



**BUSHFIRE ATTACK LEVEL**

**FOR**

**FUTURE DWELLINGS**

**AT**

**STAGE 6**

**THE GARDENS,**

**MEDOWIE NSW 2318**

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<b>Prepared for:</b>	McCloy Group
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#### Disclaimer

*Notwithstanding the precautions adopted within this report, it should always be remembered that bushfires burn under a wide range of conditions. An element of risk, no matter how small always remains, and although the standard is designed to improve the performance of such buildings, there can be no guarantee, because of the variable nature of bushfires, that any one building will withstand bushfire attack on every occasion.*

## Executive Summary

This report provides an assessment of the Bushfire Attack Level (BAL) at Stage 6 The Gardens, Medowie NSW 2318 in accordance with AS3959 (2018) *Construction of Buildings in Bushfire Prone Areas* Appendix A - Method 1. This report and mapping are not to be used to place wholesale restrictions on lots reflecting the resulting BAL mapping presented within. Future development of surrounding stages may result in lower BALs than detailed in this report.

This assessment is based on the implementation of an 8.5m setback in lots facing the woodland to the North (Lot 625), and an 8.5m setback of lots facing the forest to the East (Lots 614-625).

This BAL report has shown that any future dwellings within the site will be able to meet the requirements of both AS3959-2018 and the PBP 2019 (NSW Rural Fire Service NSW).



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### **Disclaimer:**

*The BALs as depicted within this report and mapping have been determined by management of vegetation to the east and south where land will be cleared for future stages. It should be noted that conditions may change over time that may result in different BALs for the lots.*

*Although every care has been taken in the preparation of this BAL Report, Hunter Land Pty Ltd and the author accept no responsibility in errors in this report or damaged resulting from the information. It should be noted that upon lodgement of a Development Application (DA) with Council or Rural Fires Service they may recommend additional construction requirements (BALs).*



## Terms & Abbreviations

Abbreviation	Meaning
APZ	Asset Protection Zone
AS2419 -2005	Australian Standard – Fire Hydrant Installations
AS3959-2018	Australian Standard – Construction of Buildings in Bush Fire Prone Areas
BAL	Bushfire Attack Level
BCA	Building Code of Australia
BPA	Bush Fire Prone Area (Also Bushfire Prone Land)
BPL Map	Bush Fire Prone Land Map
BPMs	Bush Fire Protection Measures
<i>EPA Act</i>	<i>NSW Environmental Planning and Assessment Act 1979</i>
FFDI	Forest Fire Danger Index
FMP	Fuel Management Plan
ha	hectare
IPA	Inner Protection Area
LGA	Local Government Area
OPA	Outer Protection Area
PBP	Planning for Bushfire Protection 2019
PTS	Port Stephens Council
RF Act	Rural Fires Act 1997
RF Regulation	Rural Fires Regulation



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# I INTRODUCTION

Firebird ecoSultants Pty Ltd has been engaged by McCloy Group to undertake a Bushfire Attack Level (BAL) report for Stage 6 The Gardens, Medowie NSW 2318, hereafter referred to as the “site”. Refer to Appendix A for Sales Plan.

This BAL report assesses the application of Australian Standard AS3959-2018 ‘Construction of Buildings on Bushfire Prone Land’ and Appendix 1 of Planning for Bushfire Protection 2019 (PBP, 2019). AS3959 (2018) Appendix A – Method 1 has been used in this assessment.

This report has been prepared to provide guidance to prospective purchasers of what Bushfire Attack Levels (BALs) may be required for future dwellings within the site.

## I.1 Site Particulars

<b>Locality:</b>	Stage 6 The Gardens, Medowie NSW 2318
<b>LGA:</b>	Port Stephens Council
<b>Forest Danger Index:</b>	100
<b>Current Land Use:</b>	Approved subdivision



## 2 METHODOLOGY

The Australian Standard for assessing the BAL and providing the detailed requirements for construction has been reviewed and amended with the latest version being adopted for use in bushfire prone areas of NSW in March 2020. This version is titled AS 3959-2018 'Construction of Buildings in Bushfire Prone Areas' (standards Australia 2018, was used in this assessment.

In addition, the NSW method of determining the bushfire attack level, found in Appendix 1 of the document 'Planning for Bushfire Protection 2019' (NSW Rural Fire Service 2019) has also been reviewed and amended to come into line with the process within AS 3959. Therefore, in NSW the methodology with AS 3959 is to be used to determine the bushfire attack level. AS3959 (2018) Appendix A – Method 1 has been used in this BAL assessment.

### 2.1 Vegetation Assessment

Vegetation surveys and vegetation mapping carried out on the site has been undertaken as follows:

- Aerial Photograph Interpretation to map vegetation cover and extent.
- Confirmation of the vegetation assemblage typology present via a site inspection.

### 2.2 Slope Assessment

Slope assessment has been undertaken as follows:

- Aerial Photograph Interpretation in conjunction with analysis of electronic contour maps with a contour interval of 2m.



## 3 SITE ASSESSMENT

The following assessment has been undertaken in accordance with the requirements of PBP (RFS, 2019) and AS3959-2018.

### 3.1 Vegetation and Slope Assessment

An assessment of the slope affecting the bushfire behaviour was undertaken for a distance of 100m from the edge of the lot boundaries in the direction of the bushfire hazard. The slopes leading away from the site have been evaluated to identify both the average slope and by identifying the maximum slope present. These values help determine the level of gradient which will most significantly influence the fire behaviour of the site. Refer to Table 1 for Vegetation and Slope Assessment.

**Table 3-1: Vegetation & Slope Assessment**

Direction from Site	Vegetation Classification	Effective Slope
North	Woodland Vegetation	Downslope (0-5°)
East	Forest Vegetation	Upslope
South	Managed Land – Residential Subdivision	N/A
West	Managed Land – Residential Subdivision	N/A



## 4 BUSHFIRE ATTACK ASSESSMENT

### 4.1 Bushfire Attack Assessment

To determine the bush fire attack and required Bushfire Attack Level (BAL) for the proposed subdivision the following steps were followed:

1. Determination of the vegetation types within 100m of the site, as assessed in section 3 of this report.
2. Determination of the distance between the vegetation and future dwellings has been assessed in section 4.2 of this report.
3. Determination of the effective slope as assessed in section 3 of this report.
4. A FFDI of 100 was determined for PTS LGA.

### 4.2 Determination of Bushfire Attack Levels

The results from the above steps were used to calculate the required BAL in accordance with Method 1 of AS 3959 – 2018.

The results from this bush fire attack assessment are detailed below in Table 4-1– Bushfire Attack Level (BAL) Assessment and Figure 4-1 Bushfire Attack Level Map.

This assessment is based on the implementation of a 24m Asset Protection Zone (APZ) between the proposed dwellings and forest vegetation to the south and east. This APZ will include a 5m setback in lots facing the forest to the south, and a 7.5m setback in lots facing the forest to the east.

**Table 4-1: Bushfire Attack Level Assessment**

Lot Number	Vegetation Type within 100m & Direction from future dwellings	Effective Slope of Land (degrees)	Separation Distance from Identified Vegetation	Bushfire Attack Level (BAL)	Construction Section
601	Managed Land	N/A	>100m	BAL-LOW	No construction requirements
602	Managed Land	N/A	>100m	BAL-LOW	No construction requirements
603	Forest Vegetation to the East	Upslope	45 -< 100 m	BAL-12.5	Sect 3 & 5 of AS3959 and Sect 7.5 of PBP.

Lot Number	Vegetation Type within 100m & Direction from future dwellings	Effective Slope of Land (degrees)	Separation Distance from Identified Vegetation	Bushfire Attack Level (BAL)	Construction Section
			>100m	BAL-LOW	No construction requirements
604	Forest Vegetation to the East	Upslope	45 -< 100 m	BAL-12.5	Sect 3 & 5 of AS3959 and Sect 7.5 of PBP.
			>100m	BAL-LOW	No construction requirements
605	Forest Vegetation to the East	Upslope	45 -< 100 m	BAL-12.5	Sect 3 & 5 of AS3959 and Sect 7.5 of PBP.
			>100m	BAL-LOW	No construction requirements
606	Forest vegetation to the East	Upslope	33 -< 45 m	BAL-19	Sect 3 & 6 of AS3959 and Sect 7.5 of PBP.
			45 -< 100 m	BAL-12.5	Sect 3 & 5 of AS3959 and Sect 7.5 of PBP.
			>100m	BAL-LOW	No construction requirements
607	Forest Vegetation to the East	Upslope	24 -< 33 m	BAL-29	Sect 3 & 7 of AS3959 and Sect 7.5 of PBP.
			33 -< 45 m	BAL-19	Sect 3 & 6 of AS3959 and Sect 7.5 of PBP.
			45 -< 100 m	BAL-12.5	Sect 3 & 5 of AS3959 and Sect 7.5 of PBP.
			>100m	BAL-LOW	No construction requirements
608	Forest Vegetation to the East	Upslope	24 -< 33 m	BAL-29	Sect 3 & 7 of AS3959 and Sect 7.5 of PBP.
			33 -< 45 m	BAL-19	Sect 3 & 6 of AS3959 and Sect

Lot Number	Vegetation Type within 100m & Direction from future dwellings	Effective Slope of Land (degrees)	Separation Distance from Identified Vegetation	Bushfire Attack Level (BAL)	Construction Section
					7.5 of PBP.
			45 -< 100 m	BAL-12.5	Sect 3 & 5 of AS3959 and Sect 7.5 of PBP.
			>100m	BAL-LOW	No construction requirements
609	Managed Land	N/A	>100m	BAL-LOW	No construction requirements
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611	Forest Vegetation to the East	Upslope	45 -< 100 m	BAL-12.5	Sect 3 & 5 of AS3959 and Sect 7.5 of PBP.
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			>100m	BAL-LOW	No construction requirements
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			>100m	BAL-LOW	No construction requirements
614	Forest Vegetation to the East	Upslope	24 -< 33 m	BAL-29	Sect 3 & 7 of AS3959 and Sect 7.5 of PBP.
			33 -< 45 m	BAL-19	Sect 3 & 6 of AS3959 and Sect 7.5 of PBP.
			45 -< 100 m	BAL-12.5	Sect 3 & 5 of AS3959 and Sect 7.5 of PBP.
			>100m	BAL-LOW	No construction requirements

Lot Number	Vegetation Type within 100m & Direction from future dwellings	Effective Slope of Land (degrees)	Separation Distance from Identified Vegetation	Bushfire Attack Level (BAL)	Construction Section
615	Forest Vegetation to the East	Upslope	24 -< 33 m	BAL-29	Sect 3 & 7 of AS3959 and Sect 7.5 of PBP.
			33 -< 45 m	BAL-19	Sect 3 & 6 of AS3959 and Sect 7.5 of PBP.
			45 -< 100 m	BAL-12.5	Sect 3 & 5 of AS3959 and Sect 7.5 of PBP.
			>100 m	BAL-LOW	No construction requirements
616	Forest Vegetation to the East	Upslope	24 -< 33 m	BAL-29	Sect 3 & 7 of AS3959 and Sect 7.5 of PBP.
			33 -< 45 m	BAL-19	Sect 3 & 6 of AS3959 and Sect 7.5 of PBP.
			45 -< 100m	BAL-12.5	Sect 3 & 5 of AS3959 and Sect 7.5 of PBP.
			>100 m	BAL-LOW	No construction requirements
617	Forest vegetation to the East	Upslope	24 -< 33 m	BAL-29	Sect 3 & 7 of AS3959 and Sect 7.5 of PBP.
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			45 -< 100 m	BAL-12.5	Sect 3 & 5 of AS3959 and Sect 7.5 of PBP.
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618	Forest vegetation to the East	Upslope	24 -< 33 m	BAL-29	Sect 3 & 7 of AS3959 and Sect 7.5 of PBP.

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			33 -< 45 m	BAL-19	Sect 3 & 6 of AS3959 and Sect 7.5 of PBP.
			45 -< 100 m	BAL-12.5	Sect 3 & 5 of AS3959 and Sect 7.5 of PBP.
			>100 m	BAL-LOW	No construction requirements
619	Forest vegetation to the East	Upslope	24 -< 33 m	BAL-29	Sect 3 & 7 of AS3959 and Sect 7.5 of PBP.
			33 -< 45 m	BAL-19	Sect 3 & 6 of AS3959 and Sect 7.5 of PBP.
			45 -< 100m	BAL-12.5	Sect 3 & 5 of AS3959 and Sect 7.5 of PBP.
			>100m	BAL-LOW	No construction requirements
620	Woodland Vegetation to the North	Downslope (0-5°)	32 -< 100 m	BAL-12.5	Sect 3 & 5 of AS3959 and Sect 7.5 of PBP.
			>100 m	BAL-LOW	No construction requirements
	Forest vegetation to the East	Upslope	24 -< 33 m	BAL-29	Sect 3 & 7 of AS3959 and Sect 7.5 of PBP.
			33 -< 45 m	BAL-19	Sect 3 & 6 of AS3959 and Sect 7.5 of PBP.
			45 -< 100 m	BAL-12.5	Sect 3 & 5 of AS3959 and Sect 7.5 of PBP.
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621	Woodland Vegetation to	Downslope (0-	32 -< 100 m	BAL-12.5	Sect 3 & 5 of AS3959 and Sect

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	the North	5°)			7.5 of PBP.
			>100m	BAL-LOW	No construction requirements
	Forest vegetation to the East	Upslope	24 -< 33 m	BAL-29	Sect 3 & 7 of AS3959 and Sect 7.5 of PBP.
			33 -< 45 m	BAL-19	Sect 3 & 6 of AS3959 and Sect 7.5 of PBP.
			45 -< 100 m	BAL-12.5	Sect 3 & 5 of AS3959 and Sect 7.5 of PBP.
			>100m	BAL-LOW	No construction requirements
622	Woodland Vegetation to the North	Downslope (0-5°)	32 -< 100 m	BAL-12.5	Sect 3 & 5 of AS3959 and Sect 7.5 of PBP.
			>100m	BAL-LOW	No construction requirements
	Forest Vegetation to the East	Upslope	24 -< 33 m	BAL-29	Sect 3 & 7 of AS3959 and Sect 7.5 of PBP.
			33 -< 45 m	BAL-19	Sect 3 & 6 of AS3959 and Sect 7.5 of PBP.
			45 -< 100m	BAL-12.5	Sect 3 & 5 of AS3959 and Sect 7.5 of PBP.
			>100m	BAL-LOW	No construction requirements
623	Woodland Vegetation to the North	Downslope (0-5°)	32 -< 100 m	BAL-12.5	Sect 3 & 5 of AS3959 and Sect 7.5 of PBP.
			>100m	BAL-LOW	No construction requirements
	Forest	Upslope	24 -< 33 m	BAL-29	Sect 3 & 7 of

Lot Number	Vegetation Type within 100m & Direction from future dwellings	Effective Slope of Land (degrees)	Separation Distance from Identified Vegetation	Bushfire Attack Level (BAL)	Construction Section
	Vegetation to the East				AS3959 and Sect 7.5 of PBP.
			33 -< 45 m	BAL-19	Sect 3 & 6 of AS3959 and Sect 7.5 of PBP.
			45 -< 100 m	BAL-12.5	Sect 3 & 5 of AS3959 and Sect 7.5 of PBP.
			>100 m	BAL-LOW	No construction requirements
624	Woodland Vegetation to the North	Downslope (0-5°)	32 -<100m	BAL-12.5	Sect 3 & 5 of AS3959 and Sect 7.5 of PBP.
			>100m	BAL-LOW	No construction requirements
	Forest Vegetation to the East	Upslope	24 -< 33 m	BAL-29	Sect 3 & 7 of AS3959 and Sect 7.5 of PBP.
			33 -< 45 m	BAL-19	Sect 3 & 6 of AS3959 and Sect 7.5 of PBP.
			45 -< 100 m	BAL-12.5	Sect 3 & 5 of AS3959 and Sect 7.5 of PBP.
			>100m	BAL-LOW	No construction requirements
	Woodland Vegetation to the North	Downslope (0-5°)	16 -< 23 m	BAL-29	Sect 3 & 7 of AS3959 and Sect 7.5 of PBP.
			23 -< 32 m	BAL-19	Sect 3 & 6 of AS3959 and Sect 7.5 of PBP.
			32 -< 100 m	BAL-12.5	Sect 3 & 5 of AS3959 and Sect 7.5 of PBP.
			>100m	BAL-LOW	No construction requirements

Lot Number	Vegetation Type within 100m & Direction from future dwellings	Effective Slope of Land (degrees)	Separation Distance from Identified Vegetation	Bushfire Attack Level (BAL)	Construction Section
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			45 -<100 m	BAL-12.5	Sect 3 & 5 of AS3959 and Sect 7.5 of PBP.
			>100 m	BAL-LOW	Sect 3 & 7 of AS3959 and Sect 7.5 of PBP.

\*To Note: The construction requirements for the next lower BAL than that determined for the site may be applied to an elevation of the building where the elevation is not exposed to the source of the bushfire attack. An elevation is deemed to be not exposed to the source of bushfire attack if all the straight lines between that elevation and the source of bushfire attack are obstructed by another part of the building. However, this does not apply to BAL-12.5.

This report and mapping are not to be used to place wholesale restrictions on lots reflecting the resulting BAL mapping presented within. Building location and design will influence the application of the required BALs. For example, a lot indicated as being affected by BAL-29 may have those facades that are not exposed to the bushfire threat constructed to a lower BAL (i.e. BAL-19), reducing the costs of construction and providing more flexibility in choice of external building materials. Refer to Appendix B for Summary of AS3959-2018 Construction Standards and Appendix C for Additional Building Requirements.



- Legend**
- Subject Site
  - 100m Buffer
  - Setback
  - Open Forest
  - Woodland
  - BAL 40
  - BAL 29
  - BAL 19
  - BAL 12.5

**Disclaimer**  
 The BALS as depicted on this map have been determined by vegetation within 100m of Stage 6 at the time of the assessment in October 2022. It should be noted that conditions may change over time, that may result in different BALS for the site.  
 Although every care has been taken in the preparation of this map the author accepts no responsibility for any misprints, errors, omissions, inaccuracies in these maps or damages resulting from the use of this information.

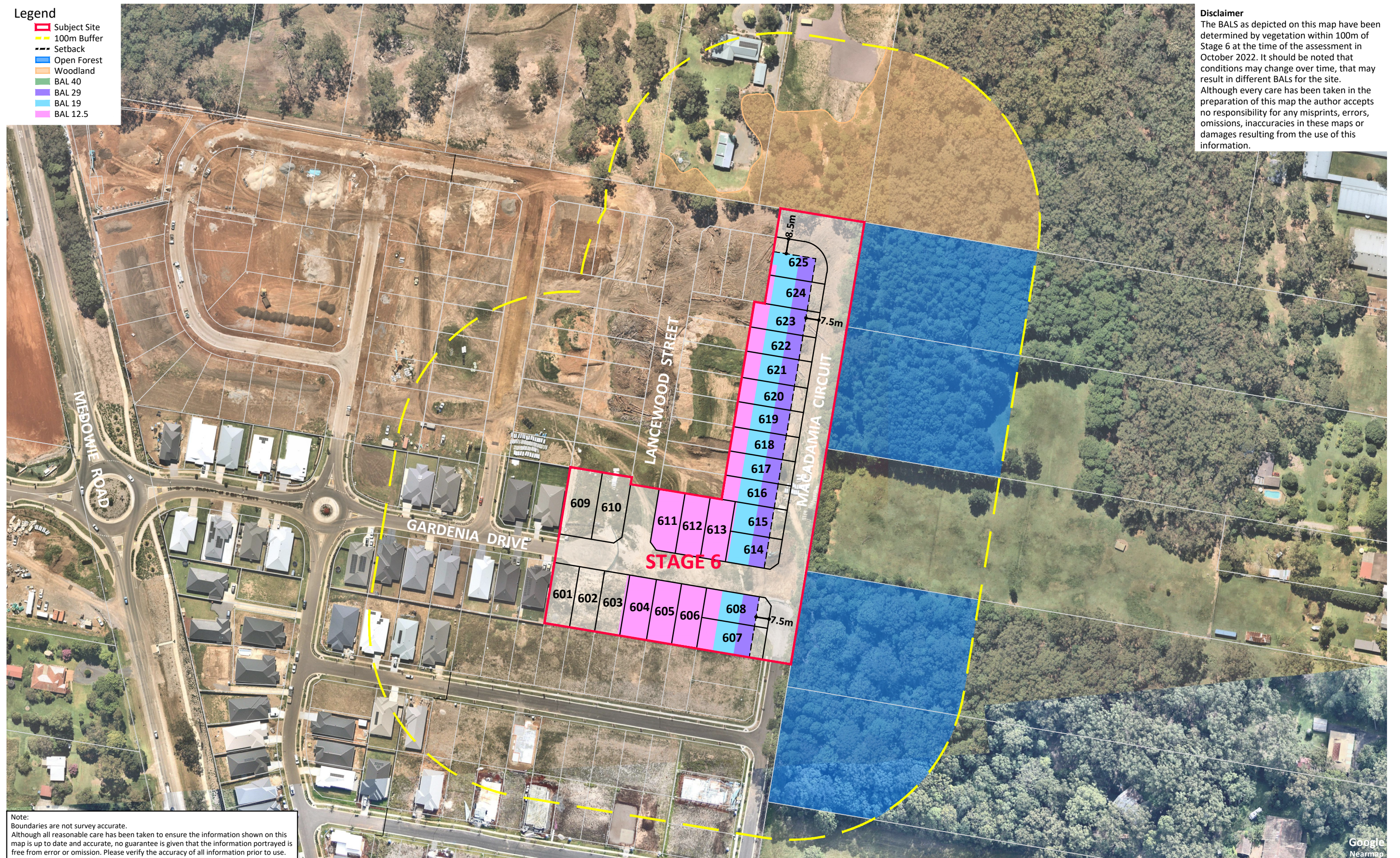
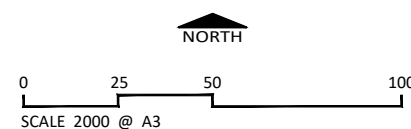


FIGURE 5-1: BUSHFIRE ATTACK LEVELS

CLIENT  
 SITE DETAILS  
 DATE

Client  
 Stage 6 The Gardens Medowie  
 7 October 2022



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## 5 CONCLUSION

This report provides an assessment of the Bushfire Attack Level (BAL) in accordance with AS3959-2018 Construction of Buildings in Bushfire Prone Areas for Stage 6 The Gardens, Medowie NSW 2318. This BAL report assesses the application of Australian Standard AS3959-2018 'Construction of Buildings in Bushfire Prone Land' and Appendix 1 of Planning for Bushfire Protection 2019 (PBP, 2019).

This assessment is based on the implementation of an 8.5m setback in lots facing the woodland to the North (Lot 625), and an 8.5m setback of lots facing the forest to the East (Lots 614-625).

This report and mapping are not to be used to place wholesale restrictions on lots reflecting the resulting BAL mapping presented within. Future development of surrounding stages may result in lower BALs than detailed in this report.

This BAL report has shown that any future dwellings within the site will be able to meet the requirements of both AS3959-2018.



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B.Env.Sc. G.Dip.DBPA (Design for Bushfire Prone Areas)

### ***Disclaimer:***

The BALs as depicted within this report and mapping have been determined by vegetation within 100m of Stage 9 at the time of the assessment April 2021. It should be noted that conditions may change over time that may result in different BALs for the lots.



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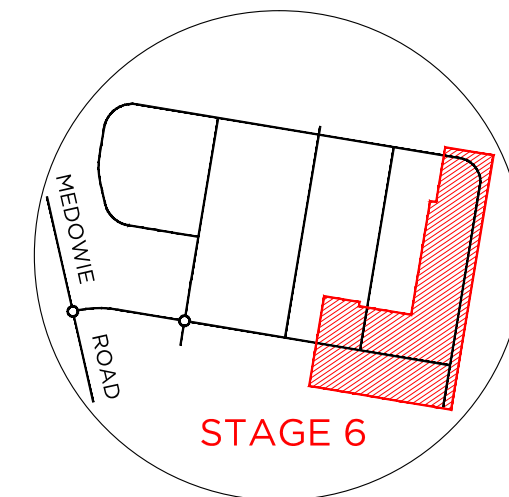
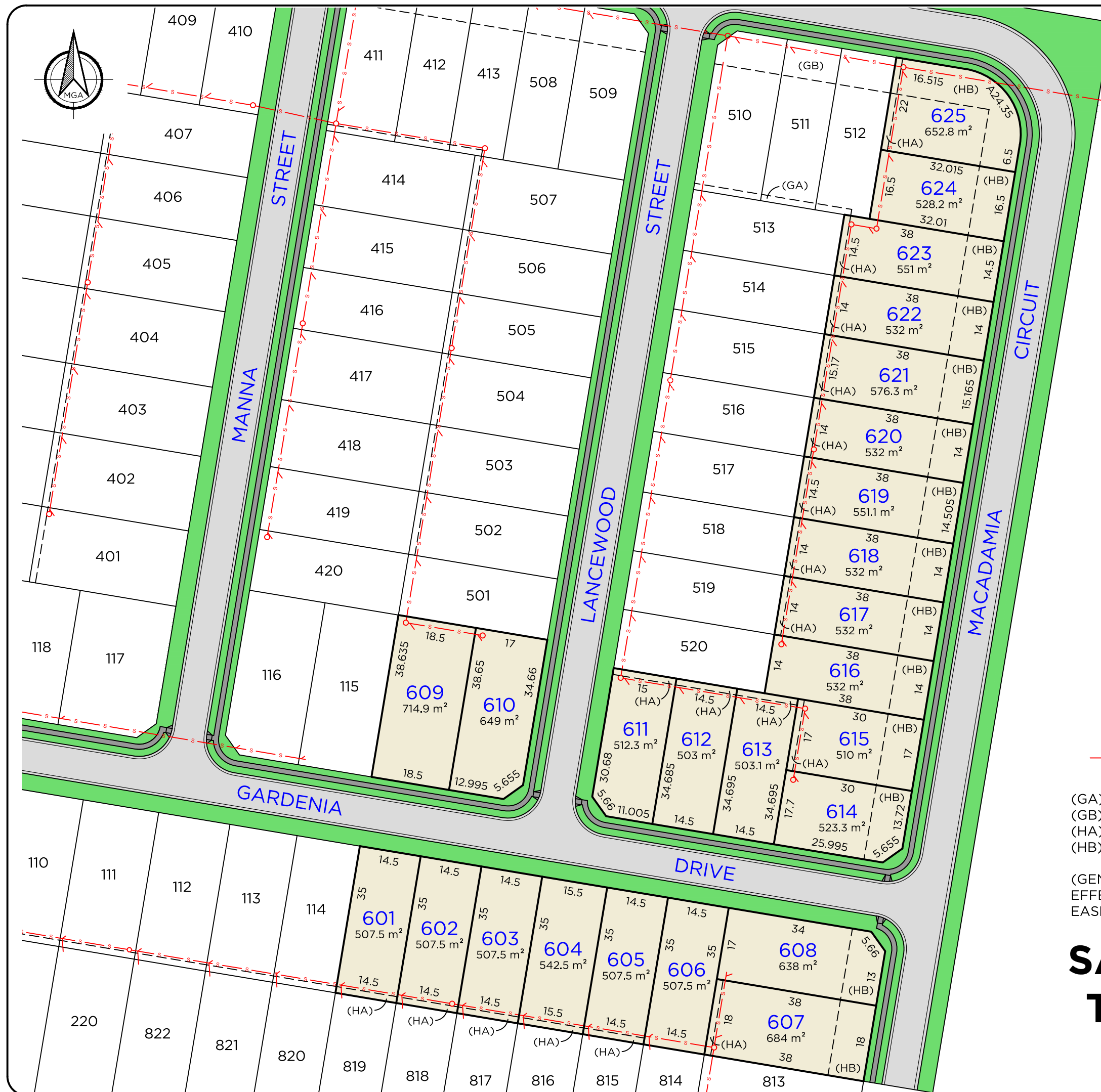
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## **APPENDIX A      SALE PLAN**



## LOCALITY PLAN



## THE GARDENS MEDOWIE

— s — s — s — s — PROPOSED SEWER LINE

(GA) - EASEMENT TO DRAIN WATER 1.5 WIDE  
(GB) - RESTRICTION ON THE USE OF LAND 8.5 WIDE  
(HA) - EASEMENT TO DRAIN WATER 1.5 WIDE  
(HB) - RESTRICTION ON THE USE OF LAND 8.5 WIDE

(GENERAL RESTRICTIONS ON THE USE OF LAND  
EFFECTS ALL LOTS. ALL AREAS, DIMENSIONS &  
EASEMENTS ARE SUBJECT TO FINAL SURVEY)

# SALE PLAN FOR THE GARDENS STAGE 6