

Attachment A22

**Building code of Australia 2022 capability
statement**

24 March 2025

UOL Group Limited
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#33-00 United Square
Singapore 307591

Attention: Lim Sheng Yang

**Park Royal – Darling Harbour
Building Code of Australia 2022 Capability Statement**

UOL have requested Building Code of Australia 2022 advice in relation to the BCA compliance of the draft planning proposal drawings for the proposed building works at Parkroyal on Day Street in Darling Harbour as proposed in the draft planning proposal drawings prepared by Hassell dated 19/12/24. These drawings have been reviewed in conjunction with the architectural workshop drawings dated 03/12/24.

The information submitted to date has been reviewed for compliance with the Deemed-to-Satisfy provisions of the Building Code of Australia excluding Section B structure, Part F3 roof and wall cladding, Part F7 sound transmission & insulation, NSW Part I4 entertainment venues & Section J energy efficiency. A consultant team have been appointed and have completed a concept design stage in these areas.

Note that the design is not finalised and design compliance against the deemed-to-satisfy provisions or the Performance Requirements of these parts of the Building Code of Australia 2022 is yet to be completed. The design will be reviewed again during the design development phase and prior to the issue of the Construction Certificate. Also note that the application for the construction certificate is to be after 01st May 2025 and the pending BCA 2025 will apply to the project and subsequent BCA reviews will have to be against the BCA 2025 requirements.

The proposed building, as taken from the drawings provided, has the following characteristics:

Storey	Use	Class
Basement B2	Staff changerooms, engineering workshop, plant areas and ancillary laundry storage (it is noted that the laundry is not a working laundry ie it is not class 8, and is only used for storage of laundry)	Class 3
Basement B1	Carpark and plant areas	Class 7a
Ground floor	Hotel lobby, BOH offices, F&B dining, loading dock and substation	Class 3, 5, 6, 7b & 8*
Level 01	Hotel staff dining, hotel kitchen, combined all day dining (assumed hotel guests only ie not a public restaurant) and ancillary admin offices	Class 3
Level 02	Hotel kitchen, function rooms, ballroom, plant toilets and ancillary admin offices	Class 3 & 9b
Level 03-10	Hotel rooms	Class 3
Level 11	Hotel gym & outdoor swimming pool, plant,	Class 3
Level 12-16	Hotel rooms	Class 3
Level 17	Hotel rooms	Class 3
Level 18	Hotel rooms, club & resident lounge, terrace and plant	Class 3 & 6
Level 19-20	Hotel rooms	Class 3
Level 21	Restaurant and terrace	Class 6
Level 22	Engineering maintenance workshop and plant	Class 3

Rise in Storeys & Effective Height:

The proposed building will have a rise in storeys of 23.
The effective height of the proposed building is to be 77.7m.

Type of Construction:

The building is required to comply with the BCA Type A Construction requirements.

Access & Egress

The design will have to comply with the access and egress requirements of Building Code of Australia 2022. Compliance is fully achievable either with the deemed to satisfy or performance requirements (eg fire engineering) of the BCA prior to the issue of the Construction Certificate(s).

Services

The building is expected to be provided with the following fire safety measures, as per the requirements of Building Code of Australia 2022:

No	Fire Safety Measure	Standard of Performance
1.	Automatic fail safe devices	BCA 2022 Clause C3D15 & BCA Specification 12 Clause C4(d)(ii)
2.	Automatic fire detection and alarm systems	BCA 2022 Clause E2D5, NSW E2D16, BCA Specification 20, AS1670.1-2018
3.	Automatic fire suppression systems	BCA 2022 Clause E1D4, E1D5, E1D6, BCA Specification 17, AS2118.1 2017
4.	Emergency lifts	BCA 2022 Clause E3D5
5.	Emergency lighting	BCA 2022 Clause E4D2, E4D3, E4D4, AS/NZS2293.1-2018
6.	Emergency warning and intercommunication systems	BCA 2022 Clause E4D9, AS1670.4-2018
7.	Exit signs	BCA 2022 Clause E4D5, E4D6, E4D8, AS/NZS2293.1-2018
8.	Fire control centres and rooms	BCA 2022 Clause E1D15
9.	Fire dampers	BCA 2022 Clause C4D13, C4D15, AS1668.1 2015
10.	Fire doors	BCA 2022 Clause C4D9, C4D12, AS1905.1-2015
11.	Fire hose reel systems	BCA 2022 Clause E1D3, AS2441 2005
12.	Fire hydrant systems	BCA 2022 Clause E1D2, AS2419.1 2021
13.	Fire seals protecting openings in fire-resisting components of the building	BCA 2022 Clause C4D13, C4D15, AS1530.4-2014
14.	Lightweight construction	BCA 2022 Clause C2D9, BCA Specification 6
15.	Mechanical air handling systems	BCA 2022 Clause E2D4, E2D6, NSW E2D16, AS1668.1 2015
16.	Portable fire extinguishers	BCA 2022 Clause E1D14, AS 2444-2001
17.	Smoke alarms and heat alarms	BCA 2022 Clause E2D5, NSW E2D16, BCA Specification 20, AS1670.1-2018
18.	Smoke detectors and heat detectors	BCA 2022 Clause E2D5, NSW E2D16, BCA Specification 20, AS1670.1-2018
19.	Smoke doors	BCA 2022 Clause C3D15 & BCA Specification 12
20.	Warning and operational signs	BCA 2022 Clause D3D28, E3D4

Conclusion

Metro Building Consultancy has reviewed the proposed plans and sees no reason why a Construction Certificate cannot be issued upon completion of the design drawings.

As stated previously areas of the design are still being finalised and design compliance against the deemed-to-satisfy provisions or the Performance Requirements of these parts of the Building Code of Australia 2022 is yet to be completed. The design will be reviewed again during the design development phase and prior to the issue of the Construction Certificate.

If you have any questions in relation to the above, please do not hesitate to contact this office.

Regards



Sean Moore

Metro Building Consultancy

NSW Fair Trading – Building Surveyor – Unrestricted – BDC0764