



SITE INSPECTION NOTES		
<b>Project:</b>	Gateway Determination Review – 79, 95, 100 Bells Lane and 457 Bells Line of Road, Kurmond	
<b>Meeting Location:</b>	The Project Site and surrounding area	
<b>Date:</b>	11 March 2021	
<b>Time:</b>	10.30am	
<b>ATTENDEES</b>		
<b>Commissioners:</b>	Chris Wilson	Panel Chair
<b>Office of the IPC:</b>	Jane Anderson	Senior Planning Officer
<b>LOCATIONS AND KEY OBSERVATIONS</b>		
<p>A site map is provided as <b>Attachment 1</b> showing the locations visited during the site visit and listed below. Photographs taken during the site visit are provided at <b>Attachment 2</b>.</p> <p>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.</p> <p><b><u>Location 1: Bells Lane</u></b></p> <ul style="list-style-type: none"><li>– The Commissioner viewed the entrance to 100 Bells Lane and the surrounding properties.</li><li>– The Commissioner observed the pastoral valley to the north and Bells Line of Road on the ridge line to the north.</li></ul> <p><b><u>Location 2: Bells Lane</u></b></p> <ul style="list-style-type: none"><li>– The Commissioner viewed 95 Bells Lane from the street and observed the surrounding properties.</li></ul> <p><b><u>Location 3: Bells Lane</u></b></p> <ul style="list-style-type: none"><li>– The Commissioner viewed 79 Bells Lane from the street and observed the surrounding properties.</li></ul> <p><b><u>Location 4: Bells Lane</u></b></p> <ul style="list-style-type: none"><li>– The Commissioner viewed 457 Bells Line of Road from Bells Lane and observed the surrounding properties.</li><li>– The Commissioner observed the outskirts of Kurmond village to the north-west.</li></ul> <p><b><u>Location 5: Bells Line of Road</u></b></p> <ul style="list-style-type: none"><li>– The Commissioner viewed 457 Bells Line of Road from Bells Line of Road and observed the surrounding properties.</li><li>– The Commissioner observed the outskirts of Kurmond village to the west.</li></ul> <p><b><u>Location 6: Kurmond Village</u></b></p> <ul style="list-style-type: none"><li>– The Commissioner observed Kurmond village.</li></ul> <p><b>Note:</b> The Commissioner also observed Kurrajong village.</p> <p><b>Site inspection closed at:</b> 11.30am</p>		



## ATTACHMENT 1 SITE INSPECTION MAP





## 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*

