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. 23/1939/03

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** Development Description: **Construction of a new five level multi-disciplinary general teaching space building.** **Crown Approval 03: Shoring, Piling, Bulk & Detailed Excavation and Inground Services** Use: **Educational Establishment** Building Code of Australia Classification: **Class 9b**
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 November 2026**

Guiseppe Graziano (BDC0144) on behalf of

Steve Watson and Partners

Registered Body Corporate: **RBC 17**

Date of Endorsement: **Wednesday 11 November 2026**

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APPENDIX A – Section 6.28 Compliance Report

1. INTRODUCTION

This report presents an assessment of the proposed staged main works for A01 Ross Street Teaching & Learning Hub, Camperdown consisting of Shoring, Piling, Bulk & Detailed Excavation and Inground Services 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.

4. DESCRIPTION OF THE WORK

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The proposed works subject to this Crown Certificate is limited to the staged main works for A01 Ross Street Teaching & Learning Hub, Camperdown consisting of Shoring, Piling, Bulk & Detailed Excavation and Inground Services.

5. BCA ASSESSMENT

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

Dwg No.	Drawing Title	Issue	Date	Issued By
A-00A-XX-01	COVER SHEET (CC)	C01	22/09/26	BVN ARCHITECTURE
A-10A-XX-01	PROPOSED SITE PLAN	C01	22/09/26	BVN ARCHITECTURE
A-10A-XX-02	GRIDS SETOUT	C01	22/09/26	BVN ARCHITECTURE
A-10A-XX-50	SYDNEY WATER ASSET	C01	22/09/26	BVN ARCHITECTURE
A-30A-XX-01	STRUCTURE GENERAL LEGEND	C01	22/09/26	BVN ARCHITECTURE
A-30B-01-00	STRUCTURE GENERAL PLAN - SHORING WALL	C01	22/09/26	BVN ARCHITECTURE
A-30B-01-01	STRUCTURE GENERAL PLAN - LEVEL 01	C01	22/09/26	BVN ARCHITECTURE
A-30C-XX-01	SHORING WALLS ELEVATION	C01	22/09/26	BVN ARCHITECTURE

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

Item No.	Documents Forming Part of This Approval	Date
1.	Fire Safety Schedule	11/11/26
2.	Architectural Design Compliance Statement prepared by BVN Architecture Pty Ltd	01/10/26
3.	Civil Design Certificate and Associated Documentation prepared by Meinhardt Australia Pty Ltd	30/09/26
4.	Hydraulic Services Design Certificate and Associated Documentation prepared by Inline Hydraulic Services Pty Ltd	06/11/26
5.	Structural Design Certificate and Associated Documentation prepared by Meinhardt Australia Pty Ltd	05/11/26
6.	Structural (Piling) Design Certificate and Associated Documentation prepared by HHC Engineers Pty Ltd	05/11/26
7.	Waterproofing Design Statement prepared by Waterproofing Integrity Testing Pty Ltd	27/10/26
8.	Detailed Geotechnical Investigation Report No. 225008.00 Rev 3 prepared by Douglas Partners Pty Ltd	10/10/25
9.	Site Sub-Soil Class Assessment Ref. 225008.04 R.001.Rev0 prepared by Douglas Partners Pty Ltd	04/09/26
10.	Remediation Action Plan Ref. 225008.01 R.002.Rev0 prepared by Douglas Partners Pty Ltd	22/08/24

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Item No.	Documents Forming Part of This Approval	Date
11.	Documentation required to satisfy relevant DA conditions as per attached DA Checklist	-

6. BCA INTERPRETATIONS AND ASSUMPTIONS

1. The Environmental Planning and Assessment Act 1979 Part 6, Division 6.8, Section 6.28 (2) requires Crown building work to comply with the Building Code of Australia (BCA) – at date of the invitation for tenders to carry out the Crown building work.
2. On this basis the BCA applicable is BCA 2022 (Volume 1) Amendment 1 (for stages 3 to 5) and BCA 2022 (Volume 2) (for stages 1 and 2).

7. 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 staged main works for A01 Ross Street Teaching & Learning Hub, Camperdown consisting of Shoring, Piling, Bulk & Detailed Excavation and Inground Services.
3. All works are to be undertaken in accordance with the advice and recommendations outlined in the referenced design certification.
4. Design certification/reports for BCA compliance and structure has been provided by the design team and is relied upon as part of this approval. All engineers, consultants and sub-contractors will be required to certify each component of work against the BCA and approved documentation in this report.
5. 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.

8. CONCLUSION

The nominated design documentation in relation to the proposed Crown Development works involving the staged main works of A01 Ross Street Teaching & Learning Hub, Camperdown consisting of Shoring, Piling, Bulk & Detailed Excavation and Inground Services has been reviewed and are capable of complying technical provisions of the Building Code of Australia under Section 6.28 of the Environmental Planning & Assessment Act 1979.

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).