

## Proposed Daily Business Operations

For over ten (10) years, Kingston Plaza General Practice has provided comprehensive healthcare services to our existing patients including women, men, and children, with a focus on chronic disease management, wound care, immunisations, mental health support, and general medical care within the Kingston Plaza shopping centre. It is now planned for the general practice to expand into a neighbouring tenancy extending its general practice use. The expansion will enable us to service more patients in the Kingborough area where there is great demand for general practice services as recognised by the federal Department of Health as a Distribution Priority Area for placement of general practitioners.

The area currently known as 'Shop 12A' is occupied by Kingston Plaza General Practice and used as a medical centre while the neighbouring tenancy formerly known as 'Shop 12' was used as a gym or fitness centre by an un-related party and prior to that as a pharmacy. The medical centre proposes to extend its medical centre use into the former gym premises consolidating the premises to newly created 'Shop 12' as illustrated in the site plan.



Figure 1: Existing Site Plan

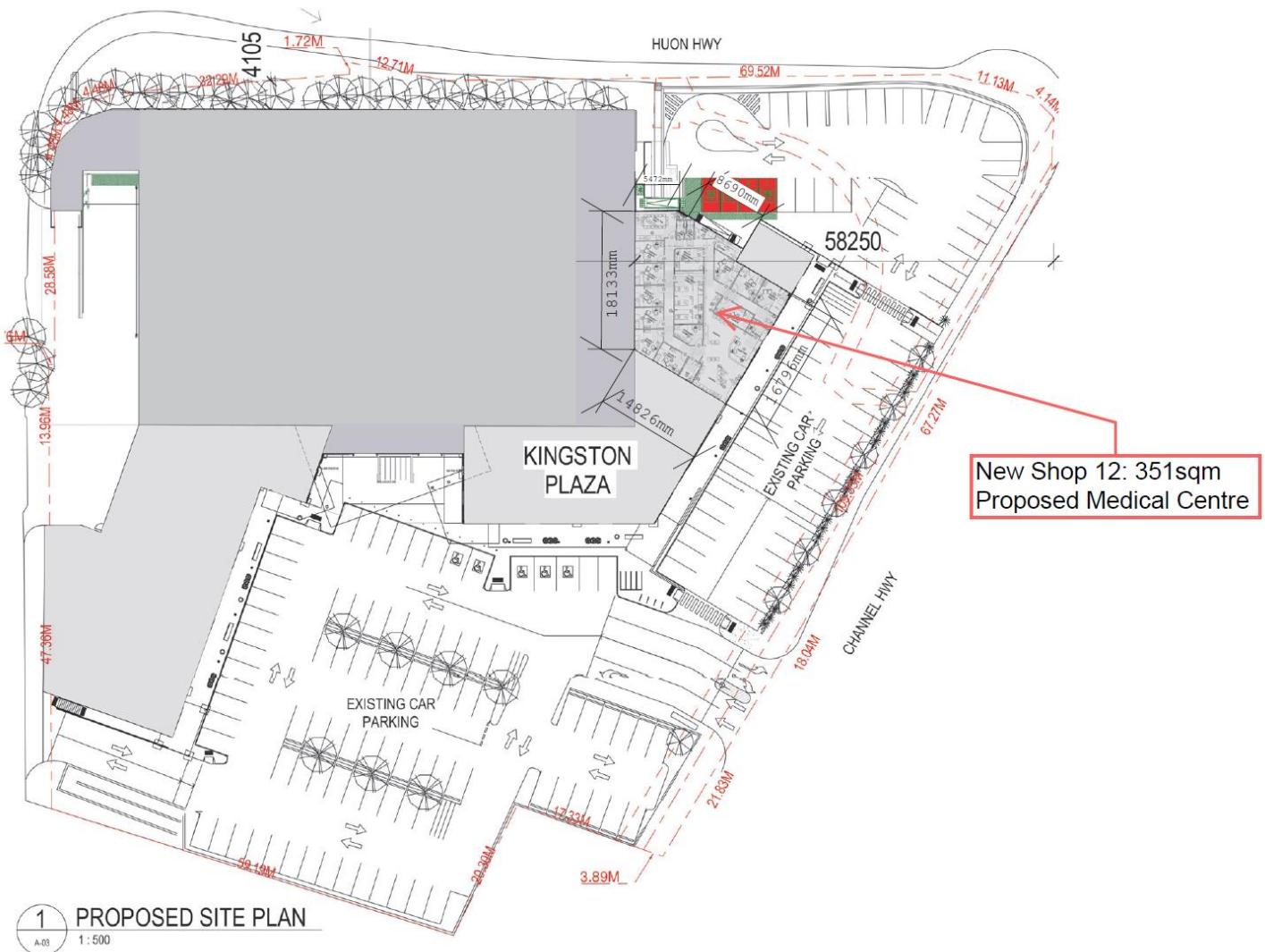


Figure 2: Proposed Site Plan

### Description of Consulting Rooms and Medical Use Space

The proposed expanded medical centre comprises ten (10) consult rooms, treatment room, private treatment room (procedure room) and pathology room where health and medical services are rendered.

Schedule of Consulting and Medical Accommodations		
Accommodation Type	Quantity	Approximate Area
Consult Room	10	114 sqm
Treatment Room	1	27 sqm
Private Treatment Room	1	11 sqm
Pathology Room	1	9 sqm
Sterilisation (Steri) Room	1	6 sqm

Table 1

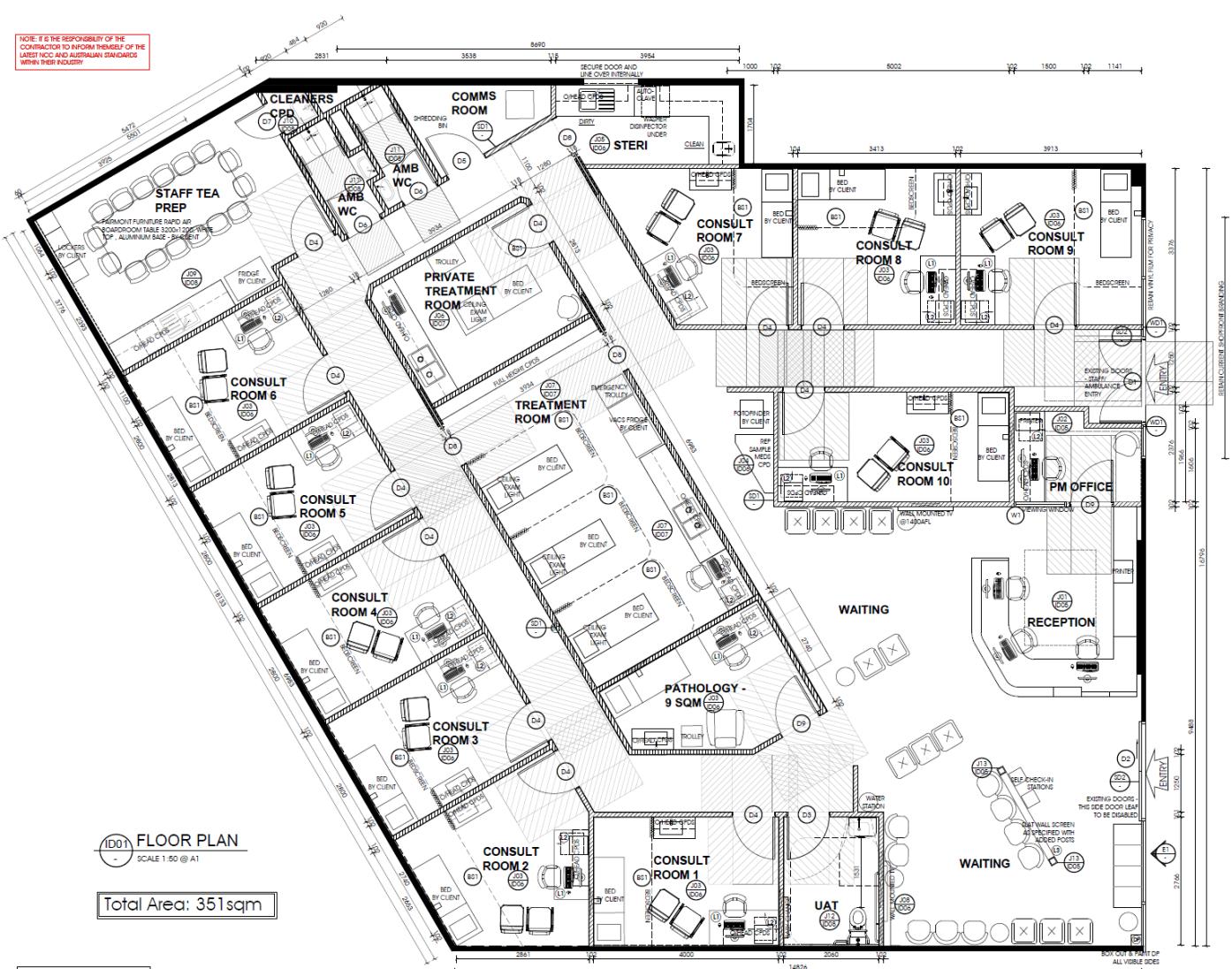


Figure 3: Proposed Layout

## *Consult Room*

The consult rooms which range in size from 11 sqm to 13 sqm are fit out and furnished for general medical consulting are predominantly used by general practitioners.

Rooms have been designed with a mix of carpet and medical grade sheet vinyl floor coverings, handwash station, workstation, examination bed, bedscreen/privacy curtain with accommodation for one practitioner and up to two patients or visitors.

## *Treatment Room*

The treatment room is used for wound care, immunisations, management of chronic conditions, minor procedures (none requiring sedation), medical observations, electrocardiograms, triaging and managing acute illnesses, and medical assessments for employment and driving. Services are rendered by practitioners with the assistance of nurses.

Accommodation for one (1) nursing staff member and three (3) patients is provided with medical grade sheet vinyl flooring, three (3) examination beds, bedscreens/privacy curtains, workstation, joinery storage, handwash station. Practitioners from within the clinic may use the space for treatments which are not suitable or preferred to be conducted within consult rooms.

#### *Private Treatment Room/ Procedure Room*

The private treatment room has a similar use case to the Treatment Room, but with the ability to undertake minor procedures that require privacy. IUD (Intrauterine Device) insertion, minor skin procedures (not requiring sedation), and spirometry as examples. No procedures are undertaken or proposed to be undertaken which leave patients unconscious or non-ambulatory.

Room comprises medical grade sheet vinyl floor, joinery storage, handwash station, examination/procedure bed and provision for ceiling mounted procedure lighting. A provision is made for a computer however a staff member would not be accommodated with the private treatment room on a permanent basis.

#### *Pathology Room*

The pathology room has been designed having regard to its proposed use by phlebotomist or other professional for the collection of samples including blood and other biological matter for pathological testing off-site. A pathology provider is currently located within the shopping centre but require additional space due to significant patient demand.

The room provides accommodation for one (1) practitioner, and one (1) patient or visitor with medical grade vinyl flooring, workstation, handwash station, examination bed and phlebotomy chair.

#### *Sterilisation (Steri) Room*

The steri room is for the cleaning and sterilisation of medical equipment and is not accessible to patients, visitors or staff except those who have received training in sterilisation practices.

The room is designed in line with industry standards and comprises medical grade sheet vinyl flooring, joinery storage, dirty and clean sinks and is specifically designed to house specialist disinfecting and sterilising appliances.

## Description of Proposed Building Works

Partnered Health proposes to expand the established medical centre, Kingston Plaza General Practice into a neighbouring tenancy within Kingston Plaza Shopping Centre to build on its service offering to the community.

The internal fitout works will see works completed in stages to ensure continuity of service to patients throughout the build phase. The area formerly known as 'Shop 12' which was occupied by F45 Training will be demolished and fit out as a medical centre followed by the area formerly known as 'Shop 12A' which Kingston Plaza General Practice currently occupies. The Lessor has combined shops 12 and 12A to create what will be known as 'Shop 12' to be occupied wholly by Kingston Plaza General Practice for the purpose of operating a medical centre.

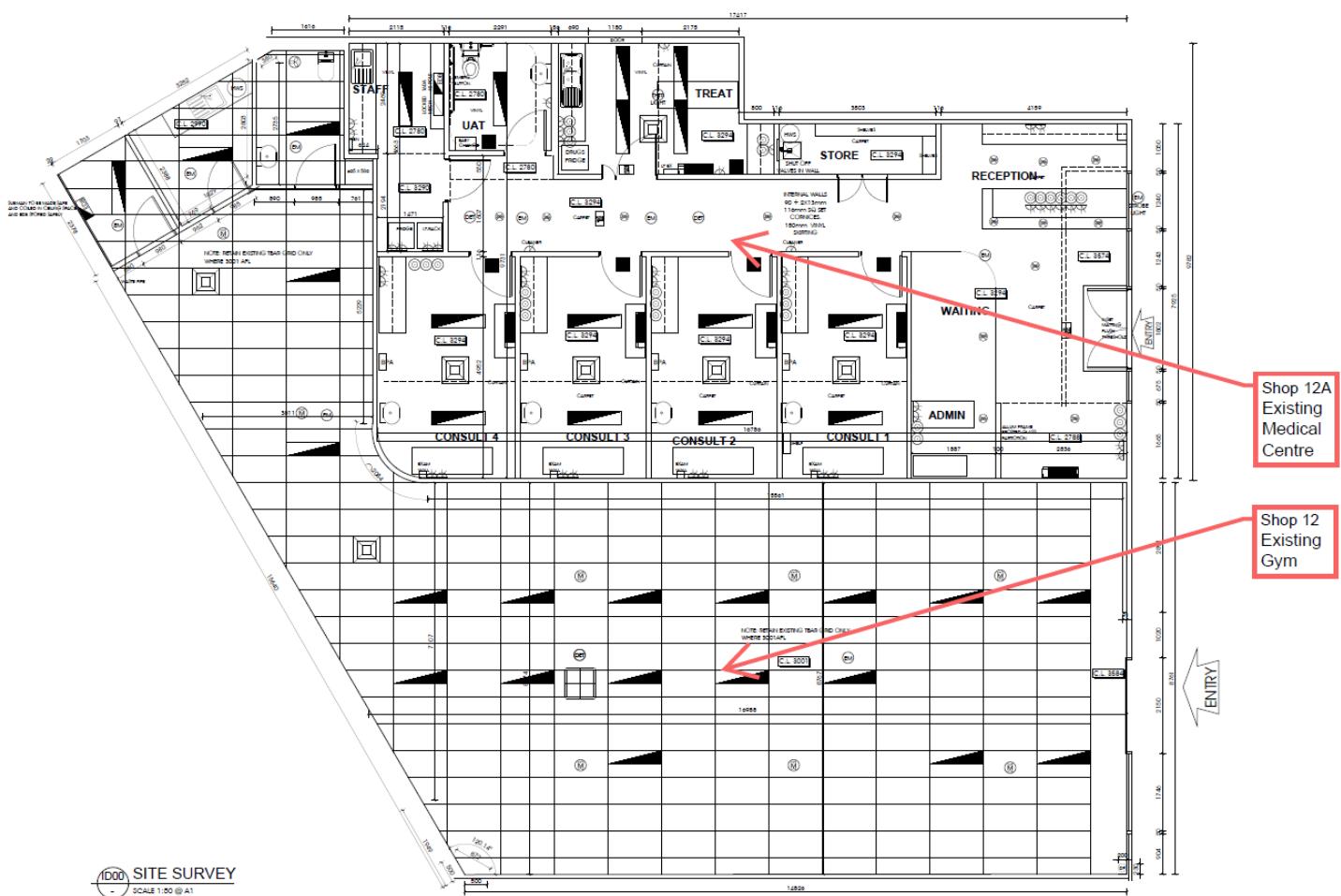


Figure 4: Existing Layout

<b>Schedule of Proposed Accommodation Changes</b>			
	<i>Existing Medical Centre</i>	<i>Proposed Medical Centre</i>	<i>Proposed Change</i>
<i>Accommodation Type</i>	<i>Qty</i>	<i>Qty</i>	<i>Qty</i>
Consult Room	4	10	+6
Treatment Room	1	1	0
Private Treatment Room	0	1	+1
Pathology Room	0	1	+1
Steri Room	0	1	+1
Disabled WC	1	1	0
Ambulant WC	0	2	+2
Reception	1	1	0
Waiting Room	1	1	0
PM Office	0	1	+1
Comms Room/Store	1	1	0
	<i>sqm</i>	<i>sqm</i>	<i>sqm</i>
Total area	153	351	+198

Table 2

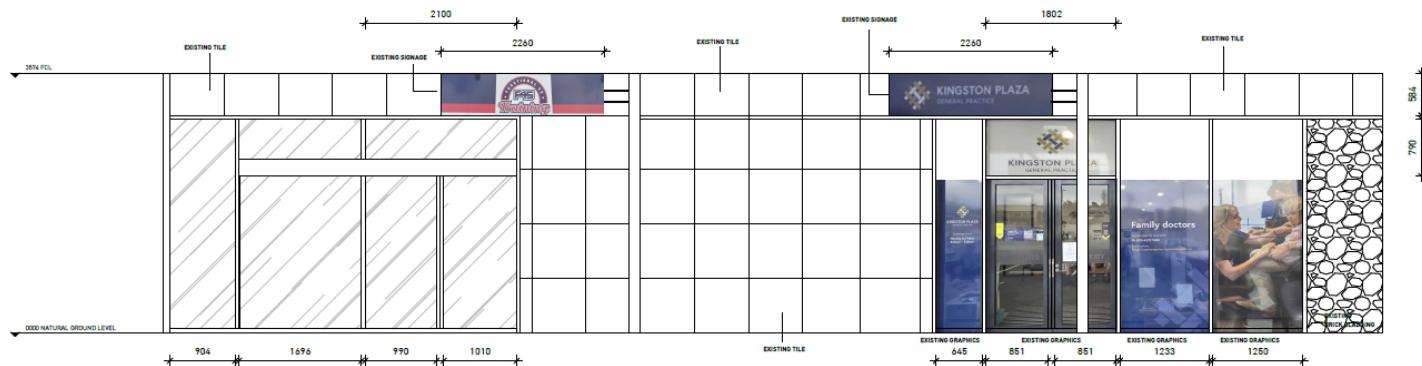
The expansion will see total area increase from 153sqm to 351sqm with changes to accommodations within the clinic as outlined in Table 2. The existing minimal gym fitout and medical centre will be demolished to make way for new purpose-built state of the art general practice facilities.

Building methodology has been tailored to medical use featuring:

- Sound engineered wall linings and solid doors to support privacy
- Medical grade floor coverings
- Custom joinery storage throughout clinical spaces to support operational requirements
- Custom designed reception and waiting area with architectural features
- Dedicated entrance for ambulance service
- Plumbing points to all clinical areas
- Suitably designed and specified mechanical system for heating, cooling and ventilation



Figure 5: Existing Façade

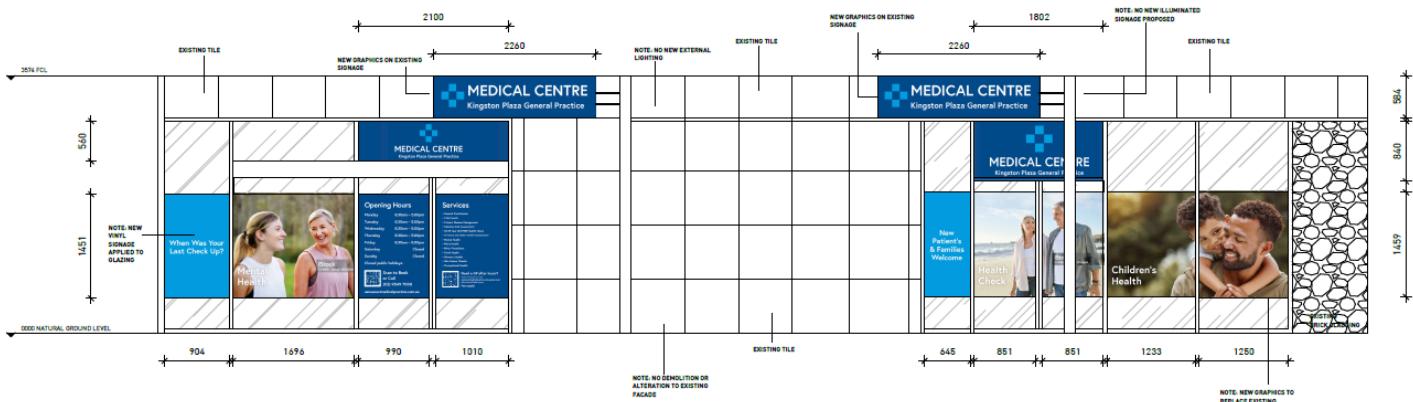


1 | Façade Existing Elevation

SCALE: 1 : 50

Figure 6: Existing Façade Elevation

Works proposed do not involve any alterations or additions outside of the demised premises with no material changes to façade, external glazing or cladding, entrance systems or awning. Minor alterations are proposed to signage in line with the expansion with existing under awning signage to be refurbished with medical centre branding as detailed in Figure 7 (attached and excerpt with annotations below). Addition of contra vision vinyl signage to existing glazing of area formerly known as 'Shop 12'. Replacement of existing contra vision vinyl signage to glazing of area formerly known as 'Shop 12A'.



1 | Façade Proposed Elevation

SCALE: 1:50

Figure 7: Proposed Façade Elevation

## Total Number of On-Site Employees

<b>Schedule of Staff Changes</b>			
<i>Staff Member/Position</i>	<i>Existing Medical Centre</i>	<i>Proposed Medical Centre</i>	<i>Proposed Change</i>
Practice Manager		1	1
Receptionist		2	2
General Practitioner	4	8	+4
Nurse	1	1	0
Phlebotomist	0	1	+1
<b>Total</b>	<b>8</b>	<b>15</b>	<b>+5</b>

Table 3

## Number of Persons Providing Health Services

From the date of completion of proposed works, full time equivalent (FTE) hours of persons providing health services (practitioners) will begin to increase from current levels of 1.8FTE. Table 4 provides a breakdown of likely scaling over the first 4 years following completion of works.

It is important to note that although the proposed centre accommodates 10 consult rooms which are primarily used by practitioners, the nature of the operations of the medical centre mean the maximum number of practitioners when the centre is fully utilised is 8FTE.

<b>Schedule of Practitioner Changes (FTE)</b>					
<b>Current</b>	<b>2026 (from opening)</b>	<b>2027</b>	<b>2028</b>	<b>2029</b>	<b>2030</b>
1.8	4	5	6	7	8

Table 4

2.2FTE additional practitioner are expected to commence consulting from the date of the additional consult rooms being available. This FTE practitioner uplift is based on existing patient demand, and confirmed signed new Doctors committed to joining the

centre. The 1 FTE practitioner annual increase thereafter assumes organic growth and to meet the expected increase in patient service demand. The centre will maximise its practitioner occupancy at approximately 8FTE.

### **Operating Hours**

The proposed operating hours are in line with normal general practice use and within those hours permitted by the shopping centre as landlord.

All traffic associated with the expansion of the medical centre will be during the 8am to 5pm operating hours, including any deliveries to or from the site.

Planned Operating Hours	Operating Hours Permitted by Lease
Monday: 8am to 5pm	Monday: 8am to 6pm
Tuesday: 8am to 5pm	Tuesday: 8am to 6pm
Wednesday: 8am to 5pm	Wednesday: 8am to 6pm
Thursday: 8am to 5pm	Thursday: 8am to 6pm
Friday: 8am to 5pm	Friday: 8am to 8pm
Saturday: Closed	Saturday: 8am to 6pm
Sunday: Closed	Sunday: Closed
Public Holidays: Closed	Public Holidays: Closed

Table 5