

Thursday, 5 December 2013

Olga Palmieri
Masterton Homes Pty Ltd
Cnr Hume Highway & Sappho Road
Warwick Farm NSW 2170



**Re: Development Activity Consent
Proposed New Residence
Lot 282 Twin Creeks Drive**

Dear Olga,

The Twin Creeks Design Review Panel has examined your submitted plans and they are conditionally APPROVED in accordance with By-Law 10 of the Twin Creeks community Management Statement and subject to the following conditions:

1) **Boundary Fencing**

- a) *Boundary fencing is to be all timber construction as per the Twin Creeks Approved Fencing Detail, Side boundary fences must not extend forward the front boundary setback of 15mtrs.*

2) **Landscaping**

- a) *Provide adequate landscaping and screening to the clothes drying area*

Your Work Practices Plan is also approved, however the Developer reserves the right to impose additional requirements should the need arise. We would like to take this opportunity to remind you that considerable landscaping and irrigation has been installed by the developer to the frontage of your Lot and that this should not be disturbed without the express permission of the Developers. Please contact us prior to construction commencement to organise a site induction meeting. The Development Activity Consent **does not** constitute approval to commence construction on your Lot. A Development Application must be submitted to Penrith City Council in accordance with their Development Control Plan for the site.

This Development Activity Consent (conditional or unconditional) will not be construed as compliance by the application with any state or local government laws relating to or regulating building development applications or building construction.

Two sets of Stamped plans are enclosed. One original stamped set along with copy of this letter should be submitted to Penrith City Council with your Development Application.

Yours sincerely,

Murray Naylor
Design Manager
Twin Creeks Properties Pty Ltd

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DCC06-DRP-lot282_DAC-130412

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