



## SITE INSPECTION NOTES

This meeting is part of the determination process

**Project:** Saints Peter and Paul Assyrian Primary School (SSD 9210)  
**Location:** 17–19 Kosovich Place, Cecil Hills (refer to map at **Attachment A**)  
**Date:** Tuesday, 9 February 2021  
**Time:** 10:30am

## ATTENDANCE

**Commission Panel:** Peter Duncan (Chair)  
Adrian Pilton

**Office of the IPC:** Jane Anderson Senior Planning Officer

**Applicant:** Ashleigh Smith Willowtree Planning  
Kim Le Gras PMDL Architects  
Benjamin Koshabeh Principle, Saint Hurmizd Assyrian Primary School

## LOCATIONS & KEY FEATURES

*Site inspection commenced at 10.30am*

1. Kosovich Place

- Opening statement and introductions.

2. Front gates of the Site

The Panel observed:

- The locality at the western end of Kosovich Place
- The Saints Peter and Paul Assyrian Church of the East
- The neighboring residences on Kosovich Place
- The location of the future access road – the Panel noted the extent of cut and fill required given the topography of the site

3. Eastern side of the site

The Panel entered the Site and walked to the eastern Side of the site (a high point). The Panel observed:

- The surrounding rural residential properties, including dwelling houses, grassed land and detached farm buildings
- The location of the watercourse and vegetation to the west of the Site



4. Middle of the Site

The Panel observed the location of apparent fill material.

5. Saints Peter and Paul Assyrian Church of the East

The Panel walked along the driveway of the Saints Peter and Paul Assyrian Church of the East. The Panel observed:

- Car parking to the west of the existing church
- The vegetation to the west of the Site and church site and noted the location of the watercourse

*Site inspection closed at 11.05am*

6. Local context

In addition to the above, the Panel observed the traffic conditions on Wallgrove Road and Kosovich Place, and the existing intersection layout at Wallgrove Road and Kosovich Place.

(Refer to site inspection photos at **Attachment B**)



## APPENDIX A

### Site Inspection Map

9 February 2021

17–19 Kosovich Place, Cecil Hills





## APPENDIX B

### Site Inspection Photos

9 February 2021

17–19 Kosovich Place, Cecil Hills

*Location 2*



*Location 3*





**New South Wales Government**  
Independent Planning Commission

*Location 4*



*Location 5*

