

Y S Q U A R E D A R C H I T E C T S

# **OPERATIONAL MANAGEMENT PLAN**

## **I-MED RADIOLOGY NETWORK**

**660-664 PITTWATER ROAD BROOKVALE NSW 2100**

**LOT/SECTION/PLAN 1/-/DP877292**

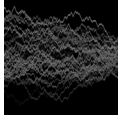


**I-MED Radiology  
Network**

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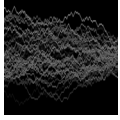
**Comprehensive care. Uncompromising quality.**

REV.1 01 JULY 2024



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## 1 INTRODUCTION

This Operational Management Plan has been prepared by Y Squared Pty Ltd for the I-Med Radiology Network to support a Development Application (DA) submitted to Northern Beaches Council.

The DA seeks consent for a change of use from an existing Centrelink office premises to a radiology clinic (medical centre) and an associated internal fit out works, minor external alterations, and external signage at 660-664 Pittwater Road, Brookvale.

The project seeks to relocate an existing I-MED Radiology Network clinic from Dee Why to the subject site at Brookvale, providing for the continuation of medical services to the local community.

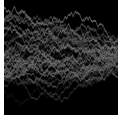
### Summary of Proposed Development

The proposal seeks to partially strip out the existing office fitout on the ground floor including removal of internal walls, ceilings and finishes that were primarily used to create small breakout offices and meeting rooms. The proposal seeks to reconfigure the existing ground floor tenancy and carry out fitout works to accommodate an 870 sqm radiology clinic (medical centre) including the upgrade of building services and re-use of the existing amenities. The remaining 418 sqm of the ground floor tenancy area is retained as office space with the provision of new dedicated amenities to the remaining office area as per NCC requirements.

The radiology clinic comprises the following:

- FOH waiting room
- Reception areas
- Office and administration areas
- Mammography room
- Ultrasound rooms
- Trophon processing bay
- X-Ray room
- CT and MRI rooms
- DEXA room
- OPG room
- Reporting rooms
- Write-up and collating area
- Storage rooms
- Staff room
- Patient and staff amenities
- Cleaner's room
- Data room

The existing on-site car park is retained with improvements proposed to the management of vehicle access and internal movements, and provision of a loading bay.



## 2 HOURS OF OPERATION

The proposed hours of operation for the medical centre are:

Monday – Friday	8am - 5pm
Saturday	8am - 12pm
Sundays and Public Holidays	Closed

## 3 STAFFING AND MEDICAL SERVICES

### Fitout Phase

During the Fitout works approximately 30 persons will be employed during the peak activity period. The duration of the fitout works will be in the order of 4 months.

### Operational Phase

The staffing levels at the existing Dee Why clinic and those proposed for the Brookvale clinic are 8.3 full time equivalents (FTE) Monday-Friday and 1 FTE Saturdays.

The normal work roster comprises:

- 1 Radiologist
- 5 technical staff (radiographers)
- 4 admin staff

At peak times up to 11 medical practitioners and staff may be in attendance – e.g. due to a short period of overlap between shift work ending and starting.

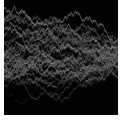
## 4 MEDICAL SERVICES

The proposed medical services comprise:

- 1 x General X-Ray
- 1 x CT
- 1 x MRI
- 4 x Ultrasound Rooms
- 1 x Mammography
- 1 x OPG
- 1 x DEXA (Bone Density)

Skin penetrating procedures would occur within:

- Ultrasound rooms 1-4
- CT room
- MRI room
- Combined CT/MRI workspace



No medical procedures will occur on site that result in a patient being anaesthetised or rendered unconscious from which a patient may not be readily moved. In this regard the proposed clinic is classified as a Class 5 facility under the NCC / BCA.

## **5 OFFICE USE**

The remaining 418 sqm of the ground floor tenancy that is not part of the proposed medical centre fitout or subject to the Change of Use DA is retained as an existing office use. New amenities within the existing office space are proposed to provide dedicated amenities to the proposed medical centre of office tenancies.

## **6 CAR PARKING**

A parking and transport report and Green Travel Plan prepared by Turner Traffic Pty Ltd is submitted with this application.

The proposal includes the re-use of the existing off-street basement parking including three accessible parking spaces. Two of the existing 55 spaces are proposed to be replaced with 1 van delivery bay and one vehicle reversing bay to improve vehicle access and movements and the management of the building as a whole.

Two existing Class C bicycle parks are provided within the basement. These are proposed to be upgraded to 6 secure undercover bicycle parks for staff, and 2 new Class C bicycle parks near the main entrance for patients.

## **7 EXTERNAL LIGHTING**

No changes are proposed to the existing external lighting. This comprises under awning downlights to the entrance and covered walkway set back along the Pittwater Road frontage.

## **8 ACCESS CONTROL**

A security system will be installed for monitored access to the tenancy and intrusion detection including passive infrared motion detectors, glass break detectors adjacent to windows, and internal screamer sirens and external siren strobes.

## **9 SPACE MANAGEMENT**

The existing building will continue to be maintained by the Landlord's facility manager. Should graffiti or vandalism occur it will be promptly redressed.

## **10 WASTE MANAGEMENT PLAN**

A separate Waste Management Plan is included in the submission.