

New South Wales Government

Independent Planning Commission

RECORD OF SITE INSPECTION

SITE INSPECTION NOTES		
Project:	Gateway Determination Review – 79, 95, 100 Bells Lane and 457 Bells Line of Road, Kurmond	
Meeting Location:	The Project Site and surrounding area	
Date:	11 March 2021	
Time:	10.30am	
ATTENDEES		
Commissioners:	Chris Wilson	Panel Chair
Office of the IPC:	Jane Anderson	Senior Planning Officer
LOCATIONS AND KEY OBSERVATIONS		

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A site map is provided as **Attachment 1** showing the locations visited during the site visit and listed below. Photographs taken during the site visit are provided at **Attachment 2**.

The site visit included only publicly accessible areas and did not include access to any properties.

A summary of key observations from the site visit is provided below.

Location 1: Bells Lane

- The Commissioner viewed the entrance to 100 Bells Lane and the surrounding properties.
- The Commissioner observed the pastoral valley to the north and Bells Line of Road on the ridge line to the north.

Location 2: Bells Lane

- The Commissioner viewed 95 Bells Lane from the street and observed the surrounding properties.

Location 3: Bells Lane

- The Commissioner viewed 79 Bells Lane from the street and observed the surrounding properties.

Location 4: Bells Lane

- The Commissioner viewed 457 Bells Line of Road from Bells Lane and observed the surrounding properties.
- The Commissioner observed the outskirts of Kurmond village to the north-west.

Location 5: Bells Line of Road

- The Commissioner viewed 457 Bells Line of Road from Bells Line of Road and observed the surrounding properties.
- The Commissioner observed the outskirts of Kurmond village to the west.

Location 6: Kurmond Village

- The Commissioner observed Kurmond village.

Note: The Commissioner also observed Kurrajong village.

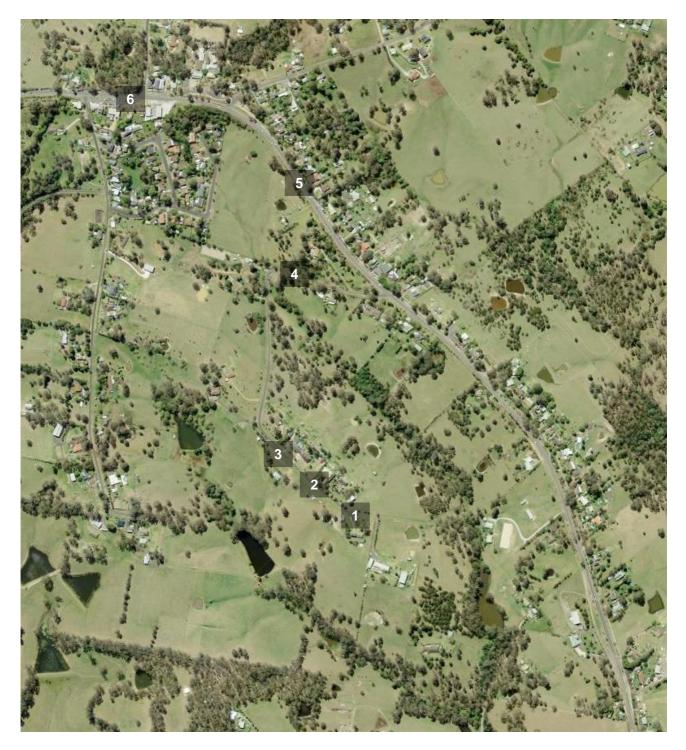
Site inspection closed at: 11.30am



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ATTACHMENT 1 SITE INSPECTION MAP



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Level 3, 201 Elizabeth Street SYDNEY NSW 2000



SITE INSPECTION PHOTOS – ATTACHMENT 2

11 March 2021

Location 1 – Views towards 100 Bells Lane







Location 2 – Views towards 95 Bells Lane and surrounding properties









SITE INSPECTION PHOTOS

11 March 2021

Location 3 – Views towards 79 Bells Lane













SITE INSPECTION PHOTOS

11 March 2021

Location 4 – Views towards 457 Bells Line of Road from Bells Lane, including views towards Kurmond Village







Location 5 – Views towards 457 Bells Line of Road from Bells Line of Road, including views towards Kurmond Village





