STEVE WATSON & PARTNERS
BUILDING CODE CONSULTANTS • BUILDING SURVEYORS & CERTIFIERS

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SECTION 6.28 CROWN WORKS CERTIFICATE

Issued under the Environmental Planning and Assessment Act 1979 Section 6.28

Section 6.28 Crown Works Certificate No. 23/1939/02

Steve Watson and Partners (Sydney) Pty Ltd certifies that if the proposed development is carried out in accordance with the approved plans and specifications it will comply with the requirements of the Building Code of Australia in force as at the date of this certificate, as required by S6.28 of the NSW Environmental Planning and Assessment Act.

Applicant	Name: **The University of Sydney** Address: **Services Building (G12), 22 Codrington Street** Suburb: **Darlington** State: **NSW** Postcode: **2006**
Location of the Property	Address: **15A Carillon Avenue** Suburb: **Camperdown** State: **NSW** Postcode: **2050** Real Property Description: **Lot 101 DP 1270568**
Proposed Development	Type: **Erection of a building** Description: **Early works approval consisting of services relocation & contamination fill removal, Heritage Palisade removal and Archaeological Investigations** Use: **N/A** Building Code of Australia Classification: **N/A**
Development Consent	Development Consent Number: **SSD-57838709** Council: **Minister for Planning and Public Spaces** Date of Determination: **17 December 2025**
Determination	**Approved** Date of Determination: **11 September 2026**

Guiseppe Graziano (BDC0144) on behalf of
Steve Watson and Partners
Registered Body Corporate: **RBC 17**

Date of Endorsement: **Friday 11 September 2026**

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APPENDIX A – Section 6.28 Compliance Report

1. INTRODUCTION

This report presents an assessment of the proposed Early works for A01 Ross Street Teaching & Learning Hub, Camperdown consisting of services relocation and contamination fill removal, Heritage Palisade removal and Archaeological investigations against the Deemed-to-Satisfy (DTS) requirements of the Building Code of Australia (BCA) 2022 (Volume 1).

The report has been prepared by Steve Watson and Partners for The University of Sydney.

2. STATUTORY FRAMEWORK

Development by the Crown

Development by the Crown is regulated by Part 4 Division 4.6 and Part 6 Division 6.8 of the EP&A Act. Section 6.28 of the Act requires that any demolition or building work cannot be commenced unless the Crown building work is certified by or on behalf of the Crown to comply with the Building Code of Australia in force as at—

(a) the date of the invitation for tenders to carry out the Crown building work, or
(b) in the absence of tenders, the date on which the Crown building work commences.

3. LIMITATIONS

The following limitations apply to the assessment:

- The assessment does not consider the requirements for people with disabilities under the provisions of the Disabilities Discrimination Act 1992.
- Generally, the assessment does not incorporate the detailed requirements of the Australian Standards.
- This Section 6.28 Compliance Certificate incorporates a review of the proposed new works in order to comply with the requirements of BCA 2022 (Volume 2). The Environmental Planning & Assessment Act and Regulation does not include provisions for upgrading existing crown buildings subject to new alteration works.
- The report does not consider or address the responsibilities of the building owner(s) in using discretion in upgrading the building to comply with current BCA requirements.
- Works outside of the scope nominated does not form part of this statutory approval.
- Planning requirements and conditions outlined in the Development Consent/ Review of Environmental Factors (REF) do not form part of this Crown Certificate. The onus to ensure compliance with the conditions of consent lies with the applicant for the works.

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4. DESCRIPTION OF THE WORK

The proposed works subject to this Crown Certificate is limited to the Early works for A01 Ross Street Teaching & Learning Hub, Camperdown consisting of services relocation and contamination fill removal, Heritage Palisade removal and Archaeological investigations.

5. BCA ASSESSMENT

The following drawings has been relied upon as part of this report.

Dwg No.	Drawing Title	Issue	Date	Issued By
11	Landscape Demolition Plan	1	31/07/26	Oculus

The following documentation has been relied upon as part of this assessment report.

Item No.	Documents Forming Part Of This Approval	Date
1.	Non-Mandatory Inspection Record (Prior to the issue of the Crown Certificate)	04/09/26
2.	Evidence of Long Service Levy	20/08/26
3.	Design Certification – Demolition prepared be FDC Construction (NSW) Pty Ltd	04/09/26
4.	Documentation required to satisfy relevant DA conditions as per attached DA Checklist	-

6. CONDITIONS OF APPROVAL AND EXCLUSIONS

1. All new construction works are to be undertaken and completed in accordance with the National Construction Code – Building Code of Australia (Volume 1) 2022.
2. The proposed works is limited to the Early works for A01 Ross Street Teaching & Learning Hub, Camperdown consisting of services relocation and contamination fill removal, Heritage Palisade removal and Archaeological investigations.
3. Planning Approvals and Conditions of Consent are to be complied with and executed with the relevant authorities prior to the completion of building work. Note the satisfaction of specific conditions of the Development Consent do not form part of this approval.

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7. CONCLUSION

Steve Watson and Partners (Sydney) Pty Ltd has reviewed the design documentation relating to the Early works for A01 Ross Street Teaching & Learning Hub, Camperdown consisting of services relocation and contamination fill removal, Heritage Palisade removal and Archaeological investigations and confirm if the proposed development is carried out in accordance with the approved plans and specifications, it will comply with the requirements of the Building Code of Australia 2022 as required by Section 6.28 of the Environmental Planning and Assessment Act.

The referenced documentation and conditions of approval must be complied during construction and certified upon completion of the construction works, prior to any occupation of the building (or part).