

17 September 2025

Dean Willemsen ATF BLASTE74 Unit Trust
PO Box 90
GALSTON NSW 2159

Dear Dean Willemsen ATF BLASTE74 Unit Trust

Subject:	Approved Whole Occupation Certificate
Property:	74 Stephen Street, Blacktown
Application No:	CDC/5663482
Description:	Demolition of Existing Dwelling & Construction of a Dual Occupancy and Retaining Walls

Please find enclosed the Whole Occupation Certificate for your development at the above property.

Council have been notified of this completion.

Thank you for choosing Buildcert as your Principal Certifier. Please don't hesitate to contact us should you require any of our services in the future.

Yours sincerely



BELAL AHMADI

On behalf of Buildcert Pty Ltd - RBC8
Accreditation Body: NSW Fair Trading

Occupation Certificate

Issued in accordance with Sections 6.9 & 6.10 of the Environmental Planning and Assessment Act 1979 & Part 5 of the Environmental Planning and Assessment (Development Certification and Fire Safety) Regulation 2021

Certificate No: CDC/5663482

Determination: APPROVED

Property Address: Lot 393 DP 31926, 74 Stephen Street, BLACKTOWN NSW 2148

Type of Certificate: WHOLE

Description of Work: Demolition of Existing Dwelling & Construction of a Dual Occupancy and Retaining Walls

BCA Classification: 1a, 10a, 10b

STATEMENT

- The health and safety of the occupants of the building have been taken into consideration, and
- A current Development Consent or Complying Development Certificate is in force for the building, and the works are consistent with that consent, and
- If any building work has been carried out, a current Construction Certificate (or Complying Development Certificate) has been issued with respect to the plans and specifications for the building, and
- The building is suitable for occupation or use in accordance with its classification under the Building Code of Australia.

This certificate is issued by:



BELAL AHMADI
ACCREDITATION NUMBER: BDC04904

Certificate Determined on:

17 SEPTEMBER 2025

On behalf of Buildcert Pty Ltd - RBC8
Accreditation Body: NSW Fair Trading

ATTACHMENTS

- Schedule of Critical Stage Inspections

SCHEDULE OF CRITICAL STAGE INSPECTIONS

Property: 74 Stephen Street, Blacktown
Application No: CDC/5663482
Description: Demolition of Existing Dwelling & Construction of a Dual Occupancy and Retaining Walls

INSPECTION	RESULT	DATE	ACCREDITED CERTIFIER	
Pier/Pad	Satisfactory	5/05/2025	David Ngoyi	BDC04778
Slab on Ground	Satisfactory	13/05/2025	Louie Morched	BDC04755
Stormwater Drainage Connections	Satisfactory	29/5/2025	David Ngoyi	BDC04778
Retaining/Block Wall Footing	Satisfactory	29/05/2025	David Ngoyi	BDC04778
Floor Frame	Satisfactory	8/7/2025	David Ngoyi	BDC04778
Frame	Satisfactory	8/07/2025	David Ngoyi	BDC04778
Fire Resistance Level Wall Inspection	Unsatisfactory	8/7/2025	David Ngoyi	BDC04778
Wet Area Flashing	Satisfactory	6/08/2025	David Ngoyi	BDC04778
Fire Resistance Level Wall Inspection	Satisfactory	13/8/2025	David Ngoyi	BDC04778
Completion Inspection	Satisfactory	10/09/2025	Belal Ahmadi	BDC04904