

Double Bay Cosmetic Centre Functional Design Statement



for

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Healthcare Architects

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Level 1, 658 Darling Street, Rozelle, NSW, 2039
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2. Introduction

The proposed Double Bay Cosmetic Centre is situated at 4-8 Manning Road, Double Bay. The new Centre is a four-story mixed-used building with commercial (retail) premises on the ground floor and medical centre above Levels 1, 2 and 3 with associated basement car parking and landscaping. The proposal will result in a high-quality medical development that will contribute positively to the social and economic values of the area.

The facility will cater exclusively to Fellows of the Royal Australasian College of Surgeons (FRACS) who are trained primarily in the specialties of plastic surgery and ear, nose, and throat (ENT) surgery. These surgeons perform a wide range of procedures generally classified under aesthetic surgery, including (but not limited to):

- Breast reduction
- Breast augmentation
- Breast lift
- Breast implant revision/removal
- Nipple and areolar correction
- Abdominoplasty
- Rhinoplasty
- Otoplasty
- Neck lift
- Face lift
- Brow lift
- Facial correction surgery
- Blepharoplasty
- Liposuction (liposculpture)

Under the Private Health Facilities Act 2007 (NSW) and the Australasian Health Facility Guidelines (AusHFG), the cosmetic centre falls under the private hospital/day procedure centre category due to its provision of surgical services requiring general or local anaesthesia, its licensed recovery/day bed facilities, and its operation under the care of medical specialists (Fellows of the Royal Australasian College of Surgeons). The centre is referred to as a day surgery herein.

3. Facility Design

The proposed facility has been designed over 6 levels comprising public and staff access and retail tenancy at ground level, day surgery facilities on Levels 1 to 3, and 2 levels of basement accommodating site facilities,

building services, patient drop-off and collection parking via a valet service, and on-site car parking.

The facility is broadly divided into two functional parts: day surgery and retail. These parts are closely related through their operation and design.

The design constraints presented by the site including the planning framework, controls and objectives, location, width and depth of the site, and the functional design standards prescribed under the Private Health Facilities Act 2007 (NSW) and the Australasian Health Facility Guidelines (AusHFG), has resulted in an integrated building design which incorporates functional design and operational work flows in accordance with the regulated compliance standards.

Day Surgery

The day surgery will comprise the following key elements:

- 4 Operating Rooms
- 22 recovery bays (beds and chairs)
- Support services including
 - Central Sterilising Supply Department (CSSD)
 - Administration
 - Central Stores
 - Housekeeping

Retail Premises

The retail premises will consist of:

- 225 sqm of premium retail space
- Activated shop frontages with frameless glazing to Manning Road and Kiora Lane
- Public access off Manning Road and at grade / level access off Kiora Lane

Building Configuration

The building is designed according to the latest health care design methodology and complies with current Australasian Health Facility Design Guidelines. Internally, the relationships between the various components are critical as they affect the flow of patients, staff/goods and visitors. These are carefully considered and orchestrated.

In the case of health care facility, the “Patient Journey” from the entrance to the “point of care” and final discharge as well as all the intermediate processes dictate the building configuration. In the case of support services, the movement of goods, trolleys and staff from the loading bay to the various storage and processing areas create discrete paths of travel throughout the building.

The patients’ path from the entrance lobby for pedestrian access, or from the valet parking service for patient’s arriving via cars, to the day surgery admission and discharge units takes discrete and controlled path.

The day surgery will house four operating rooms across two floors, with each floor designed to function independently. The third floor will accommodate the core services required for patient admission and discharge, the central sterilising department, staff amenities and administrative offices.

The facilities and planning principles of the facility are described floor by floor below.

Ground Floor

Entries

Pedestrian entries to the building are provided off both Manning Road and Kiora Lane. These provide a choice of entries and align with activation of the street frontage.

Front of House

This zone is accessed from the main lobby and includes:

- Day Surgery Lobby and Lift
- Retail Tenancy (225 m²)

Back of House

This zone has a separate and discrete circulation area. It comprises:

- Loading zone and accessible space
- Car hoist servicing basement levels 1 and 2
- Access to the Kiora Lane Lift Lobby
- Medical gas storage

The loading bay is located on the northern part of the ground floor and is accessed from Kiora Lane. It allows service vehicles to enter and leave the site in a forward direction without blocking Kiora Lane.

The medical gas facilities will have their own discrete compound with walls on 3 sides and a louvred security gate to the front.

Vehicular Access

Vehicular access to the site is provided on the ground floor off Kiora Lane. This leads to the ground floor accessible car parking, delivery and emergency bay, and car hoist. The car hoist is required due the site depth of approximately 16m. This depth cannot accommodate a vehicle ramp to the Australian design standards (AS 2890.1-2004 Parking facilities - Off-street car parking).

The vehicular flow has been carefully considered to allow for several permutations:

- Vehicles can enter and queue within the site without interruption to Kiora Lane.
- Accessible users have direct way finding to the accessible parking bay.
- Day Surgery patient vehicles will arrive in sequence according to their scheduled admission and discharge times and be met by the valet attendant who will guide their vehicle into the car hoist and operate the hoist to access the basement level B1 drop-off and collection points. The provision of a valet service ensures that users who are not familiar with car hoist operations do not need to operate the device.
- Staff who are provided with on-site parking will be trained to operate the car hoist directly.

Levels 1 and 2

Levels 1 and 2 follow similar floorplans so that each level has the facilities required to function independently from one another. This design allow ramping of the day surgery capacity such that either 2 theatres or 4 theatres can operate on any particular morning or afternoon during operating hours without needing to have the whole facility operating.

Each level is comprised of the following critical components:

- 2 operating rooms (60 m² and 45 m²)
- Pre-op area
- Mark up and interview room
- 11 recovery bays (6 bed bays and 5 chair bays)
- Sterile stock and implant stores
- Clean up, waste disposal and utility rooms

The circulation system is designed to separate clean and dirty flows, maintaining strict air pressurisation for infection control. Each operating theatre is a self-contained unit to preserve sterile requirements.

Level 3

Level 3 supports the day surgery administrative, sterilisation, and operational services, connecting efficiently with dedicated lifts to surgical floors without interrupting patient care. This includes:

- Reception and waiting area
- Admission and discharge interview rooms
- Staff room and staff change areas (male and female)
- Administrative offices
- Central sterile services department (CSSD)

- Green roof landscape buffer (94 m²)

Basement levels B1 and B2

The two basement levels are designed for parking, building services, and patient transport support.

Basement Level B1

- Car hoist system
- 3 staff car spaces
- 2 staff motorbike spaces
- 4 staff bicycle parks
- 5 patient drop off bays (1 accessible)
- Shared unloading bay and turning bay
- EV charging bay and EV charging station
- Medical waste room
- Waste / bin room
- Building services areas
- Compressor Room
- Lift services

Basement Level B2

- Car hoist system
- 7 staff car spaces
- Fire pump room
- Water tank room
- Building services areas
- EV charging bay and EV charging station
- Lift services

4. Operational Plan and Functional Design

The information in the tables and illustrations below provide a detailed description of the operational plan and scheduling of procedures for the day surgery over typical day. These include various medical procedures with different durations and indicate the peak use based on the predicated caseload.

Table 1 – Day Surgery Porcedure Schedule and Roster

Staff category	6.30am	7am	7.30am	8am	9am	10am	11am	12pm	1pm	2pm	3pm	4pm	5pm	6pm	7pm
Support															
Admin	1	1	1	1	1	2	2	2	2	1	1	1	1	1	
Porter		1	1	2	2	2	3	4	4	4	3	3	2	2	1
Valet	1	1	1	1	1	1	1	1	1	1	1	1	1	1	
CSSD				1	1	1	2	2	3	3	3	2	2	2	1
Management															
Admin				1	1	1	1	1	1	1	1	1			
Clinical			1	1	1	1	1	1	1	1	1	1	1		
Quality					1	1	1	1	1	1	1	1	1	1	
Nursing															
Admission		1	1	1	1	1	1	1	1	1	1				
Theatre		6	12	12	12	12	12	12	12	12	12	12	6	6	
Recovery		2	4	4	6	6	8	8	8	8	6	6	6	4	4
Surgeon															
OR 1			1	1	1	1	1	1	1	1	1	1	1		
OR 2			1	1	1	1	1	1	1	1	1	1			
OR 3				1	1	1	1	1	1	1	1	1	1		
OR 4				1	1	1	1	1	1	1	1	1			
Anaesthetist															
OR 1			1	1	1	1	1	1	1	1	1	1	1		
OR 2			1	1	1	1	1	1	1	1	1	1			
OR 3				1	1	1	1	1	1	1	1	1	1		
OR 4				1	1	1	1	1	1	1	1	1			
Patients															
OR 1		1	1	2	3	4	5	5	5	5	4	3	3	2	1
OR 2		1	1	1	1	2	2	2	3	3	3	3	2	1	1
OR 3			1	2	3	3	3	4	4	4	4	3	3	2	1
OR 4			1	1	1	1	1	2	2	3	3	2	2	1	
Total	2	14	29	38	43	46	51	54	56	56	52	47	34	23	9

Figure 1 – Day Surgery Porcedure Schedule and Roster – Interactive Data Visualisation

Click on the link below to access Interactive Data Visualisation.

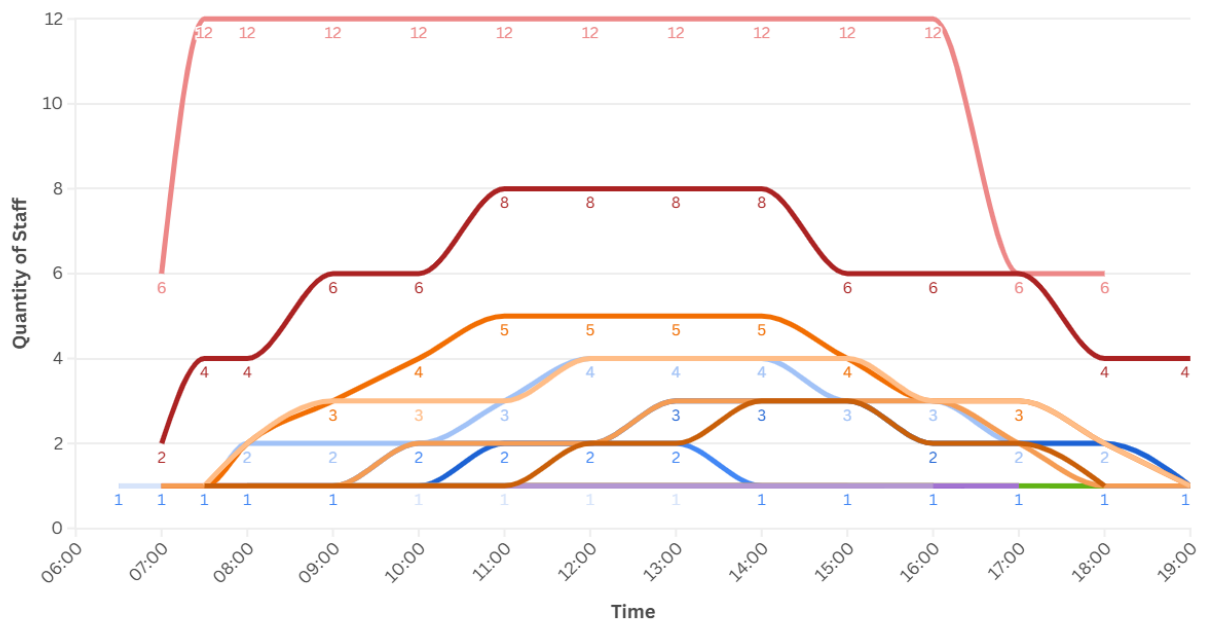
Click on each role to reveal data. Unclick to reveal all.

<https://public.flourish.studio/visualisation/23000480/>

Double Bay Medical Centre Staff-Time Contiuum

Click on each role to reveal data. Unclick to reveal all.

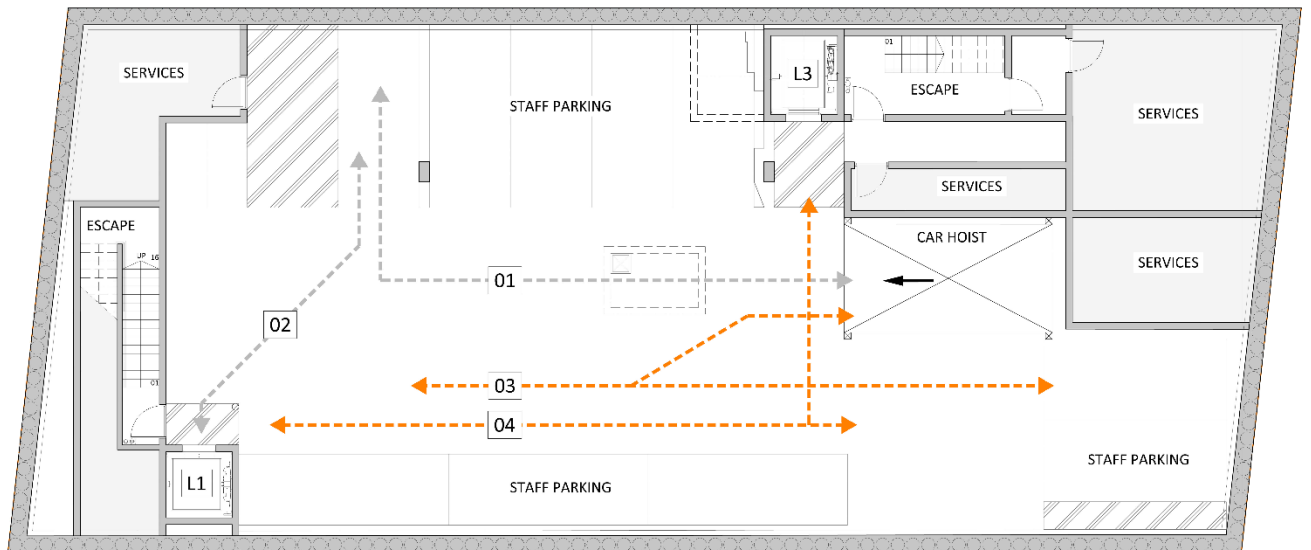
Staff Roles: Admin Porter Valet CSD Admin (Management) Clinical Quality Admission Nurse Theatre Nurse Recovery Nurse OR 1 Surgeon OR 2 Surgeon OR 3 Surgeon OR 4 Surgeon OR 1 Anaesthetist OR 2 Anaesthetist OR 3 Anaesthetist OR 4 Anaesthetist OR 1 Patient OR 2 Patient OR 3 Patient OR 4 Patient



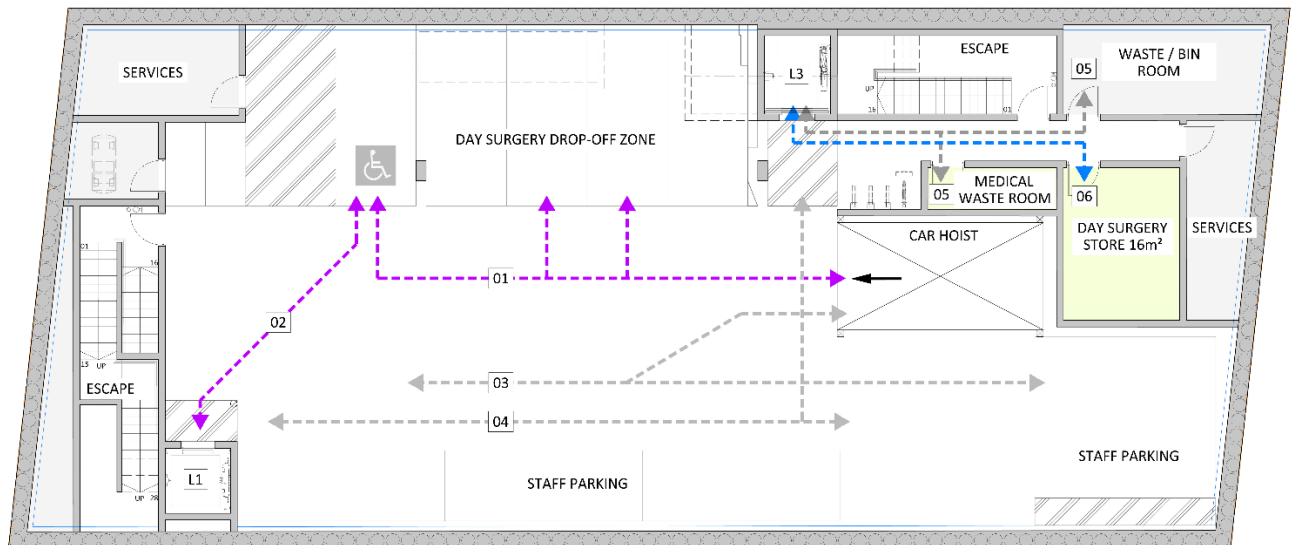
5. Workflow Diagrams

The workflow diagrams indicate the functional and spatial relationships between the various activities and services described in the operational plan and sections above.

The diagrams illustrate the functional design and inter-dependencies inherent in the proposal. They seek to clarify the building design as a whole is a considered response to the design constraints including the planning framework, site constraints, and design standards prescribed under the Australasian Health Facility Guidelines (AusHFG).

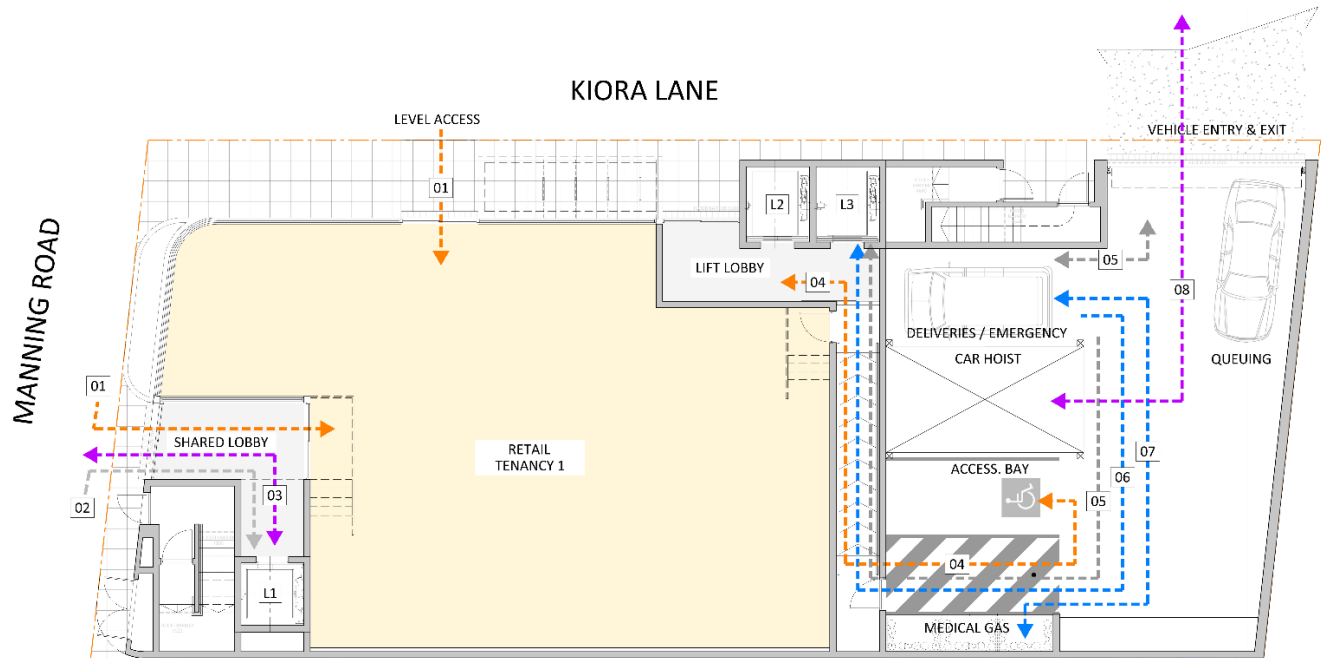
Figure 2 – Basement Level B2 – Workflow Diagram**BASEMENT LEVEL B2**

1. DOCTOR & STAFF CAR PARKING (DIRECT ACCESS BY USER VIA KIORA LANE ENTRY & VEHICLE LIFT).
2. DOCTOR & STAFF PEDESTRIAN ACCESS TO HEALTH CARE FACILITY (LIFT 1 TO LEVEL 3).
3. STAFF ACCESS FOR GROUND FLOOR RETAIL TENANCY PARKING (DIRECT ACCESS BY USER VIA KIORA LANE ENTRY & VEHICLE LIFT).
4. RETAIL TENANCY STAFF ACCESS TO COMMON LOBBY ON GROUND FLOOR (LIFT 1 & LIFT 3 TO LEVEL 3).

Figure 3 – Basement Level B1 – Workflow Diagram**BASEMENT LEVEL B1**

1. PATIENT CAR PARKING (VIA KIORA LANE ENTRY & VALET PARKING ATTENDANT FOR VEHICLE LIFT).
2. PATIENT (AND/OR CARER) ACCESS TO HEALTH CARE FACILITY ADMISSION & DISCHARGE UNITS (LIFT 1 TO LEVEL 3).
3. DOCTOR & STAFF PEDESTRIAN ACCESS TO HEALTH CARE FACILITY (LIFT 1 TO LEVEL 3).
4. RETAIL TENANCY STAFF ACCESS TO COMMON LOBBY ON GROUND FLOOR (LIFT 1 & LIFT 3 TO LEVEL 3).
5. MEDICAL & GENERAL WASTE TRANSFERRED FROM HEALTH FACILITY TO WASTE ROOMS. MEDIAL & GENERAL WASTE COLLECTED BY PRIVATE & SPECIALIST CONTRACTORS VIA DELIVERY BAY.
6. RECEIVING MEDICAL STORES & CONSUMABLES VIA COURIER / VAN VIA DELIVERY BAY.

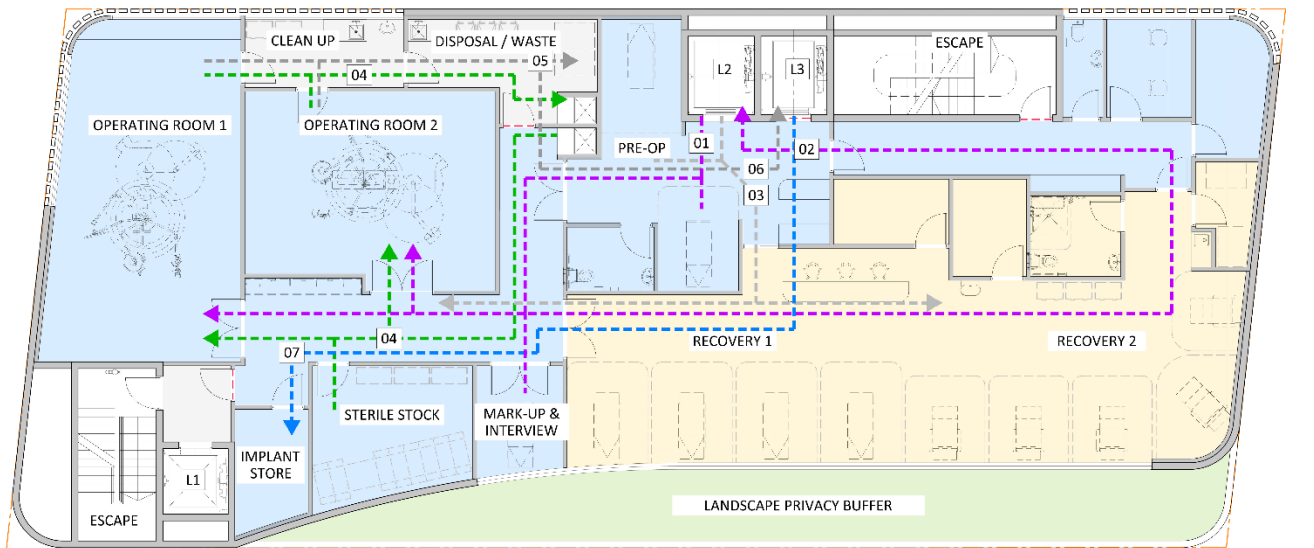
Figure 4 – Ground Floor Level – Workflow Diagram



GROUND FLOOR LEVEL

1. PUBLIC PEDESTRIAN ACCESS TO RETAIL TENANCY VIA MANNING ROAD & KIORA LANE.
2. DOCTOR & STAFF WALK-IN ACCESS TO HEALTH CARE FACILITY (LIFT 1 TO LEVEL 3).
3. PATIENT WALK-IN ACCESS TO HEALTH CARE FACILITY (LIFT 1 TO LEVEL 3).
4. VISITOR / STAFF ACCESS CAR BAY USER ACCESS TO FACILITY
5. MEDICAL & GENERAL WASTE TRANSFERRED FROM BASEMENT B1 WASTE ROOMS. COLLECTED BY PRIVATE & SPECIALIST CONTRACTORS VIA DELIVERY BAY.
6. RECEIVING MEDICAL STORES & CONSUMABLES VIA COURIER / VAN VIA DELIVERY BAY.
7. EXCHANGE OF MEDICAL GAS CYLINDERS VIA SRV & DELIVERY BAY (OUT OF HOURS).
8. PATIENT AND/OR CARER ACCESS VIA KIORA LANE ENTRY & VALET PARKING ATTENDANT FOR VEHICLE LIFT TO LEVEL B1. THEN VIA LIFT 1 TO LEVEL 3 ADMISSION AND DISCHARGE UNIT.

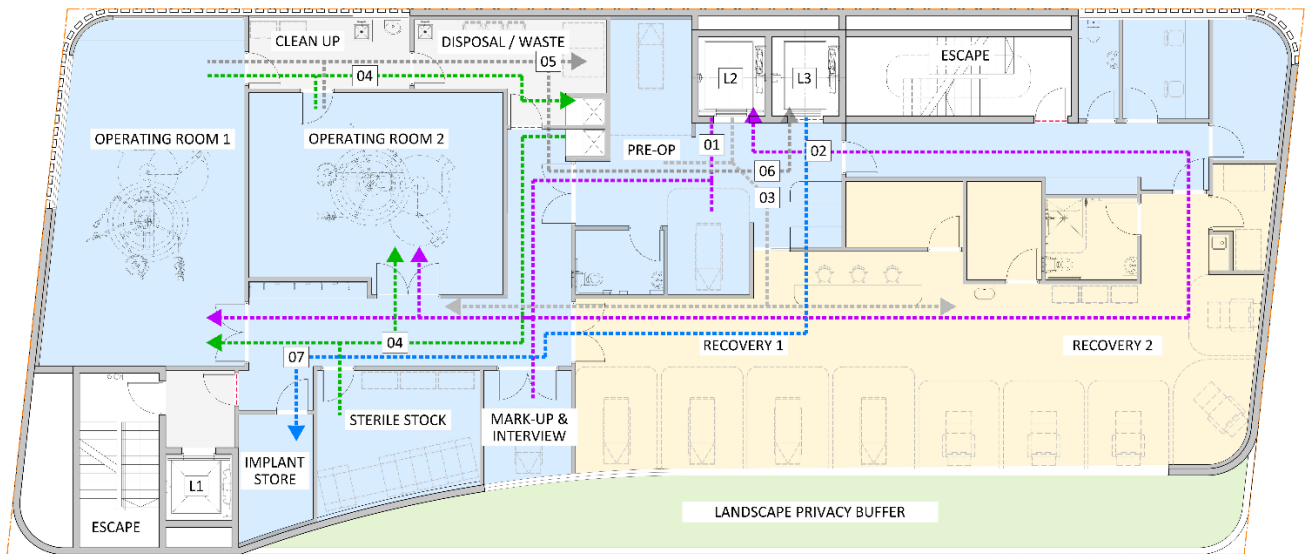
Figure 5 – Level 1 – Workflow Diagram



LEVEL 1

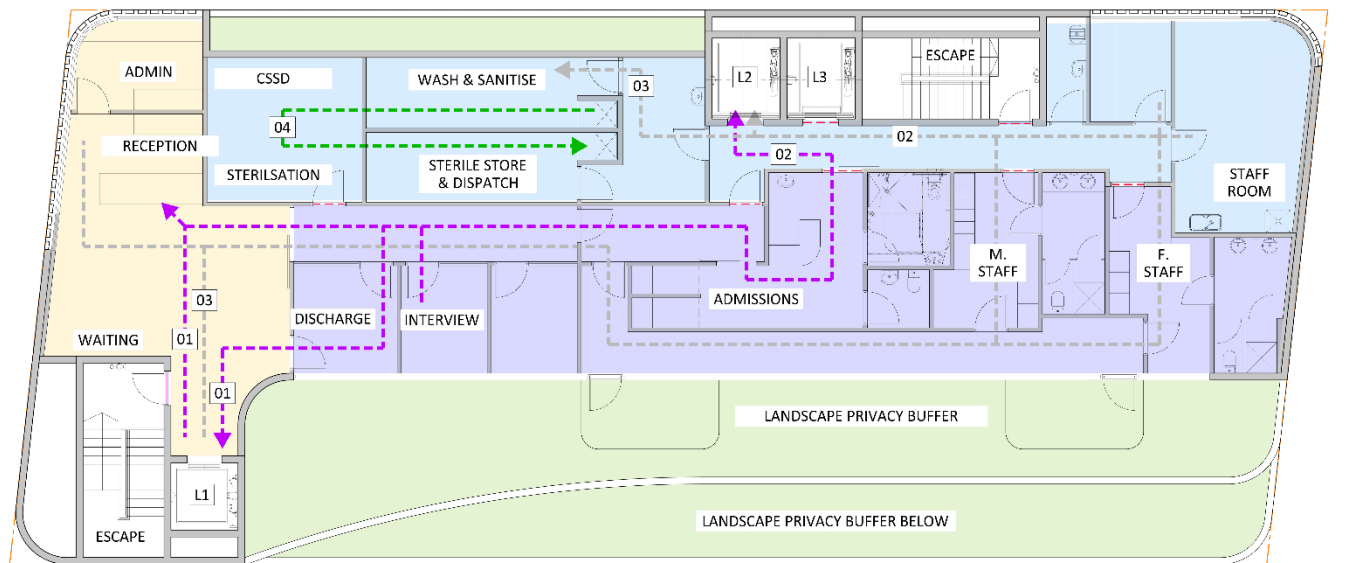
1. PATIENT ACCESS TO SURGICAL LEVELS (LIFT 2 VIA L3 ADMISSIONS).
2. PATIENT RETURN TO DISCHARGE UNIT (LIFT 2 TO L3 DISCHARGE).
3. DOCTOR & STAFF ACCESS TO SURGICAL LEVELS (LIFT 2 TO LEVEL 3 CHANGE & AMENITIES).
4. SURGICAL INSTRUMENT RE-PROCESSING VIA DUMB WAITERS SERVING LEVEL 1-3.
5. MEDICAL WASTE / SINGLE USE HANDLING & DAY STORE.
6. MEDICAL WASTE TRANSFER TO BASEMENT LEVEL B1 TO WASTE ROOM FOR COLLECTION.
7. SURGICAL IMPLANT RECEIVING & STORE

Figure 6 – Level 2 – Workflow Diagram



LEVEL 2

1. PATIENT ACCESS TO SURGICAL LEVELS (LIFT 2 VIA L3 ADMISSIONS).
2. PATIENT RETURN TO DISCHARGE UNIT (LIFT 2 TO L3 DISCHARGE).
3. DOCTOR & STAFF ACCESS TO SURGICAL LEVELS (LIFT 2 TO LEVEL 3 CHANGE & AMENITIES).
4. SURGICAL INSTRUMENT RE-PROCESSING VIA DUMB WAITERS SERVING LEVEL 1-3.
5. MEDICAL WASTE / SINGLE USE HANDLING & DAY STORE.
6. MEDICAL WASTE TRANSFER TO BASEMENT LEVEL B1 TO WASTE ROOM FOR COLLECTION.
7. SURGICAL IMPLANT RECEIVING & STORE

Figure 7 – Level 3 – Workflow Diagram**LEVEL 3**

1. PATIENT (AND/OR CARER) ACCESS TO HEALTH CARE FACILITY (ADMISSIONS & DISCHARGE).
2. PATIENT AND STAFF ACCESS TO LEVEL 1 & 2 SURGICAL LEVELS VIA LIFT L2
3. DOCTOR & STAFF ACCESS TO HEALTH CARE FACILITY (ADMIN. & CHANGE ROOMS).
4. SURGICAL INSTRUMENT RE-PROCESSING VIA DUMB WAITERS SERVING LEVEL 1-3.