
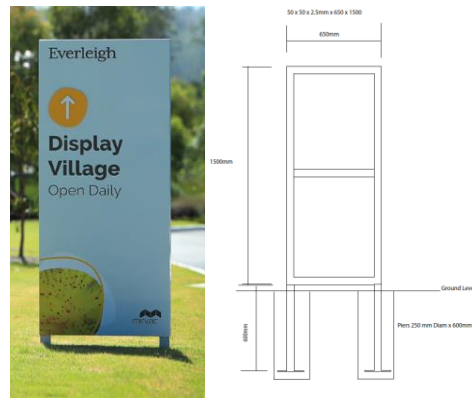




Monarch Glen

Advertising Device Plan of Development



Sign Name	Sign Type	Description	Requirements	Indicative Location	Example Image
Sign Type 2 	Display village sign	A display village sign is an advertising device to facilitate the sale, auction or leasing of a group of dwellings or building sites.	<ul style="list-style-type: none"> Maximum dimensions 3000mm x 1300mm Not animated and do not rotate or flash. Not located to create an obstruction to a road user's clear line of vision to other road users. 	Refer to "Rol 4: Precinct 101 & 102 - Advertising Device Plan or Construction Plan"	
Sign Type 3 					

ROL 4: PRECINCT 101 & 102 - ADVERTISING DEVICE PLAN

NOT TO BE USED FOR ENGINEERING DESIGN
OR CONSTRUCTION

NOTES

This plan was prepared as a conceptual layout only. The information on this plan is not suitable for any other purpose.

Property dimensions, areas, numbers of lots and contours and other physical features shown have been compiled from existing information and may not have been verified by field survey. These may need verification if the development application is approved and development proceeds, and may change when a full survey is undertaken or in order to comply with development approval conditions.

No reliance should be placed on the information on this plan for detailed subdivision design or for any financial dealings involving the land.

Pavements and centrelines shown are indicative only and are subject to Engineering Design.

Saunders Havill Group therefore disclaims any liability for any loss or damage whatsoever or howsoever incurred, arising from any party using or relying upon this plan for any purpose other than as a document prepared for the sole purpose of accompanying a development application and which may be subject to alteration beyond the control of the Saunders Havill Group. Unless a development approval states otherwise, this is not an approved plan.

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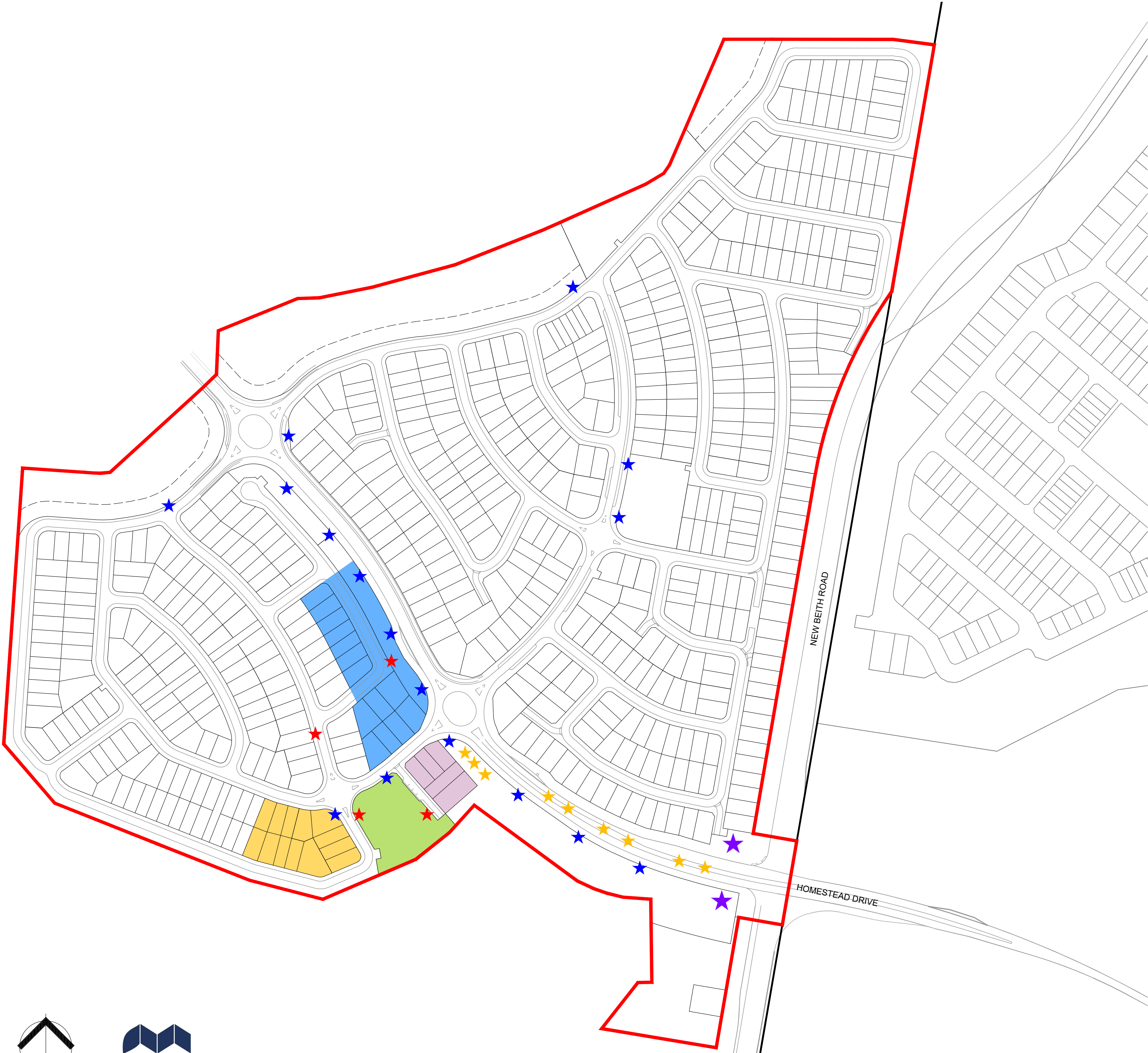
Net residential density means the total number of dwellings divided by the combined area of residential lots, Neighbourhood Recreation Parks, internal local roads and half the width of local roads bordering the site.

Average net residential density means net residential density calculated for a whole neighbourhood.

PROJECTION - GDA2020 MGA56
SUBJECT BOUNDARIES SP351245 PROVIDED BY VERIS
DRAWING REFERENCE "402971 ROL4 LOT CALC REVISION C"
DATED 13/03/2025

LEGEND

- Site Boundary
- ROL 4 Boundary
- Display Village Option 1
- Display Village Option 2
- "Hero" Park
- Mirvac Sales Office
- Sign Type 2
- Sign Type 1
- Sign Type 3
- Entry Statement



RP DESCRIPTION: Lots 1-3 on SP351245

