



Graythwaite, North Sydney

Sydney Church of England Grammar School (Shore)

Stage 1: Project Application

Proposed refurbishment:

Graythwaite House, Coach House, Tom O'Neill Centre

**Strategy for the Provision of Access
for People with Disabilities**

November 2010

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1. Introduction

1.1 Method and key issues of access appraisal

This access capability statement/strategy addresses the requirements for access and egress by people with disabilities for the Project Application based on the Building Code of Australia (BCA) and the objectives of the Disability Discrimination Act 1992 (DDA) – section 23, which focuses on equitable and dignified access for all users of a building or facility. This does not just include meeting the requirements of people who use wheelchairs but also people who have ambulatory disabilities and cognitive or sensory impairments. The DDA extends beyond buildings to include outdoor spaces and areas within the building, to address furniture, fittings and practices and is concerned with providing equitable, dignified access to services and facilities for people with a disability.

An initial access appraisal by Access Associates Sydney of the existing buildings Graythwaite House, Coach House and Tom O'Neill Centre to review the provision of access for people with a disability was conducted at the on-site meeting with Tanner Architects on 3 August 2010. The paths of travel and links to the existing and proposed site facilities identified in the proposed Site Context Plan including entries to the Graythwaite House, Coach House and Tom O'Neill Centre and proposed locations for accessible parking, lift access and accessible sanitary facilities were reviewed and discussed on site.

The access appraisal of the existing paths of travel linking the facilities within the site provides information on the key issues of accessibility on which to base the ongoing strategy/recommendations in the future provision of pedestrian links proposed in the site master plan.

As the site master plan develops, the preparation of a coordinated strategy for accessibility which provides access statements for proposed new works to meet the intent of the DDA should be prepared in association with the design team.

To meet the objectives of the Disability Discrimination Act 1992 (DDA) – section 23, which focuses on equitable and dignified access for all users of a building or facility, the key issue is the provision of a **continuous accessible path of travel**.

Principles of equitable, dignified, independent access for people with mobility, vision or hearing disabilities underpin comments and recommendations of this access capability statement/strategy.

Equitable access throughout the site is to be provided via a continuous accessible path of travel which links facilities including:

- points of arrival: proposed vehicular drop off and accessible parking space
- proposed links to adjacent senior and preparatory school campuses
- proposed accessible entry to administration building (Graythwaite House); school reception and staff offices; function and meeting facilities and the equitable provision of a unisex accessible sanitary facility
- proposed museum
- proposed landscaped garden
- proposed accessible entry and at least one proposed staff office and the unisex accessible sanitary facility for the Coach House
- proposed accessible entry and at least one proposed teaching/staff facility and the unisex accessible sanitary facility for the Tom O'Neill Centre

1.2 Drawings Reviewed

All comments written in this access strategy have been made after the undertaking of the initial site appraisal of the Graythwaite House, Coach House and Tom O'Neill Centre, discussions with the design team and reviewing of the following architectural drawings received at this office on 10.11.10 from PD Mayoh Architects and 07.09.10 from Tanner Architects.

PD Mayoh Architects

Dwg. No.	Revision	Title	Scale	Date
A.000	A	Cover Page & Staging Diagram	1:1000@A1	November 2010
A.001	A	Locality/Context Plan	1:5000@A1	November 2010
A.002	A	Existing Site Plan	1:1000@A1	November 2010
A.003	A	Proposed Site Plan	1:1000@A1	November 2010
A.004	A	Site Survey Plan	1:600@A1	November 2010
A.005	A	Site Analysis Plan (Existing)	1:600@A1	November 2010
A.006	A	Vehicle Access Plan (Proposed)	1:600@A1	November 2010
A.007	A	Pedestrian Access Plan (Proposed)	1:600@A1	November 2010
A.100	A	Level 1 Plan (RL 63.8 – 67.78)	1:250@A1	November 2010
A.101	A	Level 2 Plan (RL 67.17 – 71.24)	1:250@A1	November 2010
A.102	A	Level 3 Plan (RL 70.67 – 74.24)	1:250@A1	November 2010

A.103	A	Level 4 Plan (RL 74.6 – 77.28)	1:250@A1	November 2010
A.104	A	Roof Plan/Level 5 Plan (RL 80.78)	1:250@A1	November 2010
A.160	A	East & West Site Sections	1:250@A1	November 2010

Tanner Architects

Dwg. No.	Revision	Title	Scale	Date
AR.DA.0001	P1	Cover & Location Plan	1:500@A1	29.07.10
AR.DA.0002	P1	Site Plan	1:500@A1	31.07.10
AR.DA.0003	P1	Graythwaite House Demolition Plans	1:100@A1	31.08.10
AR.DA.1001	P1	Graythwaite House Basement & Ground Floor Plans	1:100@A1	02.08.10
AR.DA.1002	P1	Graythwaite House First & Attic Floor Plans	1:100@A1	02.08.10
AR.DA.1003	P1	Graythwaite House Roof Plan	1:100@A1	02.08.10
AR.DA.2001	P1	Graythwaite House Elevations	1:100@A1	29.07.10
AR.DA.2002	P1	Graythwaite House Sections	1:100@A1	29.07.10
AR.DA.2003	P1	Graythwaite House Elevations	1:100@A1	29.07.10
AR.DA.3001	P3	Coach House Floor Plans & Elevations	1:100@A1	07.09.10
AR.DA.4001	P1	Tom O'Neill Centre Floor Plans & Elevations	1:100@A1	07.08.10
A.002	P4	Proposed Site Plan	1:1000@A1	23.09.10
A.004	P2	Pedestrian Access Plan	1:1000@A1	24.09.10

1.3 References

Building Code of Australia BCA 2010 - Parts D3, E3.6 & F2.4

AS1428.1 – 2001	Design for access and mobility Part 1: General requirements for access – New building work.
AS1428.1 – 2009	Design for access and mobility Part 1: General requirements for access – New building work.
AS1428.2 – 1992	Design for access and mobility Part 2: Enhanced and additional requirements – buildings and facilities.
AS1428.4 – 1992	Design for access and mobility Part 4: Tactile Ground Surface Indicators for the orientation of people with vision impairment

AS1428.4 – 2009 Design for access and mobility Part 4.1: Means to assist the orientation of people with vision impairment - tactile ground surface indicators

AS1735.12 – 1999 Lifts, escalators and moving walks Part 12: Facilities for persons with disabilities

AS2890.1 – 1993 Car Parking – Off - street parking

AS2890.6 – 2009 Parking facilities– Off - street parking for persons with disabilities

North Sydney Council Development Control Plan 2002

Disability Discrimination Act 1992 (DDA) & DDA Advisory Notes on Access to Premises – HREOC, June 1997

Disability (Access to Premises - Buildings) Standard 2010 released by the Attorney General – 15 March 2010

Sydney Olympic Park Authority – Access Guidelines – Second Edition – 2008

1.4 Legislative background

In accordance with the principles of the Disability Discrimination Act 1992 (DDA) best practice is to be emphasised in the provision of access for people with a disability in the design of the proposed Graythwaite facilities.

This initial access strategy prepared at the concept stage of the site master plan design addresses the requirements for access by people with a disability, to the proposed facilities as staff, students and visitors and reviews the key legislative requirements the Building Code of Australia (BCA) and North Sydney Council Development Control Plan 2002.

DDA

The objectives of the Disability Discrimination Act 1992 (DDA) – section 23, focus on the provision of equitable, independent and dignified access to services and facilities for people with mobility, sensory and cognitive disabilities.

The DDA covers existing premises, including heritage buildings, those under construction and future premises. It extends beyond the building itself to include outdoor spaces and within, to address furniture, fittings and practices.

DDA Advisory Notes on Access to Premises (June 1997) provides recommendations for provision of access via continuous accessible paths of travel and facilities meeting the requirements of AS1428.2.

Disability (Access to Premises - Buildings) Standard 2010 released by the Attorney General – 15 March 2010 is proposed as an update of the BCA (2011) access provisions for people with disabilities to more fully meet the intent of the DDA.

BCA

The BCA (2010) D3 - Access for People with Disabilities outlines the general building access requirements. Table D3.2 outlines the parts of the building required to be accessible that must comply with AS1428.1. D3.5 outlines accessible car parking requirements. D3.6 includes specification for identification of accessible facilities, services and features. D3.8 outlines the requirements for tactile ground surface indicators. E3.6 outlines the requirements for passenger lifts. F2.4 outlines the requirements for unisex accessible sanitary facilities designed to meet the requirements of AS1428.1.

The draft BCA (2011) includes the following relevant parts to meet the deemed to satisfy provisions to satisfy the performance requirements DP1, DP4, DP6, DP8 and DP9:

D3 Access for People with Disabilities outlines the general building access requirements it includes:

- Table D3.1 which outlines the parts of the building required to be accessible that must comply with AS1428.1(2009)
- D3.2 access to buildings which outlines requirements for accessways, doors and entrances
- D3.3 the parts of buildings required to be accessible and meet the requirements of AS1428.1 (2009)
- D3.4 exemptions
- D3.5 accessible car parking requirements
- D3.6 signage requirements for identification of accessible facilities, services and features
- D3.7 hearing augmentation requirements
- D3.8 tactile ground surface indicators
- D3.9 wheelchair spaces in Class 9b Buildings
- D3.10 swimming pools
- D3.11 ramps
- D3.12 glazing requirements on and accessway

Part D4 Braille and tactile Signs

Part D5 Accessible water entry/exit from swimming pool

E3.6 outlines the requirements for passenger lifts in accessible buildings

F2.4 outlines the requirements for unisex accessible sanitary facilities, accessible showers and cubicles for people with ambulant disabilities designed to meet the requirements of AS1428.1 (2009)

AS1428.1 (2009)

AS1428.1 was revised and update in 2009 and while currently not referenced in the BCA it is our understanding it will be referenced in BCA 2011. The 2009 version of AS1428.1 adopts in principle the increased circulation space requirements of AS1428.2 (1992). Proposed updates of AS1428.2 will include fittings and fixtures only (currently not anticipated in the near future).

We note that the Australian Standards on access and mobility do not include a section for outdoor environments. We recommend that Sydney Olympic Park Access Guidelines (2008) section 6 Public Domain and Outdoor Access be used as guidelines in access provision in outdoor spaces.

AS2890.6 (2009)

AS2890.6, referenced in AS2890.1 (2004) was published in 2009 and while currently not referenced in the BCA (2010) it is our understanding it will be referenced in BCA 2011. To meet the requirements of people driving current models of accessible vehicles we are recommending designers provide the off street car space layouts as per AS2890.6, which include additional circulation space for the operation of vehicle mounted hoists. In our opinion AS2890.6 more fully meets the intent of the DDA.

1.5 Access Strategy Recommendations:

In principle a design based on AS1428.1 (2009) will in our opinion meet the following:

- The intent of the DDA
- BCA (2010) and proposed draft BCA 2011
- The intent of the North Sydney Council Development Control Plan 2002

1.5.1 Management Strategies

In this education facility it is important to design paths of travel and circulation spaces within the concept plan and proposed new building works to meet the intent of the Disability Discrimination Act.

For the existing campus facilities including heritage buildings it will be necessary to develop an operational management strategy that includes the proposed intention to provide additional services and equipment and adapt areas within the facility as required. This strategy is to meet the specific individual requirements of staff and students with a disability which are in addition to the existing accessible provisions.

In addition to the provision of an accessible base building for proposed new building works it will be necessary to develop an operational management strategy that includes the proposed intention to provide equipment and adapt areas within the facility to meet the requirements of specific individuals with a disability. This strategy is to meet the specific requirements of staff and students with a disability whose individual requirements cannot be addressed within the base building design and existing building facilities.

An operational management strategy acknowledges the need to meet full accessibility compliance through the provision of policy strategies. A design that has the potential to be modified as required to suit individuals with a disability is desirable.

Operational management strategies will be required for the following:

- accessible parking
- accessible entry to Graythwaite House
- allocation of accessible staff offices and facilities
- entry to meeting rooms Graythwaite House
- allocation of accessible music practice room for the Tom O'Neill Centre
- emergency egress

2. Site and Building Description

Shore School purchased the site with the objective of integrating it with the existing Shore School campus to create one educational campus for the present and future school community.

Tanner Architects and PD Mayoh Pty Ltd have completed extensive site analysis and master planning work for the site (contributing in part to a new Conservation management Plan (CMP) for the site). The master planning work, shown on the earlier listed plans/sections by PD Mayoh Architects comprises three stages of development to be completed over 10 to 15 years, including:

Stage 1

- Conservation and refurbishment of the Graythwaite House (the house), Coach House, Tom O'Neill Centre and associated garden area (the house will not be used for school classes but rather for administrative support and other activities)
- Drainage and stormwater improvements, site levelling and landscaping of the site (significantly on the middle and lower terraces)
- Transport, traffic, parking and access improvements to the Graythwaite and Shore sites (spread over stages 1 to 3)
- Miscellaneous works including site fencing
- No anticipated increase in student or staff population

Stage 2

- Development of a new building to the north of the house which may be used for educational or administrative purposes
- Demolition of the Ward building to the east of the house
- Construction of two new buildings to the east of the house for additional classrooms, teaching or other educational facilities
- Capacity or potential to accommodate approximately 100 additional students and 10 additional staff

Stage 3

- Construction of a new building to the west of the house for additional classrooms, teaching and other educational facilities
- Capacity or potential to accommodate 400 additional students and 40 additional staff
- Potential demolition of Tom O'Neill Centre

1. Additional gross floor area (new buildings) of approximately 5,500m²

2. Capacity or potential to accommodate up to 500 students and 50 staff

The master plan for stages 1 to 3 (including building footprints/envelopes) would be the subject of an application for Concept plan approval.

Stage 1 works are to be the subject of a Project Application (to be commenced as soon as practicable to ensure that the house is restored as soon as possible). Further Project Applications would be submitted for Stages 2 and 3.

Separate to this part 3A application, it is planned to seek approval to undertake temporary works to prevent further deterioration of the house.

Shore intends to undertake the works proposed by the Concept Plan in conjunction with other proposed works on their North Sydney and Northbridge sites. These other works will be the subject of separate applications for consent.

2.1 Existing Building Description

The historic buildings (Graythwaite House, the Coach House and areas of existing garden) on the site are proposed to be substantially restored in line with the 2010 Conservation Management Plan. New buildings, trees and hard and soft landscaping areas are proposed. The refurbishment of the heritage listed Graythwaite House and its associated buildings are proposed in accordance with a Conservation Management Plan. This access strategy reviews the following existing buildings:

- Graythwaite House: heritage significant; proposed to be substantially restored to provide administration facilities for the Shore School including function and meeting rooms; museum in the original stables; the adjacent existing garden is proposed to be restored.
- Coach House: heritage significant; located on the western side of the Graythwaite House and Tom O'Neill Centre; proposed to be refurbished for use for administrative offices on the ground floor and for the caretakers residence on the first floor.
- Tom O'Neill Centre: moderate heritage significance; single storey located adjacent to the Graythwaite garden; on the western side of the Graythwaite House; proposed refurbished for potential short term use for offices or for music tuition.

3. Access capability statement and project application recommendations

As landscape drawings have not been reviewed, the Access Capability Report for the Project Application at this stage is confined to the existing buildings and does not address the existing or proposed external paths of travel and landscaping. It is recommended that the ongoing design address the provision of a **continuous accessible path of travel** to link:

- The existing buildings (Graythwaite House, Coach House, Tom O'Neill Centre)
- The site boundaries via the Senior school campus on the eastern side and the Preparatory School campus on the northern side
- An accessible car space required adjacent to the accessible entry on the southern side of Graythwaite House

4. Access provisions

4.1 Graythwaite House

The historic building Graythwaite House (the house) is proposed to be substantially restored and the adjacent existing garden restored.

- Informal car parking (6 spaces) is proposed adjacent to the main entrance on the southern side of the house.

Recommendation:

- (i) Ensure in ongoing design that an accessible car space meeting the requirements of the BCA D3.5 and AS2890.6 (2009) is provided linked via an accessible path of travel complying with AS1428.1 (2009) to the main/accessible entry proposed for Graythwaite House.

The refurbishment of the **Ground Floor** is proposed to include an accessible path of travel to provide links to all required facilities as follows:

- While the principal entry on the southern side of the building is via existing stairs, verandah and main entry door including a threshold step which does not comply with the requirements for an accessible path of travel, a new accessible entry is proposed via a ramp, the verandah and new doorway to the proposed function room on the eastern side of the building that includes access provisions to comply with AS1428.1.

Recommendation:

- (i) Ensure in ongoing design the resurfacing of the verandah includes: a slip resistant surface with crossfalls that do not exceed 1:40; the bridging of any changes in level is to include ramps and landings to comply with AS1428.1.
- (ii) Ensure in ongoing design the refurbishment of the stairs includes: features to meet the requirements of AS1428.1 including fully complying handrails on both sides, contrast on the tread nosing and a slip resistant surface. In our opinion, provision of fully complying handrails and contrast on the tread nosing will provide wayfinding guidance that is functional for this heritage building as an alternative solution to the inclusion of tactile ground surface indicators (tgsi) complying with the BCA D3.8.
- (iii) Provision of directional signage indicating the location of the accessible entrance is required at the entry stairs.
- (iv) Provision of the new ramp with features to meet the requirements of AS1428.1 including fully complying kerb/wall, handrails on both sides and a slip resistant surface is required. In our opinion, provision of the above features will provide

wayfinding guidance that is functional for this heritage building as an alternative solution to the inclusion of tgsi complying with the BCA D3.8.

- (v) Development of an operational management strategy is required for use of the proposed new door on the eastern side of the function room as an alternative solution to provide an accessible path of travel to this heritage building as the main entry for people who are not able to negotiate stairs.
- While the existing doorways to the proposed reception; meeting room; function room; two offices and commercial kitchen include a minimum clear opening of 850mm, the recess depth to the door face does not include latch side circulation space to fully comply with AS1428.1.

Recommendation:

- (i) Development of an operational management strategy is required to provide assistance for door opening and for the future installation of an automatic door opener if required for a future staff member.
- The proposed kitchenette does not include a doorway or circulation space to meet the requirements of AS1428.1.

Recommendation:

- (i) Development of an operational management strategy is required to provide alternative tea making facilities in the commercial kitchen if required for a future staff member.
- New step ramps meeting the requirements of AS1428.1 are proposed to provide accessible links to the lift lobby and commercial kitchen.
- A new link meeting the requirements of AS1428.1 is proposed to provide an accessible path of travel to the courtyard and toilet amenities.
- The new male and female toilets are proposed to each include a cubicle for people with ambulant disabilities that meet the circulation space requirements of AS1428.1.
- a new unisex accessible sanitary facility is indicated with a layout that includes a circulation spaces for the door, WC pan and basin to comply with AS1428.1
- The museum proposed for the refurbished “stables” on the northern side of the building to include an accessible door entry linked to the external courtyard via a ramped threshold complying with AS1428.1. The museum is proposed to be linked to

Graythwaite House via an external accessible path of travel via new pathways, the landscaped garden and a new doorway on the western side of the new link.

The refurbishment of the **First Floor** is proposed to include an accessible path of travel to provide links to all required general use facilities as follows:

- A new lift is proposed for the northern side of the building to provide vertical access linking the ground floor corridor (G14) and first floor corridor/new landing (F14).
- The main stair 1 linking the ground and first floor is proposed to be retained.

Recommendation:

- (i) Ensure in ongoing design that the stairs are provided with features to meet the requirements of AS1428.1 including handrails on both sides (meeting as closely as possible the design requirements of AS1428.1), contrast on the tread nosing and a slip resistant surface.
- New stairs and existing stairs are proposed to provide links from the lift lobby to three of the offices (north eastern side), store and the verandah on the first floor.

Recommendation:

- (i) Development of an operational management strategy is required for the provision of facilities/meetings/events in an alternative accessible location for participants who are not able to negotiate the path of travel via the existing stairs to the three offices, store and the verandah.
- (ii) Ensure in ongoing design that all existing stairs are provided with contrast on the tread nosing and where possible handrails on both sides meeting as closely as possible the design requirements of AS1428.1.
- A new door is proposed to link the new lift lobby with the reception and six offices on the southern side of the building via the meeting room.

Recommendation:

- (i) Ensure the new door includes a clear opening and circulation spaces to comply with AS1428.1.
- (ii) An automatic door opener is to be provided as an alternative solution to complying circulation for the meeting room door DF 8.1.
- (iii) Development of operational management strategies to facilitate staff access to specific office areas is required.

4.2 Coach House

The heritage significant Coach House is located on the western side of the Graythwaite House and Tom O'Neill Centre and is proposed to be refurbished for use for administrative offices on the ground floor and for the caretaker's residence on the first floor.

While an accessible path of travel is not required to the caretakers' residence proposed for the first floor, to meet the intent of the DDA an accessible path of travel complying with the BCA and AS1428.1 is required to the school properties department proposed for the ground floor.

The proposed refurbishment includes:

- a car space is proposed adjacent to the main entrance on the southern side of the Coach House.
- an accessible entry via the terrace on the eastern side of the ground floor which includes a clear door opening and door circulation spaces to comply with AS1428.1
- entry foyer which is linked via an accessible path of travel to the entry and relevant accessible facilities via doorways and circulation spaces complying with AS1428.1
- a unisex accessible sanitary facility provided with a layout that includes a circulation spaces for the door, WC pan and basin to comply with AS1428.1
- two offices which are linked to the entry via existing doorways that do not include a clear door opening or circulation spaces to comply with AS1428.1

Recommendation:

- (i) Ensure in ongoing design that an accessible car space meeting the requirements of the BCA D3.5 and AS2890.6 (2009) is provided linked via an accessible path of travel complying with AS1428.1 (2009) to the main/accessible entry proposed for the Coach House.
- (ii) Ensure in ongoing design the refurbishment includes doorways linking the entry with the proposed offices G2 and/or G3 to fully comply with AS1428.1. An alternative solution would be the development of an operational management strategy for the provision of an alternative accessible office/meeting room in an accessible location (potentially the entry foyer) if required for a future employee or visitor.

4.3 Tom O'Neill Centre

The single storey Tom O'Neill Centre located adjacent to the Graythwaite garden and on the western side of Graythwaite House has moderate heritage significance and is proposed to be refurbished for potential short term use for music tuition.

The proposed refurbishment includes:

- an existing accessible entry via the existing garden on the eastern side of the building which includes a clear door opening and door circulation spaces to comply with AS1428.1
- four music practice rooms, one of which is linked via an accessible path of travel to the entry and relevant accessible facilities via doorways and circulation spaces complying with AS1428.1
- general multipurpose activity room linked to the accessible entry via doorways and circulation spaces complying with AS1428.1
- refurbishment of the existing unisex accessible sanitary facility to provide a layout that includes a circulation spaces for the door, WC pan and basin to comply with AS1428.1

4.4 Proposed Landscaped External Paths of Travel

4.4.1 Main pedestrian links

New landscaped paths are proposed to provide links as follows:

- on the northern side of Graythwaite House providing links to the Preparatory School campus; proposed North Building; Coach House; Tom O'Neill Centre and proposed West Building
- on the eastern side providing links to Graythwaite House; the Senior School campus and proposed East Building

4.4.2 Secondary pedestrian links

New landscaped paths are proposed to provide links as follows:

- on the northern side of Graythwaite House providing links to the proposed museum and the proposed new North Building
- on the western side of Graythwaite House providing links to the adjacent existing garden; Tom O'Neill Centre and the proposed new West Building
- on the southern side providing links between the proposed new East Building and the Senior School campus

4.4.3 Accessible entries

New landscaped paths are proposed to provide links to accessible building entrances as follows:

- on the eastern and western sides of Graythwaite House
- to the proposed museum on the northern side of Graythwaite House
- on the southern side of the proposed new North Building
- on the eastern side of the Coach House
- on the eastern side of the Tom O'Neill Centre
- on the eastern side of the proposed new West Building
- in three locations of the proposed new East Building



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