

**ADELAIDE HILLS COUNCIL**  
**MINUTES OF COUNCIL ASSESSMENT PANEL MEETING**  
**WEDNESDAY 14 JANUARY 2026**  
**63 MOUNT BARKER ROAD, STIRLING**  
**AND**  
**ZOOM VIRTUAL MEETING ROOM**

***[Please Note: These minutes are unconfirmed until 11 February 2026]***

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**In Attendance**

**Presiding Member**

Geoff Parsons

**Members**

Ross Bateup  
Paul Mickan  
Myles Somers  
Leith Mudge

**In Attendance**

Jess Charlton	Director Community & Development
Deryn Atkinson	Assessment Manager
Blake O'Neil	Team Leader Statutory Planning
Doug Samardzija	Senior Statutory Planner
Jess Tonkin	ICT Support Officer

**1. Commencement**

The meeting commenced at 6:30pm

**2. Opening Statement**

“Council acknowledges that we meet on the traditional Country of the Peramangk and Kaurna people. We pay our respects to Ancestors and Elders past and present as the Custodians of this ancient and beautiful land”.

**3. Apologies/Leave of Absence**

3.1 Apologies  
Nil

3.2 Leave of Absence  
Nil

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**4. Previous Minutes**

4.1 Meeting held 10 December 2025.

**The minutes were adopted by consensus of all members**

**(1)**

**That the minutes of the meeting held on 10 December 2025 be confirmed as an accurate record of the proceedings of that meeting.**

**5. Presiding Member's Report**

Nil

**6. Declaration of Interest by Members of Panel**

Nil

**7. Matters Lying on the Table/Matters Deferred**

7.1 Matters Lying on the Table

Nil

7.2 Matters Deferred

Nil

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**8. Development Assessment Applications – Planning, Development and Infrastructure Act**

**8.1 Development Application Number 25018399 by Pink Acacia Pty Ltd for Change of use to include tourist accommodation & construction of two (2) tourist accommodation units & associated water storage tank at 165 Prairie Road, Cudlee Creek**

**8.1.1 Representations**

Name of Representor	Nominated Speaker
Edi Kanberg	James Hilditch
J and M Radford	Did not attend
Judith Fox	Judith Fox

The applicant's representative John Stimson, and landowner Belinda and Josh Noble, addressed the Panel and answered questions from the Panel.

**8.1.2 Decision of Panel**

**The following was adopted by consensus of all members** (2)

**The Council Assessment Panel resolved to Defer consideration of Development Application Number 21019844 by Pink Acacia Pty Ltd for Change of use to include tourist accommodation & construction of two (2) tourist accommodation units & associated water storage tank at 165 Prairie Road, Cudlee Creek to allow the applicant to provide the following further information:**

- 1) Demonstrate the extent of primary production use on the subject land and adjoining allotments in the same ownership.
- 2) Details of tourist experiences or value adding linkages
- 3) Details of current, planned and ongoing works in the orchard

**9. Development Assessment Applications – Development Act**  
Nil

**10. Development Assessment Applications – Review of Decisions of Assessment Manager**  
Nil

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**11. ERD Court Appeals**

The Assessment Manager provided a verbal update on a new appeal of a CAP decision.

**12. Policy Issues for Advice to Council**

Nil

**13. Other Business**

**13.1 Revised CAP Operating and Meeting Procedures**

The following was adopted by consensus of all members (3)

1. That the Council Assessment Panel revokes the Operating and Meeting Procedures dated 10 December 2025 and adopts the revised Operating and Meeting Procedures as detailed in Attachment 1 of this report, as the version dated 14 January 2026.
2. Delegation is provided to the Assessment Manager to make any legislative, formatting or nomenclature changes to the Operating and Meeting Procedures.

**14. Order for Exclusion of the Public from the Meeting to debate Confidential Matters**

Nil

**15. Confidential Item**

Nil

**16. Next Meeting**

The next ordinary Council Assessment Panel meeting will be held on Wednesday 11 February 2026.

**17. Close meeting**

The meeting closed at 8:30 pm.