

**ADELAIDE HILLS COUNCIL
MINUTES OF COUNCIL ASSESSMENT PANEL MEETING
WEDNESDAY 11 MARCH 2026
63 MOUNT BARKER ROAD, STIRLING
AND
ZOOM VIRTUAL MEETING ROOM**

[Please Note: These minutes are unconfirmed until 8 April 2026]

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
Sarah Kimber	Minute Secretary

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 11 February 2026

The minutes were adopted by consensus of all members (8)

That the minutes of the meeting held on 11 February 2026 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 25018635 by Fuhui Capital Pty Ltd ATF Fuhui Family Trust for 4 storey detached dwelling, retaining walls, fence, swimming pool & associated safety features at 12 Highlands Court, Woodforde.

8.1.1 Representations

Name of Representor	Nominated Speaker
Hugh Marquis	Hugh Marquis

The applicant's representative, Damien Ellis (Intro) addressed the Panel and answered questions from the Panel.

8.1.2 Order for Exclusion of the Public from the Meeting to debate Confidential Matters

The following was adopted by consensus of all members (9)

That pursuant to Regulation 13(2)(a)(viii) of the *Planning, Development and Infrastructure (General) Regulations 2017*, the Council Assessment Panel orders that all members of the public, except:

- Presiding Member, Geoff Parsons
- Independent Member, Ross Bateup
- Independent Member, Paul Mickan
- Independent Member, Myles Somers
- Council Member, Leith Mudge
- Director Community & Development, Jess Charlton
- Assessment Manager, Deryn Atkinson
- Team Leader Statutory Planning, Blake O'Neil
- Senior Statutory Planner, Doug Samardzija
- Minute Secretary, Sarah Kimber

be excluded from attendance at the meeting to consider legal advice for Agenda Item 8.1 in confidence.

Accordingly, on this basis the principle that meetings of the Council Assessment Panel should be conducted in a place open to the public has been outweighed by the need to keep the information and discussion confidential.

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6:59pm The Panel went into 'closed' session in order to allow for discussion of legal advice in confidence
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The following was adopted by consensus of all members (10)

That the meeting be resumed in 'open' session.

7:16pm The Panel resumed 'open' session

8.1.3 Decision of Panel

Moved	Myles Somers	(11)
S/-	Ross Bateup	

The Council Assessment Panel resolved that:

- 1) Pursuant to Section 107(2)(c) of the Planning, Development and Infrastructure Act 2016, and having undertaken an assessment of the application against the Planning and Design Code, the application is NOT seriously at variance with the provisions of the Planning and Design Code; and**

- 2) Development Application Number 25018635 by Fuhui Capital Pty Ltd ATF Fuhui Family Trust for 4 storey detached dwelling, retaining walls, fence, swimming pool & associated safety features at 12 Highlands Court, Woodforde is GRANTED Planning Consent subject to the following conditions:**

CONDITIONS

Planning Consent

- 1) The development granted shall be undertaken and completed in accordance with the stamped plans and documentation, except where varied by conditions below.**

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- 2) The dwelling approved herein may only be used as a detached dwelling and, in keeping with this requirement, the levels within the approved dwelling may not be divided or physically separated or partitioned off from each other without a further approval.
- 3) Tree(s) must be planted and/or retained in accordance with DTS/DPF 1.1 of the Urban Tree Canopy Overlay in the Planning and Design Code (as at the date of lodgement of the application). New trees must be planted within 12 months of occupation of the dwelling(s) and maintained.
- 4) All external materials and finishes shall be of subdued colours and of a low-light reflective nature which blend with the natural features of the landscape.

NOTE: browns, greys, greens and beige are suitable and galvanised iron and zincalume are not suitable.

- 5) Stormwater management shall be undertaken in accordance with the Civil and Stormwater Plan Level 3 prepared by Intrax Land and dated 17.02.2026, drawing number C103. All roof runoff generated by the development hereby approved shall be directed to the Council drainage easement within one month of roof cladding being stalled to the satisfaction of Council.
- 6) Prior to commencement of work, straw bales (or other soil erosion control methods as approved by Council) shall be placed and secured below areas of excavation and fill to prevent soil moving off the site during construction.
- 7) Rainwater tank(s) must be installed in accordance with DTS/DPF 1.1 of the Stormwater Management Overlay in the Planning and Design Code (as at the date of lodgement of the application) within 12 months of occupation of the dwelling(s).
- 8) The east and west facing balconies of the dwelling on levels 1, 2 and 3 shall be fitted with fixed screening to a minimum height of 1.7 metres above the balcony floor level. The screening shall be installed prior to occupation and be maintained in good condition at all times.
- 9) The west facing windows of the dwelling on levels 1, 2 and 3 shall be glazed with fixed obscure glass to a minimum height of 1.7 metres above finished floor level. The glazing of these windows shall be installed prior to occupation and be maintained in good condition at all times.

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- 10) Landscaping, detailed in the landscaping plan and schedule shall be planted in the planting season following occupation and maintained in good health and condition at all times. Any such vegetation shall be replaced in the next planting season if and when it dies or becomes seriously diseased.

ADVISORY NOTES

General Notes

- 1) No work can commence on this development unless a Development Approval has been obtained. If one or more consents have been granted on this Decision Notification Form, you must not start any site works or building work or change of use of the land until you have received notification that Development Approval has been granted.
- 2) Appeal rights – General rights of review and appeal exist in relation to any assessment, request, direction or act of a relevant authority in relation to the determination of this application, including conditions.
- 3) This Planning Consent is valid for a period of twenty-four (24) months commencing from the date of the decision, subject to the below or subject to an extension having been granted by the relevant authority. If applicable, Building Consent must be obtained prior to expiration of the Planning Consent.
- 4) Where an approved development has been substantially commenced within 2 years from the operative date of approval, the approval will then lapse 3 years from the operative date of the approval (unless the development has been substantially or fully completed within those 3 years, in which case the approval will not lapse).
- 5) New pools or spas may only be filled under the authority of a permit from SA Water. The applicant is advised to obtain a permit to fill the pool with water from SA Water before proceeding with the installation of the swimming pool.

SA Water advises that a permit will not be granted unless proof is provided that a cover has been purchased to prevent water loss through evaporation.
- 6) No spillage of waste shall occur from the storage or use of pool chemicals. Disposal of any chemicals shall only occur at the EPA Household Hazardous Waste Depot (Ph 8204 1947) or through a licensed waste contractor.

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- 9. Development Assessment Applications – Development Act**
Nil
- 10. Development Assessment Applications – Review of Decisions of Assessment Manager**
Nil
- 11. ERD Court Appeals**
The Assessment Manager provided a verbal update on the appeal of a CAP decision for 160 Longwood Road, Heathfield and 12 Highlands Court, Woodforde.
- 12. Policy Issues for Advice to Council**
Nil
- 13. Other Business**
The Assessment Manager reminded the Panel that there is currently an expression of interest for Independent CAP Members that closes on 22 March 2026. All Independent Members are welcome to seek reappointment.
- 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 8 April 2026.
- 17. Close meeting**
The meeting closed at 7:42pm on 11 March 2026.