

Our Ref: 22079/ID
Date Survey: 01st September, 2025

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Dean Willemsen
PRIME BUILD PTY LTD
Level 7, 6 Hassall Street
PARRAMATTA NSW 2150

PROPERTY: No.74 Stephen Street BLACKTOWN

As instructed I have made a survey for identification purposes of the whole of land contained in folio identifier 393/1318193 being Lot 393 in Deposited Plan Number 1318193 in the Local Government Area of Blacktown and report as follows:

The land has frontage to Stephen Street.

Title search dated 01/09/2025 indicates the subject land is not burdened or benefited by any affecting interests such as easements or covenants.

Standing upon the land is a newly constructed double storey duplex building, being constructed of brick and external cladding with metal roof and is not numbered.

The location of the building in relation to boundaries is shown on the attached sketch, also being numbered 22079/ID and dated 01/09/2025. The building was found to stand wholly within the subject land.

Floor & parapet levels have also been measured in relation to Australian Height Datum and shown on the sketch.

The survey of the subject land was carried out for identification purposes in accordance with the clause (45) of the Surveying and Spatial Information regulation 2024 and is restricted to those parts of the land that were visible and accessible.

This survey is concerned with the newly constructed building and no other buildings, structures, fencing, retaining walls or any underground structures or services have been investigated as part of this survey.

This survey is prepared on the basis that it is to be used to obtain an occupation certificate and may not be suitable for any other purpose.

Should further additions or improvements be erected upon the subject property after this date we would advise that the boundaries be marked for that purpose prior to construction.

Yours faithfully,



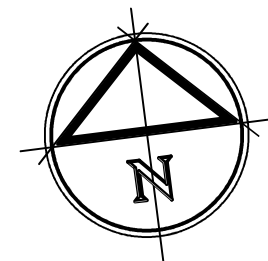
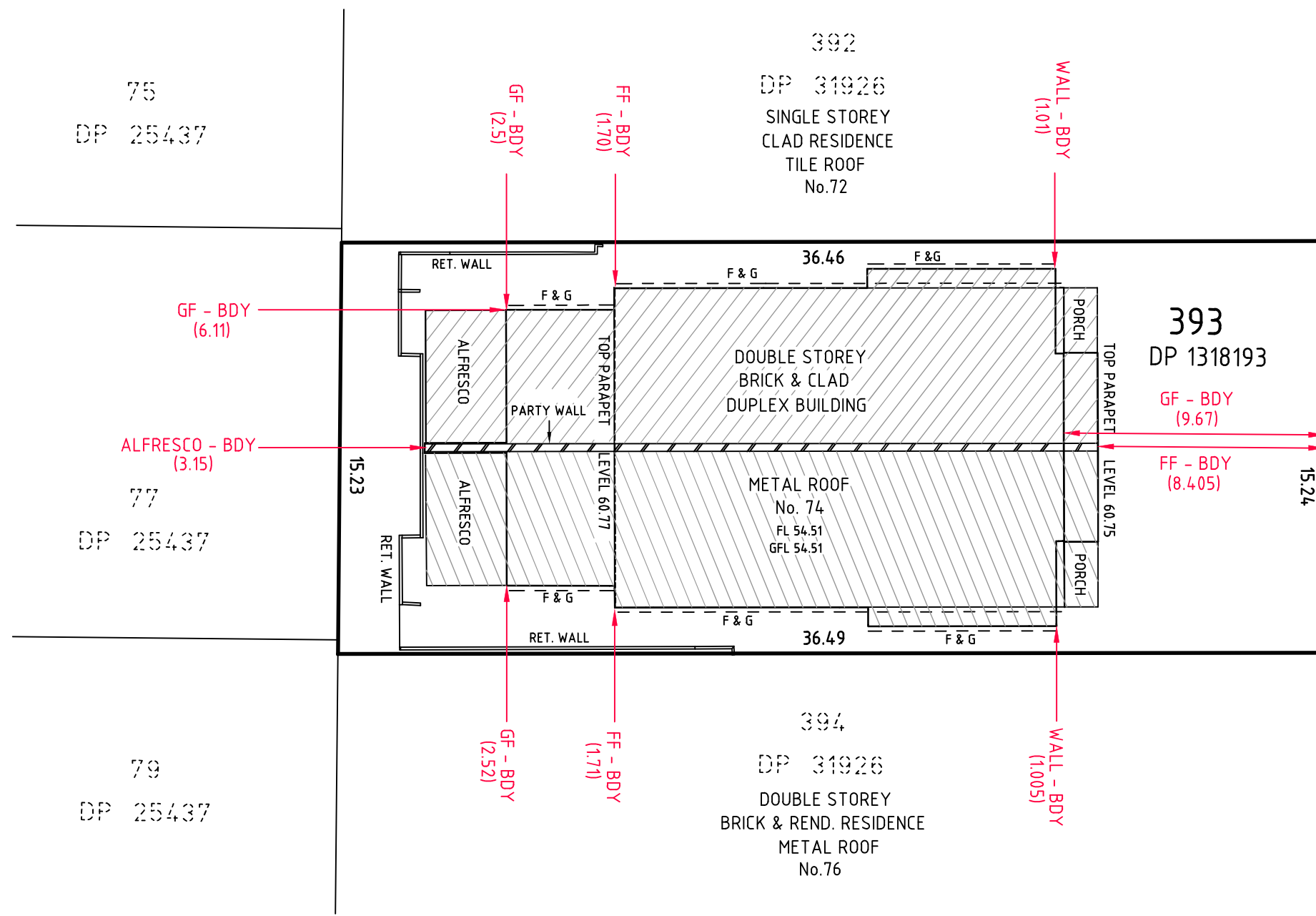
George Stojanovski
Registered Surveyor
North Western Surveys Pty. Ltd

SURVEYING + CIVIL ENGINEERING + PROJECT MANAGEMENT + SUPERINTENDENCY + WATER SERVICING COORDINATION

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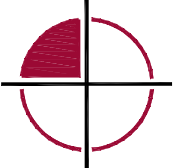
ORIGIN OF LEVELS
SSM 197209
RL 58.44 (SCIMS)
DATED 31/03/2025

FL FLOOR LEVEL
FF FIRST FLOOR
GF GROUND FLOOR
GFL GARAGE FLOOR LEVEL
F & G FASCIA & GUTTER

George Stojanovski

REGISTERED SURVEYOR
GEORGE STOJANOVSKI ID No.3441
NORTH WESTERN SURVEYS

I, George Stojanovski, a surveyor registered under the
Surveying and Spatial Information Act 2002, certify
that this plan, report or diagram has been prepared in
accordance with the Surveying and Spatial Information
Regulation 2024, Section 45.

PLAN REV.	DESCRIPTION	DATE	 <div>NORTH WESTERN SURVEYS LAND DEVELOPMENT CONSULTANTS P (02) 9831 2040 W www.nwsurveys.com.au E nws@nwsurveys.com.au</div> <div>+ SURVEYING CIVIL ENGINEERING PROJECT MANAGEMENT SUPERINTENDENCY WSC</div>	TITLE & SITE	SURVEYED:	PROJECT MANAGER:	
				IDENTIFICATION SURVEY OVER LOT 393 IN DP 1318193 AT No.74 STEPHEN STREET, BLACKTOWN, L.G.A BLACKTOWN	B.S	-	PLAN 1
					DRAFTED: N.V	SURVEY DATE: 01/09/2025	
					SCALE @ A3: 1:200	PLAN REV: 00	
00	ORIGINAL ISSUE	-		THIS DRAWING IS SUBJECT TO COPYRIGHT. IT MUST NOT BE REPRODUCED IN WHOLE OR PART WITHOUT PRIOR WRITTEN CONSENT OF NORTH WESTERN SURVEYS Pty. Ltd.	GRID/DATUM: M.G.A/A.H.D	PROJECT REFERENCE: 22079/ID	