

Access/DDA Capability Statement for S4.55 Modification

Moriah College STEAM Building
3 Queens Park Road, Queens Park

Prepared for:
Buildcorp

Revision 2
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Reference: S250457



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Access/DDA Capability Statement

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+ Project No.	S250457
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1.1 Proposed Development

The redevelopment of Moriah War Memorial College's Queens Park Campus involves the design and construction of a new STEAM (Science, Technology, Engineering, Arts and Mathematics) facility. This project is the first stage of a broader campus transformation aimed at modernising educational infrastructure to support contemporary and future-focused teaching methodologies.

The new STEAM building will replace outdated and underutilised facilities, including Buildings A and B and the existing tennis courts. It will provide purpose-built spaces for science, technology, food technology, mathematics, art, and independent learning, including a new high school library and consolidated administration areas.

A concept SSDA for the staged redevelopment of Moriah College was approved by DPHI in May 2021. A Modification Application for minor internal and external amendments was subsequently approved in 2025.

This report has been prepared to support further modifications now proposed to the approved development and to confirm whether the relevant accessibility requirements have been met.

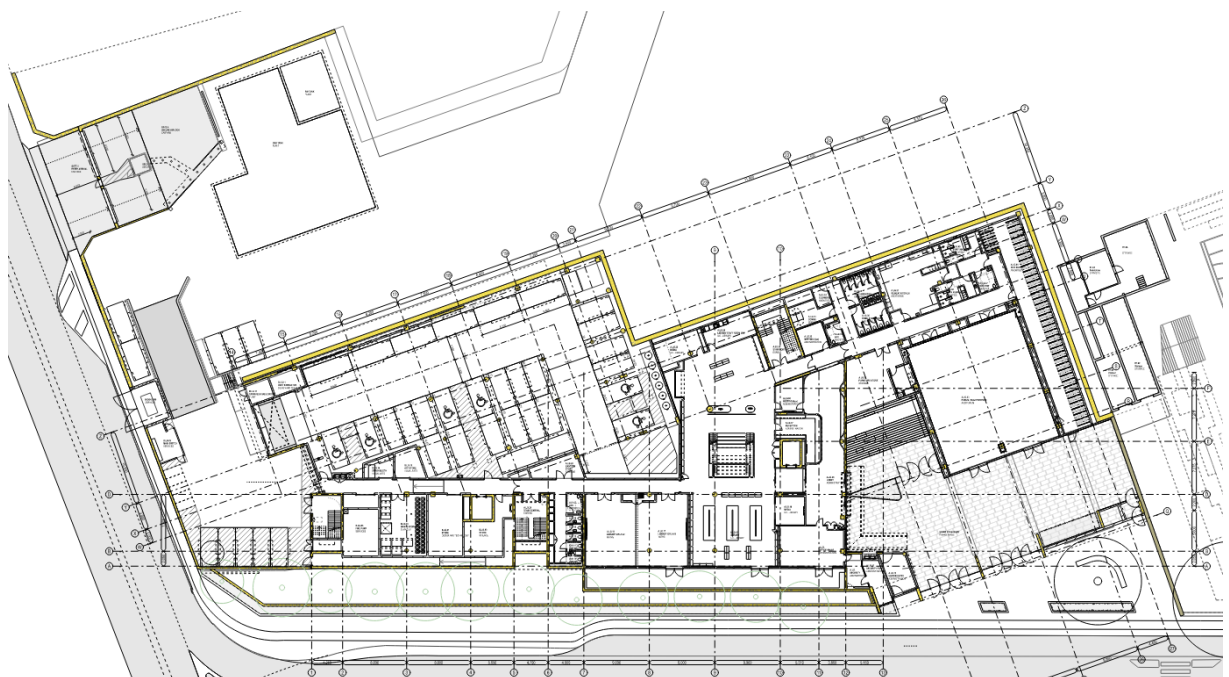


Figure 1 – Moriah College Lower Ground General Arrangement Plan

1.2 Capability Statement Objectives

The objectives of this statement are to:

- + Confirm that the DA S4.55 MOD architectural documentation has been reviewed by an appropriately qualified Access Consultant/Building Surveyor.
- + Confirm that the proposed new building works can readily achieve compliance with the Disability (Access to Premises – Buildings) Standards 2021, including an assessment of the ‘affected part’ provisions.
- + Confirm that the proposed new building works can readily achieve compliance with Part D4 deemed-to-satisfy provisions of the BCA;

It should be noted that it is not the intent of this statement to identify all Access/DDA provisions that apply to the subject development. The development will be subject further assessment following receipt of more detailed documentation prior to and at Construction Certificate stage.

1.3 Relevant Version of the BCA

Pursuant to Section 19 of the *Environmental Planning and Assessment (Development Certification and Fire Safety) Regulation 2021* the proposed building is subject to compliance with the relevant requirements of the BCA as in force at the day on which the application for the Construction Certificate is made. The current version of the BCA is BCA 2022 Amendment 2, with the next revision of the BCA coming into effect 1 May 2026. As it is understood the Construction Certificate application will be lodged after 1 May 2023 and before 1 May 2026, this report assesses the design against compliance with the requirements of BCA 2022 Amendment 2.

1.4 Referenced Documentation

This report has been prepared based on a review of the preliminary DA architectural plans prepared by FJC Studio:


+ Drawing Number	+ Rev	+ Date	+ Drawing Number	+ Rev	+ Date
DA-1001	H	13.02.2026	DA-2105	M	13.02.2026
DA-1205	J	13.02.2026	DA-2106	K	13.02.2026
DA-1206	G	13.02.2026	DA-2201	C	13.02.2026
DA-1209	H	13.02.2026	DA-2202	E	13.02.2026
DA-1210	H	13.02.2026	DA-2203	E	13.02.2026
DA-2051	D	13.02.2026	DA-2300	C	13.02.2026
DA-2052	D	13.02.2026	DA-2301	I	13.02.2026
DA-2056	D	13.02.2026	DA-2302	I	13.02.2026
DA-2058	D	13.02.2026	DA-2303	I	13.02.2026
DA-2061	D	13.02.2026	DA-2304	I	13.02.2026
DA-2063	D	13.02.2026	DA-2305	I	13.02.2026
DA-2068	D	13.02.2026	DA-3001	J	13.02.2026
DA-2069	D	13.02.2026	DA-300	J	13.02.2026
DA-2101	R	13.02.2026	DA-4001	I	13.02.2026
DA-2102	R	13.02.2026	DA-4002	I	13.02.2026
DA-2103	N	13.02.2026	DA-4200	E	13.02.2026
DA-2104	M	13.02.2026	DA-9400	G	13.02.2026

1.5 Overview of Access Requirements

+ Requirements for Accessibility	
Class 7a	For a Class 7a building, access must be provided to and within any level containing accessible carparking spaces.
Class 9b	For Class 9b buildings, access must be provided to and within all areas normally used by the occupants.

2.0 DDA Assessment – Key Issues

2.1 Disability (Access to Premises Building) Standards 2010

<p>DDA</p>	<p>The Disability (Access to Premises-Buildings) Standards 2021 (the Access to Premises Standards) requires the building to comply with the Access Code (BCA Part D4 & AS 1428.1-2021).</p> <p>With respect to the proposed new buildings, compliance with the Access Code is achieved if the buildings comply with:</p> <ul style="list-style-type: none"> + BCA clauses D4D1 to D4D13; + BCA clauses E3D7 & E3D8; + BCA clauses F4D3, F4D5 to F4D7 and F4D12.
<p>D4D2</p>	<p>General Building Access Requirements: Access is to be provided to and within all areas unless exempted under D4D5.</p> <p><i>Comment:</i> Compliance readily achievable for accessibility requirement generally.</p> <p>To rationalise the location of EOT facility lockers having accessible lockers just in the accessible WC. This will be addressed as a performance solution.</p> 
<p>D4D3</p>	<p>Access to Buildings: An accessway must be provided to a building required to be accessible—</p> <ul style="list-style-type: none"> + from the main points of a pedestrian entry at the allotment boundary; and + from another accessible building connected by a pedestrian link; and + from any required accessible carparking space on the allotment. <p><i>Comment:</i> Compliance is readily achievable not the subject site is relatively flat. Further details to be provided at CC stage to confirm compliance.</p>
<p>D4D4</p>	<p>Parts of Buildings to be Accessible:</p> <ul style="list-style-type: none"> + Every ramp and stairway are required to comply with AS 1428.1 – 2021. + Accessways must have turning and passing space complying with AS 1428.1 – 2021. + Door circulation and clearances to comply with AS 1428.1 – 2021. + Stairways to comply with AS 1428.1 – 2021.

	<p><i>Comment:</i> Compliance is readily achievable with the requirements of AS 1428.1 – 2021 as required by this part. Further details to be provided at CC stage to confirm compliance.</p> <p>Note 1: Certain doorways need to be altered for doorway circulation to comply.</p> <p>Note 2: Certain meeting rooms and quiet rooms have insufficient doorway circulation where FFE changes are required or they might be subject to a performance solution.</p> <p>Note 3: The Library Presentation tiered seating area has stairways within single handrails which will be subject to a performance solution.</p> <p>Note 4: The two sets of southern stairs to the court area have discontinuous handrails between stair flight and only a single central handrail which will be subject to a performance solution.</p>
D4D5	<p>Exemptions: The use of certain parts of the building are not required to be accessible in the following instances:</p> <ul style="list-style-type: none"> + An area where access would be inappropriate because of the particular purpose for which the area is used. + An area that would pose a health or safety risk for people with a disability. + Any path of travel providing access only to an area exempted by the above two items <p><i>Comment:</i> Rooms subject to the above will be considered as exempt areas if agreed with the School. Areas may include plantrooms and stores as examples.</p>
D4D6	<p>Accessible Parking: Accessible carparking is required for every 1 in 50 spaces provided and comply with AS 2890.6-2009.</p> <p><i>Comment:</i> Compliance readily achievable. The number of accessible carparking spaces is met. Detailed plans to be reviewed prior to the CC stage to confirm compliance.</p>
D4D7	<p>Signage: Braille and tactile signage must be provided to identify each door required to be provided with an exit sign as well as identifying accessible sanitary facilities. Details to be reviewed during design development.</p> <p><i>Comment:</i> Compliance is readily achievable with the requirements of AS 1428.1 – 2021 as required by this part. Further details to be provided at CC stage to confirm compliance.</p>
D4D8	<p>Hearing Augmentation: A hearing augmentation system must be provided where an inbuilt amplification system, other than one used only for emergency warning is installed in any room, or a reception area where the public is screened from the service provider.</p> <p><i>Comment:</i> A performance solution is proposed to allow portable Roger hearing augmentation systems in lieu of in-built hearing augmentation systems. We recommend that the number of portable systems should be able to support 20% of rooms which have in-built amplification proposed.</p>
D4D9	<p>Tactile Indicators: Tactile Ground Surface Indicators (TGSIs) must be provided in accordance with this clause.</p> <p><i>Comment:</i> Compliance is readily achievable with the requirements of AS 1428.1 – 2021 as required by this part. Further details to be provided at CC stage to confirm compliance.</p>
D4D10	<p>Wheelchair Seating Spaces in Class 9b Assembly Buildings: Where fixed seating is provided, wheelchair seating spaces must be provided in accordance with the requirements of this clause. It appears no fixed seating is currently provided.</p>
D4D12	<p>Ramps: Ramps are readily able to meet compliance with AS 1428.1 – 2021.</p> <p><i>Comment:</i> Compliance is readily achievable with the requirements of AS 1428.1 – 2021 as required by this part. Further details to be provided at CC stage to confirm compliance.</p>
F4D5	<p>Accessible Sanitary Facilities: The provision of Unisex Accessible Sanitary Facilities and facilities suitable for use for persons with an ambulant disability satisfy the requirements of this clause.</p>

Comment: Compliance is readily achievable with the requirements of AS 1428.1 – 2021 as required by this part. Further details to be provided at CC stage to confirm compliance.

3.0 Conclusion

This report contains an assessment of the referenced architectural documentation for the proposed new Moriah College STEAM Building located at 3 Queens Park Road, Queens Park, NSW against the Deemed-to-Satisfy provisions and Performance Requirements of Part D4 of the Building Code of Australia 2022 (Amendment 2) & Disability (Access to Premises – Buildings) Standards 2021.

In view of the above assessment, we can confirm that subject to the above measures being appropriately addressed by the project design team, compliance with the provisions of the BCA is readily achievable.

In addition, it is considered that such matters can adequately be addressed in the preparation of the Construction Certificate documentation without giving rise to any inconsistencies with the Development Approval.

Should you require further assistance or clarification please do not hesitate to contact the undersigned on 02 9211 7777.

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