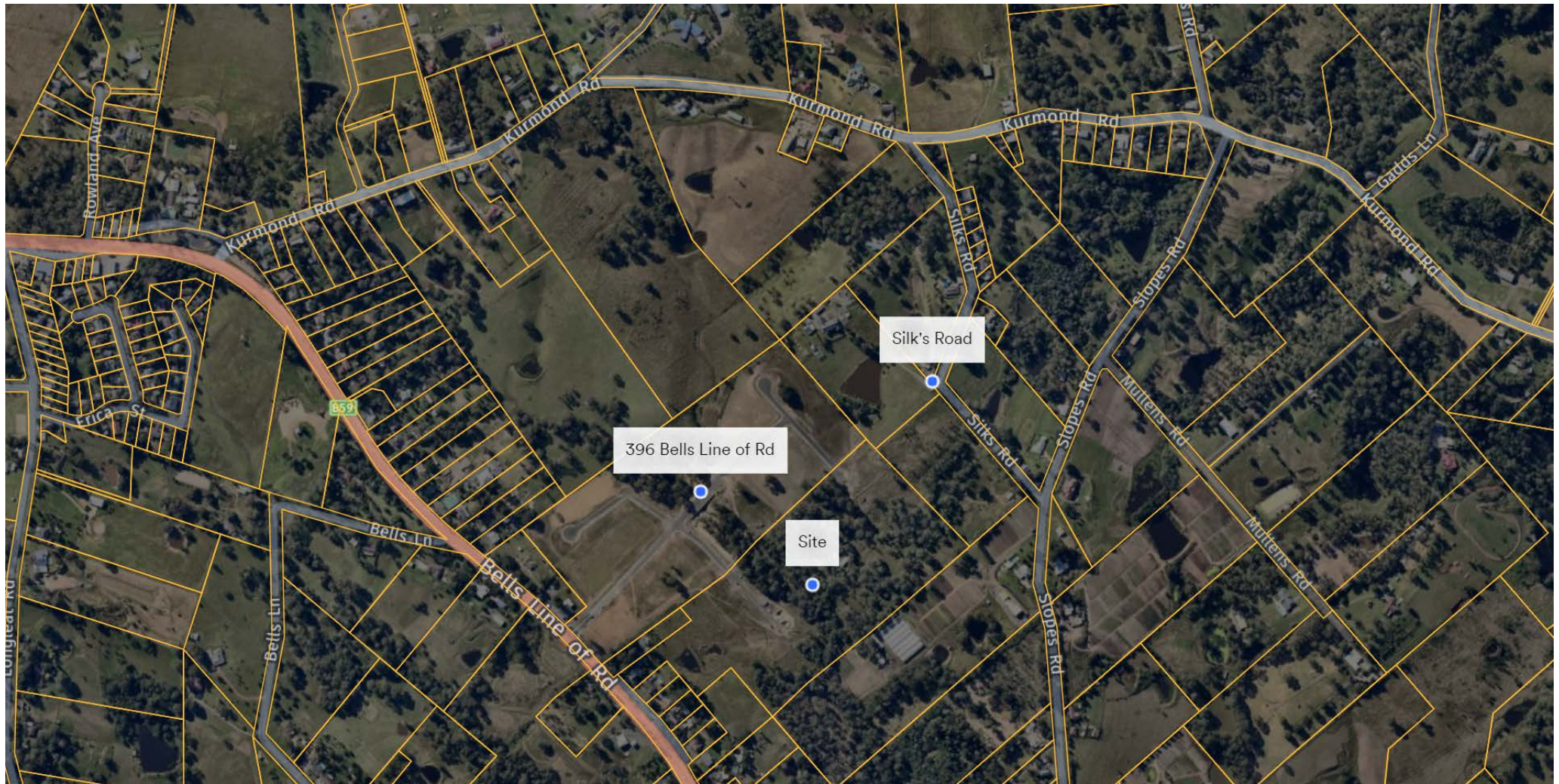




RECORD OF SITE INSPECTION

SITE INSPECTION NOTES		
Project:	Gateway Determination Review: 2 Inverary Drive, Kurmond	
Meeting Location:	2 Inverary Drive, Kurmond NSW 2757	
Date:	8 June 2021	
Time:	9.00 AM – 11.25 AM	
ATTENDEES		
Commissioners:	Chris Willson	Panel Chair
Office of the IPC:	Lindsey Blecher	Senior Planning Officer
Applicant:	Glenn Apps Ken Hardaker	Cohesive Planning Proponent
LOCATIONS AND KEY OBSERVATIONS		
Site visit commenced at 9.00 AM		
1) Site: 2 Inverary Drive, Kurmond NSW 2757 Commission inspected site on foot, accompanied by Applicant. Access was via the adjoining site at 396 Bells Line of Road. Observed site layout, topography, boundaries, access roads, turning heads, vegetation and watercourses. Discussion included indicative lot layout, access routes, sewerage pump-out infrastructure, flood levels, potential extent of tree removal and visibility of the site from neighbouring properties.		
2) Adjoining site: 396 Bells Line of Road, Kurmond NSW 2757 Commission viewed 396 Bells Line of Road on foot to give context to the proposal. The Commission noted the layout, topography, boundaries, access roads, vegetation, and watercourses. Discussion included the access road, lot boundaries, stormwater infrastructure, other infrastructure, and trees removed.		
Site visit ended at 11.25 AM		
3) Site viewed from Silk's Road Commission viewed the site from Silk's Road without Applicant and noted the varied visibility of the site from surrounds.		

Site Inspection Map (base imagery from Nearmap, dated 19 April 2021, accessed 9 June 2021)





SITE INSPECTION PHOTOS

8 June 2021

Site: 2 Inverary Drive, Kurmond NSW 2757





SITE INSPECTION PHOTOS

8 June 2021

Adjoining site: 396 Bells Line of Road, Kurmond NSW 2757



View towards site from Silk's Road

