding road network. Further, the proposal will maintain the locality's accessibility and trafficability through accessing its flat topography.

Cirqa have provided an indicative crossover location that demonstrates each allotment can accommodate an appropriately sized access, as well as ample on-street parking of up to 3.8 vehicles in front of each dwelling, which exceeds the Code's 0.33 on-street parking requirement.

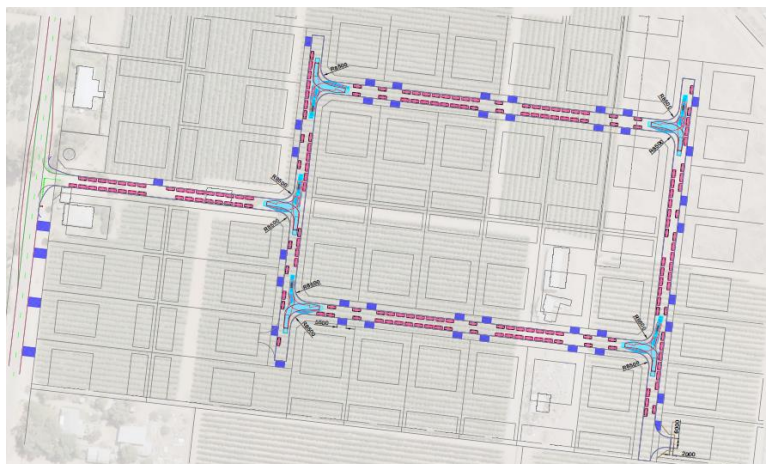


Figure 11: Indicative turn paths and on-street parking plan (part of Cirqa dwg 26042 Sheet#01_SH01)

Cirqa has determined the site will generate 38 peak hour trips, which is considered low and consistent with the existing local street network's function and capacity. Further, the proposal will generate 384 daily trips

and thereby, no additional upgrades or road treatments are required for the external road network (including Arumpo Street).

PO 3.10 seeks local streets are designed to create low-speed environments that are safe for cyclists and pedestrians. The proposed roads are relatively short and therefore not conducive to a high-speed environment. Further, Council have provided conditions to ensure the internal road network is designed and constructed to satisfy applicable standards and guidelines.

Infrastructure

PO 4.1 seeks land division incorporates services within road reserves or dedicated easements. Each allotment's potable water and CWMS infrastructure will connect to a buried pipe network. The potable water will connect to the Renmark Irrigation Trust's infrastructure and the CWMS into a dedicated reserve. Further, easements will run with site's southern boundary to accommodate existing water pipes.

PO 4.2 & 4.3 seeks that wastewater can be safely disposed of and not impact the environment, and that wastewater systems can be effectively maintained. As above, each allotments' wastewater will deposit into a common storage tank for disposal. The tank is in its own fenced off reserve that is provided with a parking area to accommodate a maintenance vehicle. The proposed arrangement mitigates impacts to neighbouring allotments and provides clear and efficient access to the CWMS for operational and maintenance purposes.

Major Land Division (20+ Allotments)

PO 9.1 seeks that land division provides or supports the provision of open space.

The proposed land division will provide two public open space areas - a 628m² western reserve and 5,705m² eastern reserve, with the combined areas covering approximately 5% of the site. However, the eastern reserve also intends to accommodate the site's stormwater and CWMS provisions and therefore, the useable open space area would be less. Consequently, Council have sought a condition be placed on the application that requires a financial contribution be calculated in accordance with Section 198 of the *Planning, Development and Infrastructure Act 2016*.

PO 9.2 and 9.3 seeks that open space areas are suitable for intended passive and active uses. The two reserves are relatively flat and can support active and passive uses. Further, these areas will complement the application's rural lifestyle allotments that can accommodate adequately sized private open spaces.

Water Sensitive Design

PO 10.1 seeks that large developments incorporate stormwater management techniques to mitigate peak flows as to not impact downstream systems and to protect water quality. Neilly Group have designed the site's stormwater system (**Attachment 1G**), which considers pre- and post-development flows. The design requires each allotment to be supplied a 15kL rainwater tank that captures roof runoff and for the development (include rainwater tanks) to drain into a northeastern bioretention basin and detention basin. The design also demonstrates that post-development water quality will be improved to acceptable levels.

Further, Council have sought a condition be placed on the application that seeks a stormwater management report as a minimum and in accordance with the Infrastructure Guidelines SA and RPC Land Division Guidelines

Solar Orientation

PO 11.1 seeks that residential land division facilitates solar access through allotment orientation and sizing. The rural lifestyle allotments can incorporate significant setbacks and orientate dwellings to optimise solar access.

Site Contamination

PO 1.1 seeks to ensure that land is suitable for use when changing to a more sensitive use. The site currently accommodates a residential use, and therefore, the proposed residential allotments won't increase the site's land use sensitivity. Although this scenario does not warrant further site contamination

investigations to satisfy the policy, EHS Support have prepared a Preliminary Site Investigation (PSI) report for the proposal (dated October 2025, **Attachment 1I**).

The report did not identify any Class 1 or Class 2 potentially contaminating activities (PAC) to have occurred on or adjacent to the site, however, identified that a Class 1 PAC – Asbestos Disposal has occurred on-site, and has indicated such on a Site Contamination Declaration Form (**Attachment 1J**). Consequently, the application was referred to the EPA who “.... *considers that sufficient information has been provided which reasonably demonstrates the site can be made suitable for the proposed use*” and have imposed conditions on the application.

CONCLUSION

The proposed Torrens Title land division of 2 into 48 allotments with associated roads and CWMS is considered acceptable due to:

- Each proposed allotments' site area (excluding allotment 3) satisfying the minimum site area TNV.
- The proposed allotments can create spacious rural settings and contribute to the emerging character.
- The applicant has entered in a Land Management Agreement with Council to facilitate the establishment of an effective CWMS to manage wastewater generated by further residential development and protect the vulnerable environment from pollutants.
- The proposed design has a negligible impact to the environment.
- Potential land use impacts with rural activities can be managed on site.
- The proposed internal road network provides safe and effective access and egress, including for emergency vehicles.

In light of the above, it is considered that the proposal warrants planning consent subject to the imposition of conditions.

RECOMMENDATION

It is recommended that the SCAP resolve that:

1. Development Application Number 25035365, by JHN Investments Pty Ltd & The Trustee for Callop Le Family Trust is granted Planning Consent subject to the following reasons/conditions:

CONDITIONS

Planning Consent

Condition 1

The development authorisation granted herein shall be undertaken in accordance with the stamped approved plans, drawings, specifications and other documents submitted to the State Planning Commission, except where varied by conditions below (if any).

Conditions imposed by Environment Protection Authority under Section 122 of the Act

Condition 2

Remediation works must be undertaken in accordance with the *Construction Environmental Management Plan Arumpo Street Residential Development, 55 Arumpo Street, Renmark West, SA, 5341*, prepared by EHS Support (dated 30 January 2026) and must be overseen by a suitably qualified and experienced site contamination consultant.

Condition 3

A statement of site suitability (in the form described by *Practice Direction 14: Site Contamination Assessment 2021*) must be issued certifying that the required remediation has been undertaken and the land is suitable for the proposed use, prior to the first of the following to occur:

- a. The issue of a land division certificate under section 138 of the *Planning, Development and Infrastructure Act 2016*
- b. The issue of a certificate of occupancy granted in relation to a building or buildings on the relevant site
- c. The occupation of a building or buildings for the purpose authorised under the development approval.

For the purposes of the above condition and regulation 3(6) of the Planning, Development and Infrastructure (General) Regulations 2017, the statement of site suitability must be issued by a site contamination consultant.

Land Division Consent

Condition 1

Road design and documentation shall be prepared by a suitably qualified Company or persons. Written proof of qualifications may be required. The documentation shall include a Quality Plan for the management of all stages of construction and the associated inspection and testing.

Condition 2

Road pavements shall be designed in accordance with Austroads publication A Guide for the Design of New Pavements for Light Traffic and shall incorporate an asphalt (hotmix).

Condition 3

The constructed road widths shall be determined taking into account anticipated traffic volumes and in accordance with the Infrastructure Guidelines of SA.

Condition 4

Road intersections shall be designed in accordance with Austroads publication Guide to Traffic Engineering Practice part 5- Intersections at Grade.

Condition 5

Traffic control devices shall be designed in accordance with Austroads publication Guide to Traffic Engineering Practice Part 8 – Traffic Control Devices and AS 1742.2.

Condition 6

Where a new road is proposed to connect to an existing road, the road pavement and kerbing shall be extended to make a smooth transition with the existing road.

Condition 7

Street name plates conforming with AS 1742.5 Manual of Uniform Traffic Control Devices Part 5: Street Name and Community Facility Name Signs, shall be provided at each new intersection.

Condition 8

The process for naming newly created roads must be completed in accordance with Council's Road and Public Place Naming Policy.

Condition 9 During the period of construction, the applicant shall install and maintain an appropriate shaker device within the development to minimise soil/dust particles leaving the site on wheels of transport devices.

Condition 10

All work relating to water table, kerbing, drains and services must be carried out in a manner satisfactory to the Council and in conformity with detailed construction plans and specifications signed by a professional engineer

or, at the discretion of the Council, a licensed surveyor, and approved by the Council before the commencement of the work.

Condition 11

Footpaths must be incorporated in urban land divisions within townships. Where a land division is proposed in a rural neighbourhood zoning, the provision of footpaths will be considered by the assessing officer. Footpath Specifications:

- a. Overall footpath widths shall be a minimum of 3.5 metres each side of the road.
- b. Footpath crossfall shall be in accordance with the Infrastructure Guidelines SA or as otherwise agreed by Council. A constructed footpath 1.5m wide shall be provided on both sides of each new road created by the development. The material of this footpath must be considered by the assessing officer prior to installation.
- c. Where constructed footpaths are nominated, the material shall be suitable for traffic, non-slip and approved by the assessing officer prior installation in accordance with the Standard Detail within the Infrastructure Guidelines of SA.
- d. Paths shall link with pedestrian kerb ramps to provide a safe and convenient pedestrian network.
- e. Foot paths shall be located a minimum of 1.0m from the kerb unless otherwise agreed by the assessing officer.
- f. The area between the footpath and kerb shall be formed of crusher dust to be watered and compacted to a smooth hard trafficable surface. There is to be no loose backfill.

Condition 12

Designed and installed in compliance with the Infrastructure Guidelines SA and RPC Land Division Guidelines. Street lighting shall be in accordance with AS1158: 1999 Public Lighting Code and shall generally be designed for P5 category lighting unless otherwise directed. Light columns shall be located to accommodate the footpath.

Condition 13

Public Lighting will need to be:

- a. In accordance with Infrastructure Guidelines SA 'flag lighting' and AS /NZ :1158.
- b. LED lighting solar or mains connection.
- c. PR5 category luminaire.
- d. 3000 lumens minimum.
- e. Street lighting required at road intersections, cul-de-sacs and 90 degree bends.
- f. 6 metres in height.
- g. silver or black in colour.
- h. Exact Style/model to be approved by Council.
- i. Outside these standards will require Council approval.

Condition 14

A stormwater management report as a minimum and in accordance with the Infrastructure Guidelines SA and RPC Land Division Guidelines.

Condition 15

A system for the collection and disposal of stormwater drainage shall be provided generally as follows:

- a. Underground drainage system shall be designed to accommodate the runoff from the 20 year ARI storm. Where the land division is proposed in a rural neighbourhood zoning, alternative systems such as a roadside swale may be considered by the assessing officer where it cannot be connected to an existing system.
- b. Drainage calculations are required to show the affect of runoff from the 100 year ARI storm and where necessary an overland flow path shall be provided such that all properties are protected from flooding in this event.
- c. Drainage calculations shall be based on the fully developed catchment and shall include runoff from any upstream catchment.
- d. The drainage system shall be designed and constructed to avoid or prevent scouring of any downstream watercourse.

- e. Stormwater must be disposed of from the properties to the kerb and water table via a sealed pipe. Any impact on the existing footpath must be made good by the owner/ applicant, i.e. where pavers/ concrete exist they must be reinstated, where crusher dust exists this must be reinstated, in all cases to the standard previously maintained by Council as a minimum. All costs associated will be at the expense of the applicant/owner.
- f. An on-kerb stormwater outlet in accordance with the Infrastructure Guidelines SA Standard Drawing 115 is to be installed at the lowest point of each allotment unless rear of allotment drainage has been provided. Rear allotment drainage shall be designed to accommodate a 20-year ARI storm from potential impervious areas of each allotment.
- g. Rubber Ring Jointed (RRJ) reinforced concrete pipes shall be used in the following circumstances or where directed by the assessing officer:
 - 1. The Hydraulic Grade Line exceeds 1.0m above the pipe;
 - 2. Where tree growth in vicinity is likely;
 - 3. Where pipes grades exceed 20%; and
 - 4. Where ground water incursion is likely.
- h. All drains shall be accommodated in roads, reserves, drainage reserves or adequate easements vested to Renmark Paringa Council.
- i. Sufficient "at source" litter control devices shall be installed to ensure that litter originating from the site is trapped and collected prior to entering the downstream drainage system.

Condition 16

That the Council's requirements for connection to wastewater services be met prior to the grant of a section 138 clearance certificate for the division of the land.

Condition 17

Designed and installed in accordance with Infrastructure Guidelines SA, RPC Land Division Guidelines and the SA CWMS design criteria

Condition 18

Each allotment in the proposed development shall be provided with a connection for a septic tank effluent drain in accordance with the SA Guidelines, Design Criteria and Standards for Septic Tank Effluent Disposal Schemes and to the satisfaction and approval of Council.

Condition 19

An augmentation charge per allotment for the contribution to the Renmark West CWMS Expansion will be applicable in accordance with RPC's Fees and Charges schedule.

Condition 20

Any easements required for the CWMS shall be granted to the Renmark Paringa Council free of cost.

Condition 21

Design drawings shall be prepared by a person or company that is experienced and competent in this field.

Condition 22

The CWMS shall be approved by the Department of Health when four or more additional allotments are created or as required by Council. When less than 4 additional allotments are created the CWMS shall be approved by the Council.

Condition 23

The CMWS shall connect to the existing Council effluent drains at a location nominated by Council.

Condition 24

Any CWMS drain within a private allotment other than the connection for that allotment, shall be contained within a satisfactory easement vested in Council.

Condition 25

Where the Development cannot be connected by gravity main to an existing CWMS, the Developer shall provide a pump station in or adjacent to the Development within an adequate easement. Full detailed drawings and specifications of the pump station shall be provided to Council.

Condition 26

Any development in the vicinity of a new or existing pump station shall provide sufficient clearing around the pump station for access by maintenance vehicles.

Condition 27

Within fourteen (14) days of completion of the installation "as constructed drawings" in accordance with the Guidelines, Design Criteria and Standards for Septic Tank Effluent Disposal Schemes shall be provided to Council. The drawings should be in both hard copy and electronic format.

Condition 28

Engineering details and documentation must be verified by a Chartered Engineer as recognised by the Institution of Engineers Australia prior to acceptance by the Council.

Condition 29

During any works or construction activities associated with the land division, the subject land must be managed to prevent erosion and pollution of the site and the environment, including keeping the area in a tidy state and ensuring any waste materials are appropriately contained, to ensure no pollutants (including excavation or fill material) enter the River Murray system.

Condition 30

Electrical and all other services must be installed in accordance with recognised engineering practice and be placed underground.

Condition 31

Any footpath, water table, kerbing, culvert or drain of a proposed road required to be formed by the Council must be constructed.

Condition 32

Any drain which is necessary in accordance with recognised engineering practice for the safe and efficient drainage of the land and for the safe and efficient disposal of stormwater and effluent from the land must be provided and constructed.

Condition 33

Any portion of Council's infrastructure damaged as a result of work undertaken on or associated with the development shall be repaired and/or reinstated to Council's satisfaction at the developer's expense.

Condition 34

The manner of forming any proposed road, footpath, water table, kerbing, culvert or drain must be in conformity with a road location and grading plan signed by a licensed surveyor and approved by the Council before the commencement of the work.

Condition 35

A financial contribution, calculated in accordance with section 198 of the Planning, Development and Infrastructure Act 2016 (or a mutually agreed amount), shall be paid to Council towards the provision of Public Open Space.

Conditions imposed by SPC Planning Services under Section 122 of the Act

Condition 36

A final plan complying with the requirements for plans set out in the Plan Presentation Requirements issued by Land Services SA to be lodged with the State Planning Commission for Land Division Certificate purposes. At the time of lodgment, the Land Division Registration fee (currently \$1190.00) will also be payable. Payment may be made via credit card (Visa or MasterCard) online at plan.sa.gov.au, over the phone on 7133 3028, or cheques may be made payable to the State Planning Commission, marked "Not Negotiable" and sent to GPO Box 1815, Adelaide 5001

ADVISORY NOTES

Planning Consent

Advisory Note 1

The approved development must be substantially commenced within 24 months of the date of Development Approval, and completed within 3 years from the operative date of the approval, unless this period has been extended by the relevant authority.

Advisory Note 2

This consent or approval will lapse at the expiration of 24 months from its operative date (unless this period has been extended by the Relevant Authority).

Advisory Note 3

No works, including site works can commence until a Development Approval has been granted.

Advisory Notes imposed by Environment Protection Authority under Section 122 of the Act

Advisory Note 4

The applicant/owner/operator are reminded of its general environmental duty, as required by section 25 of the *Environment Protection Act 1993*, to take all reasonable and practicable measures to ensure that activities on the site and associated with the site (including during construction) do not pollute the environment in a way which causes or may cause environmental harm.

Advisory Note 5

The applicant should ensure that all environmental controls required to mitigate or avoid potential environmental harm and nuisance are implemented during the works. This includes the controls relating to dust and air quality management and the appropriate handling and management of impacted soils, with all activities undertaken in accordance with the CEMP.

Land Division Consent

Advisory Notes imposed by DPTI Mark Maintenance under Section 122 of the Act

Advisory Note 6

The following development application has been examined for PSM requirements: (see attachment)

DA753/D417/25 App ID 25035365

2 PSMs are required to be placed at the positions marked on the attachment.

The following numbers shall be used: **7029/9630 – 7029/9631**

The new PSMs must be witnessed.

The following is to be supplied once the PSMs have been placed:

- Location sketches
- MGA 2020 coordinates

Advisory Notes imposed by SPC Planning Services under Section 122 of the Act

Advisory Note 7

Under Part 20A of the *Telecommunications Act 1997* (Cth), developers are required to install fibre-ready facilities (e.g. pit and pipe) in their developments, unless the development qualifies for an exemption. Developers can face penalties if they sell or lease building lots or units in new developments without fibre-ready facilities installed.

Under the Commonwealth's Telecommunications in New Developments Policy, developers are also expected to contract a telecommunications carrier (being any statutory infrastructure provider (SIP) or NBN Co as the default SIP) to provide services in their development. Carriers should install fixed-line network infrastructure in new developments, unless that is not commercially feasible, in which case they should use fixed-wireless or satellite technologies.

Further details of these requirements can be found at:

www.infrastructure.gov.au/departments/media/publications/telecommunications-new-developments