

METROPOLITAN REDEVELOPMENT  
AUTHORITY ACT 2011

**APPROVED PLANS**

11 July 2025









MRA-14477

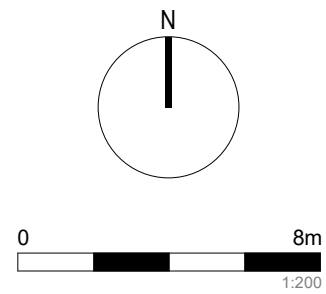


## DEVELOPMENT APPLICATION

REV	DATE	DESCRIPTION
A	21.06.2024	FOR INFORMATION
B	28.06.2024	ISSUE FOR REVIEW
C	26.07.2024	ISSUE FOR INFORMATION
D	02.08.2024	ISSUE FOR INFORMATION
E	14.08.2024	DA APPLICATION
F	22.01.2025	ISSUE FOR INFORMATION

LEGEND:

	RESIDENTIAL		HOSPITAL STAFF
	RESIDENTIAL VISITOR		HOSPITAL VISITOR
	COMMERCIAL		HOSPITAL VISITOR DROP OFF
	COMMERCIAL STAFF		MOTORBIKE



PROJECT:

#2024048

**ORCHARD  
TERRACE STAGE 02**

5 WUNDERLICH ROAD  
SUBIACO WA 6008

CLIENT: BLAQ PROJECTS

DRAWING TITLE:  
**BASEMENT 2**

---

SHEET NUMBER: **SK2-02** REV: **F**  
DATE: 22.01.2025

ARCHITECT:

**PLACE**

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AUTHORITY ACT 2011

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11 July 2025









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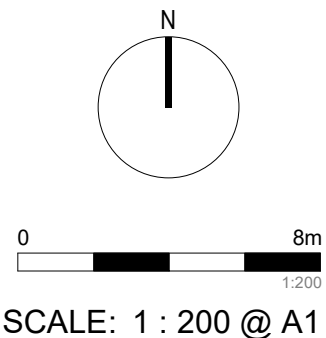


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	RESIDENTIAL VISITOR		HOSPITAL VISITOR
	COMMERCIAL		HOSPITAL VISITOR DROP OFF
	COMMERCIAL STAFF		MOTORBIKE



PROJECT:

#2024048

**ORCHARD  
TERRACE STAGE 02**

5 WUNDERLICH ROAD  
SUBIACO WA 6008

CLIENT: BLAQ PROJECTS

DRAWING TITLE:  
**BASEMENT 1**

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SHEET NUMBER: **SK2-03** REV: **F**  
DATE: 22.01.2025

ARCHITECT:

**PLACE**

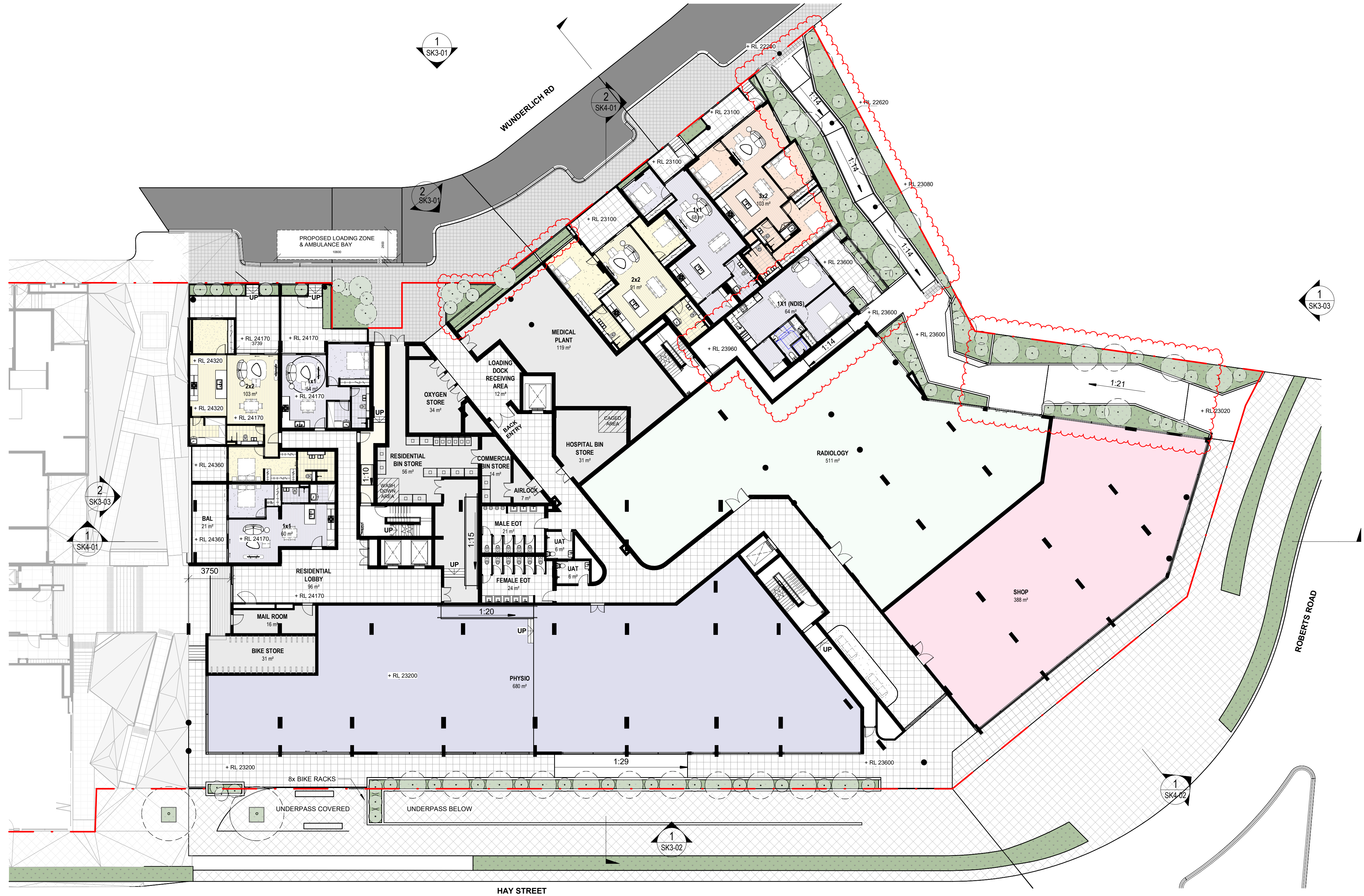
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11 July 2025  
MRA-14477



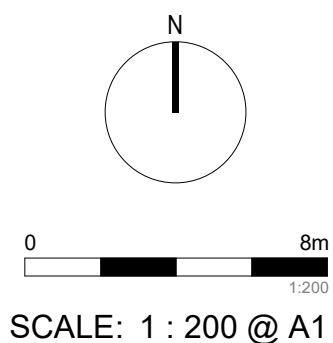
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LEGEND:



PROJECT:  
#2024048  
**ORCHARD  
TERRACE STAGE 02**  
5 WUNDERLICH ROAD  
SUBIACO WA 6008  
CLIENT: BLAQ PROJECTS

DRAWING TITLE:  
**GROUND FLOOR PLAN**  
SHEET NUMBER:  
**SK2-04**  
DATE: 19.06.2025

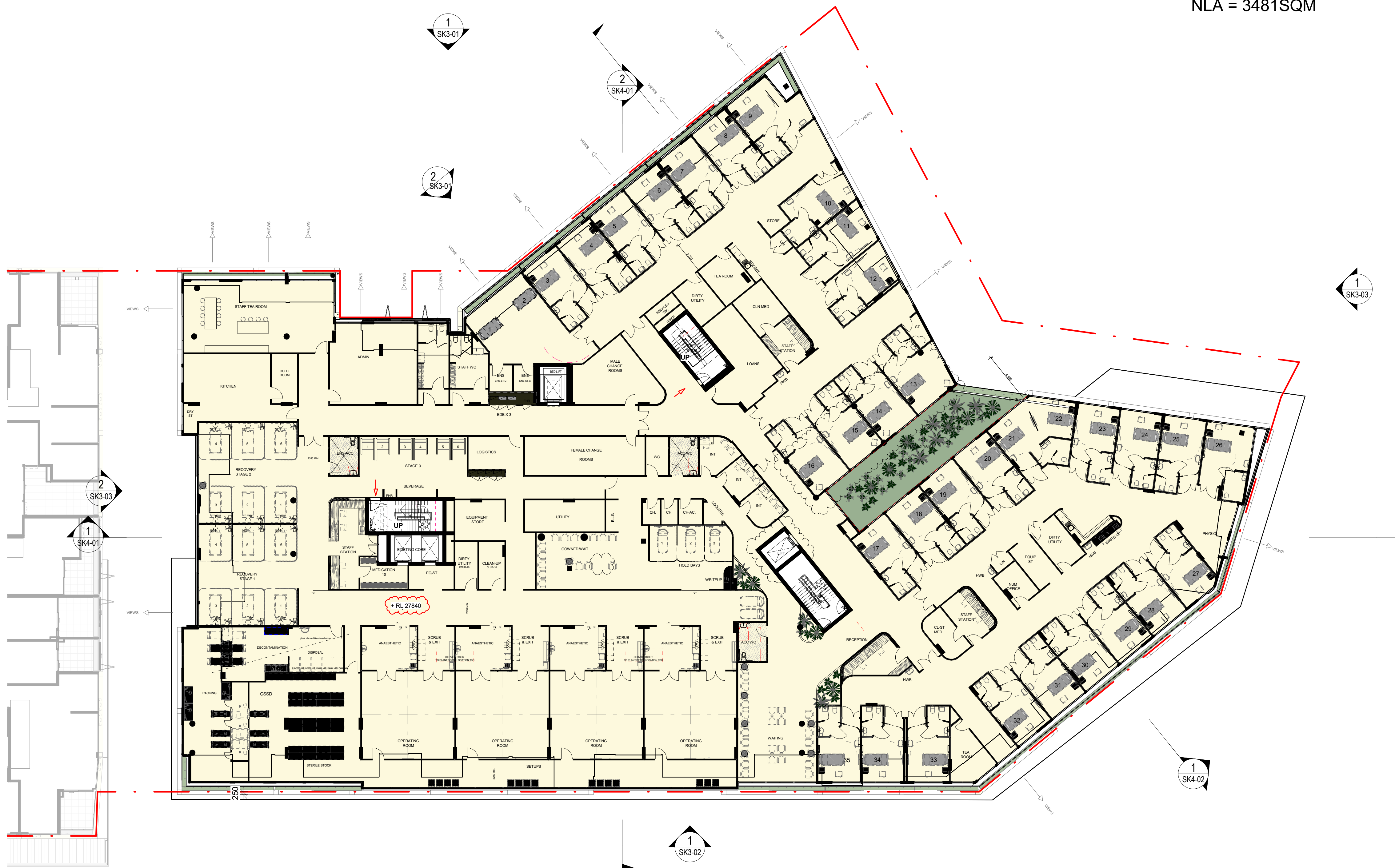
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NLA = 3481SQM



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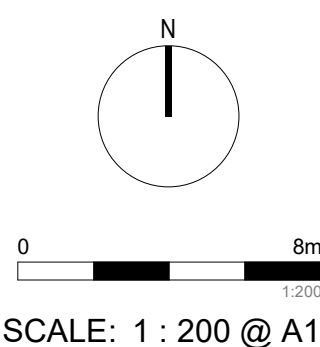
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LEGEND:



PROJECT:  
**#2024048**  
**ORCHARD**  
**TERRACE STAGE 02**  
5 WUNDERLICH ROAD  
SUBIACO WA 6008

CLIENT: BLAQ PROJECTS

DRAWING TITLE:  
**LEVEL 1 PLAN**

SHEET NUMBER:  
**SK2-05**  
DATE: 19.06.2025

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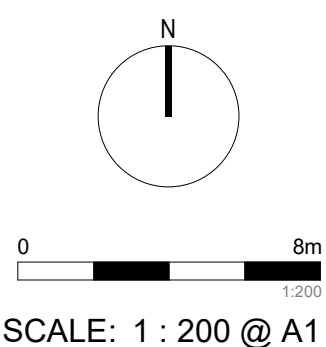
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LEGEND:



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**#2024048**  
**ORCHARD  
TERRACE STAGE 02**  
5 WUNDERLICH ROAD  
SUBIACO WA 6008

CLIENT: BLAQ PROJECTS

DRAWING TITLE:  
**LEVEL 2 PLAN**

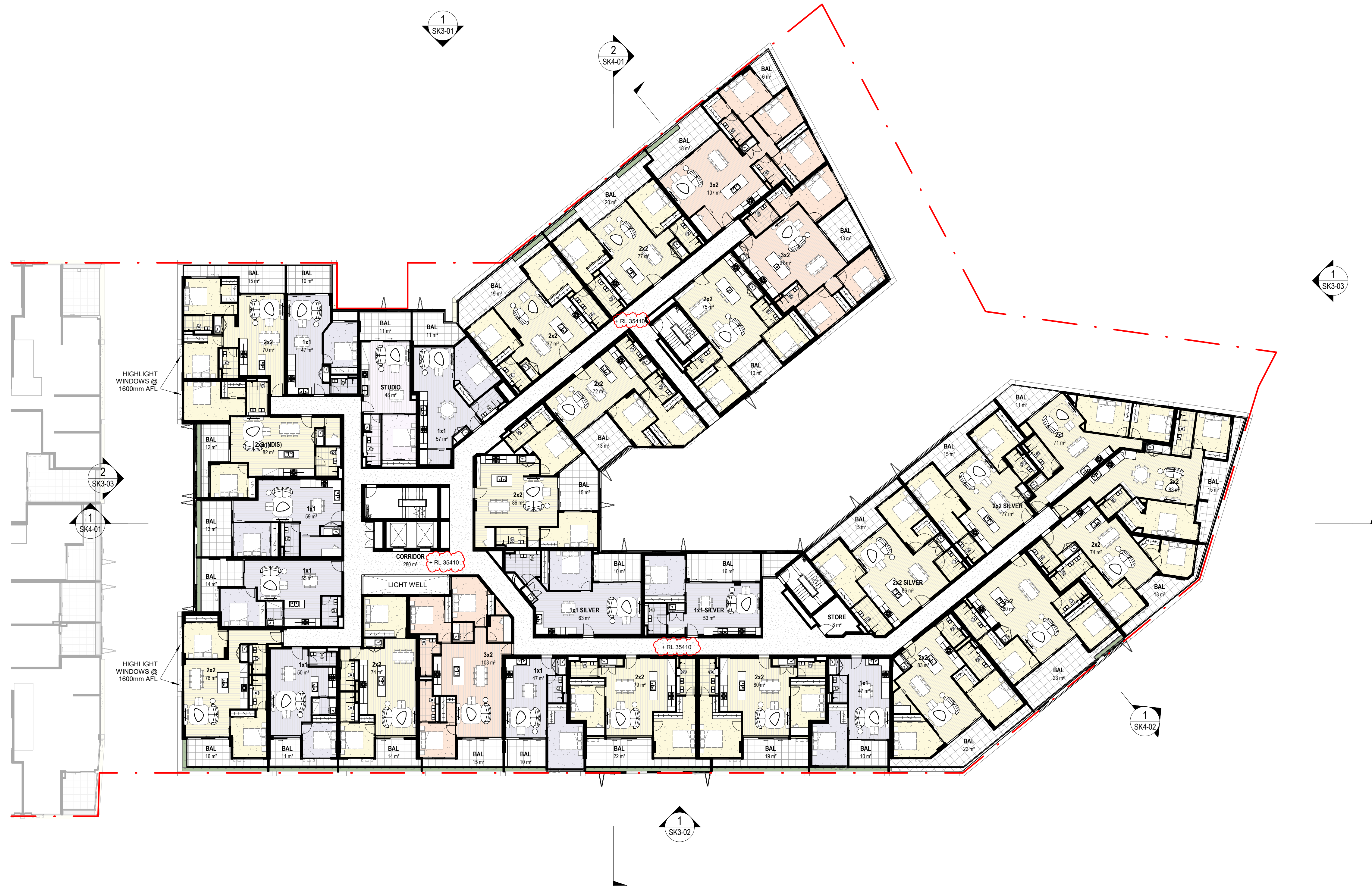
SHEET NUMBER:  
**SK2-07**  
DATE: 19.06.2025

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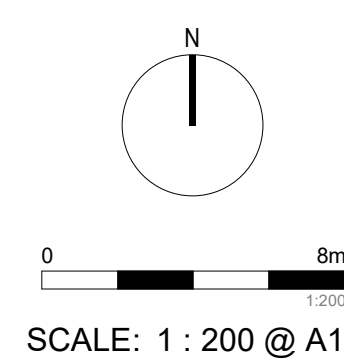
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LEGEND:



PROJECT:  
**#2024048**  
**ORCHARD  
TERRACE STAGE 02**  
5 WUNDERLICH ROAD  
SUBIACO WA 6008

CLIENT: BLAQ PROJECTS

DRAWING TITLE:  
**LEVEL 3 PLAN**

SHEET NUMBER:  
**SK2-08**  
DATE: 19.06.2025

REV:  
**G**

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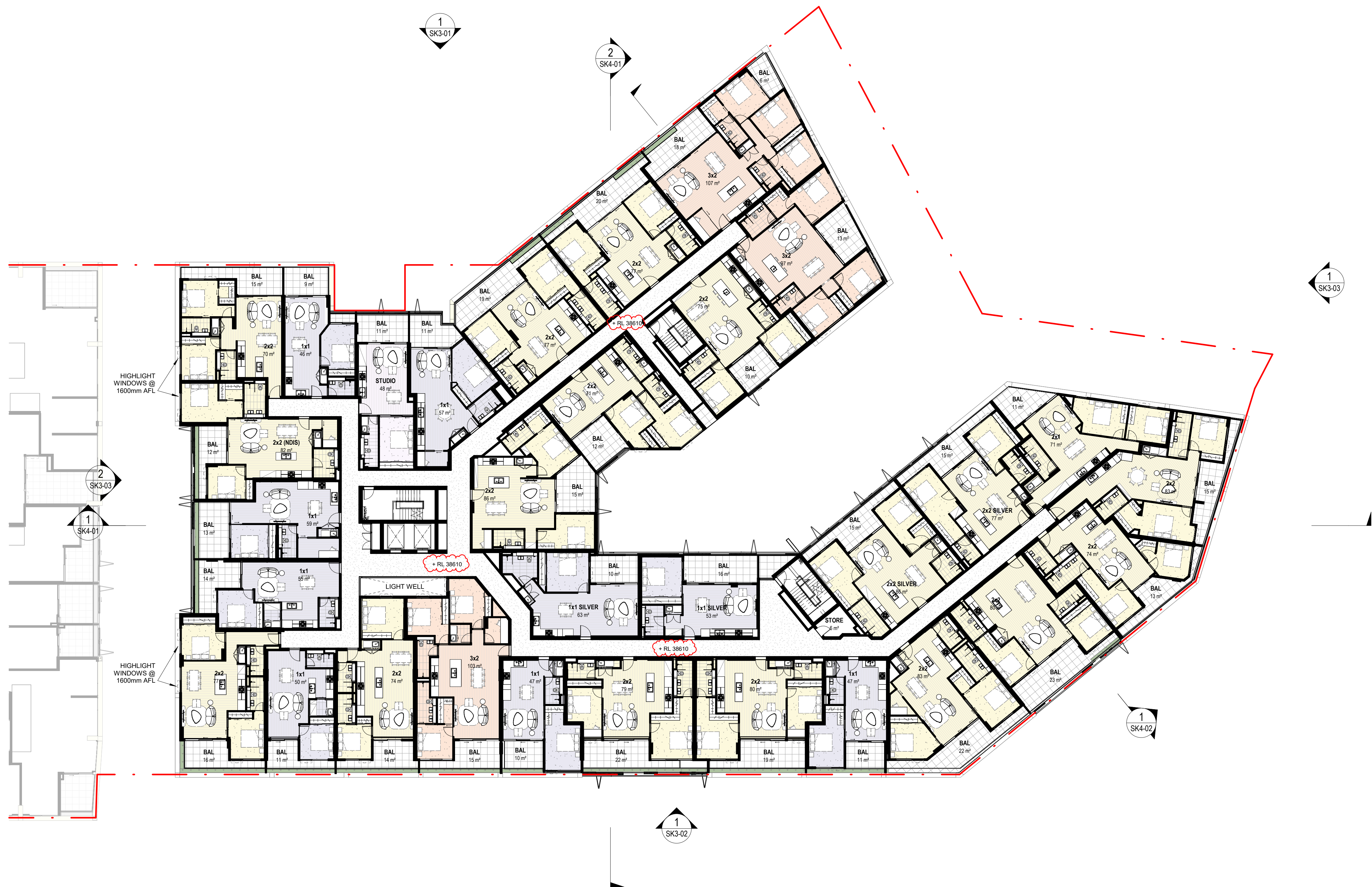
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AUTHORITY ACT 2011

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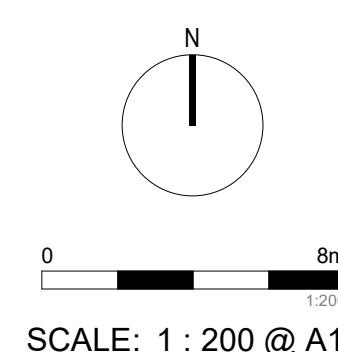
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PROJECT:  
#2024048  
**ORCHARD  
TERRACE STAGE 02**  
5 WUNDERLICH ROAD  
SUBIACO WA 6008

CLIENT: BLAQ PROJECTS

DRAWING TITLE:  
**LEVEL 4 PLAN**

SHEET NUMBER:  
**SK2-09**  
DATE: 19.06.2025

REV:  
**G**

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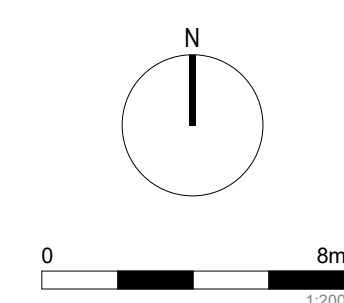
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### LEGEND:



SCALE: 1 : 200 @ A1

### PROJECT:

#2024048  
**ORCHARD  
TERRACE STAGE 02**  
5 WUNDERLICH ROAD  
SUBIACO WA 6008

CLIENT: BLAQ PROJECTS

DRAWING TITLE:  
**PENTHOUSES**

SHEET NUMBER:  
**SK2-10**  
DATE: 19.06.2025

REV:

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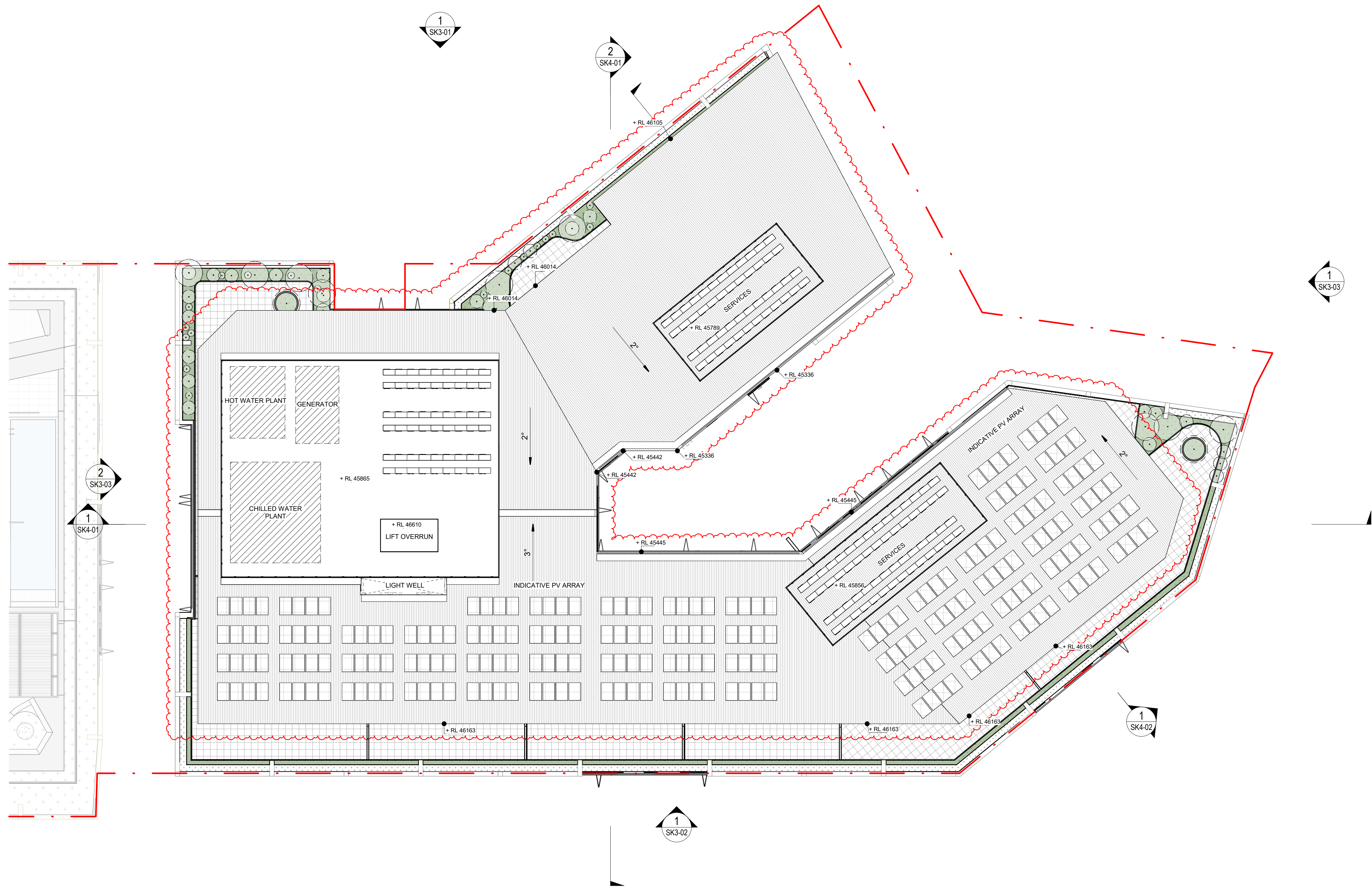
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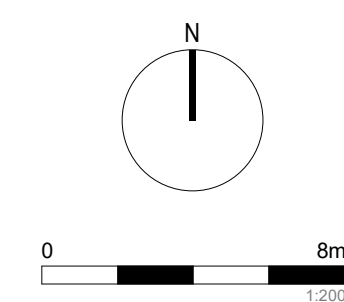
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G	20.06.2025	DA APPLICATION

### LEGEND:



SCALE: 1 : 200 @ A1

### PROJECT:

#2024048  
**ORCHARD  
TERRACE STAGE 02**  
5 WUNDERLICH ROAD  
SUBIACO WA 6008

CLIENT: BLAQ PROJECTS

### DRAWING TITLE: ROOF PLAN

SHEET NUMBER:  
**SK2-11**

DATE: 20.06.2025

REV:  
**G**

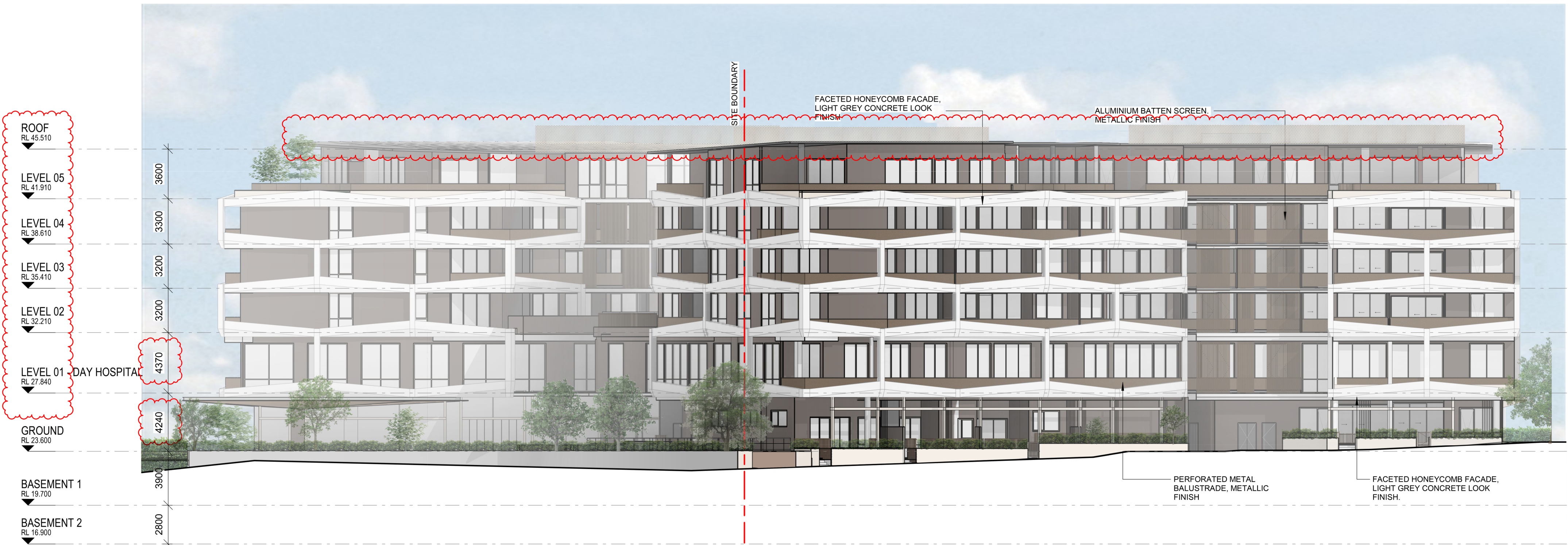
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**NORTH ELEVATION - APPROVED DA**  
1 : 200



**1 NORTH ELEVATION - PROPOSED**  
1 : 200



**2 STREET ELEVATION - MEDICAL PLANT ROOM**  
1 : 100

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### PROJECT:

#2024048  
**ORCHARD  
TERRACE STAGE 02**  
5 WUNDERLICH ROAD  
SUBIACO WA 6008

CLIENT: BLAQ PROJECTS

### DRAWING TITLE:

**NORTH ELEVATION**

### SHEET NUMBER:

**SK3-01**

DATE: 20.06.2025

### REV:

**F**

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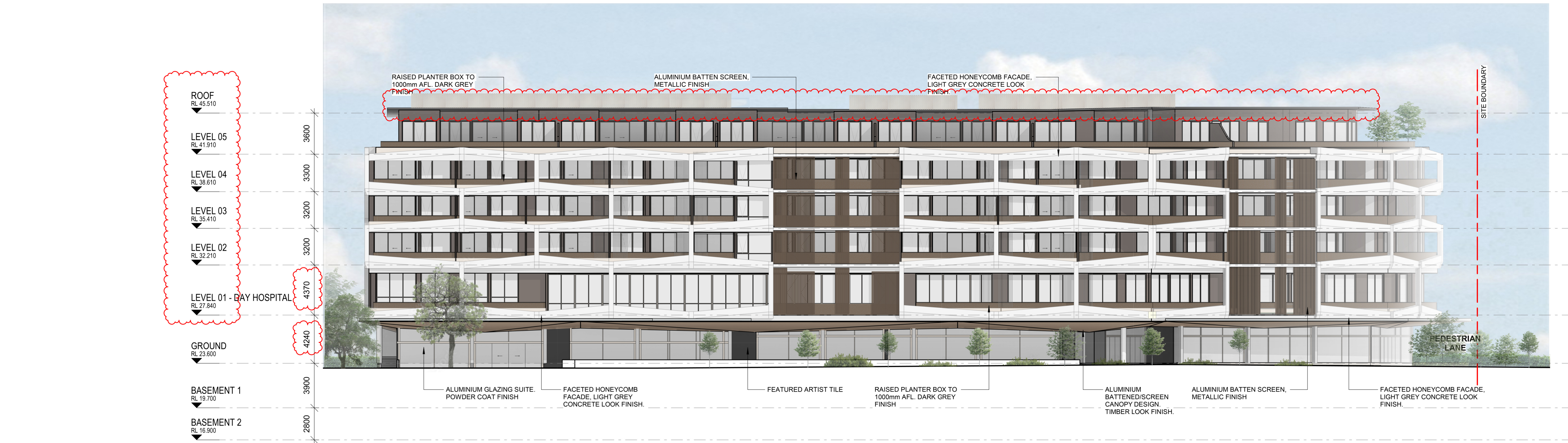
0 8m  
1:200

SCALE: As indicated @  
A1





SOUTH ELEVATION - APPROVED DA  
1 : 200



SOUTH ELEVATION - PROPOSED  
1 : 200

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0 8m  
1:200  
SCALE: 1 : 200 @ A1

PROJECT:  
**#2024048**  
**ORCHARD  
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5 WUNDERLICH ROAD  
SUBIACO WA 6008  
CLIENT: BLAQ PROJECTS

DRAWING TITLE:  
**SOUTH ELEVATION**  
SHEET NUMBER:  
**SK3-02**  
DATE: 20.06.2025

REV:  
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EAST ELEVATION - APPROVED DA  
1 : 200



1 EAST ELEVATION - PROPOSED  
1 : 200



2 WEST ELEVATION - PROPOSED  
1 : 200

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REVISION:		
REV	DATE	DESCRIPTION
A	20.06.2025	DA APPLICATION

LEGEND:

PROJECT:  
#2024048  
**ORCHARD  
TERRACE STAGE 02**  
5 WUNDERLICH ROAD  
SUBIACO WA 6008

CLIENT: BLAQ PROJECTS

DRAWING TITLE:  
**EAST & WEST ELEVATION**

SHEET NUMBER:  
**SK3-03**

DATE: 20.06.2025

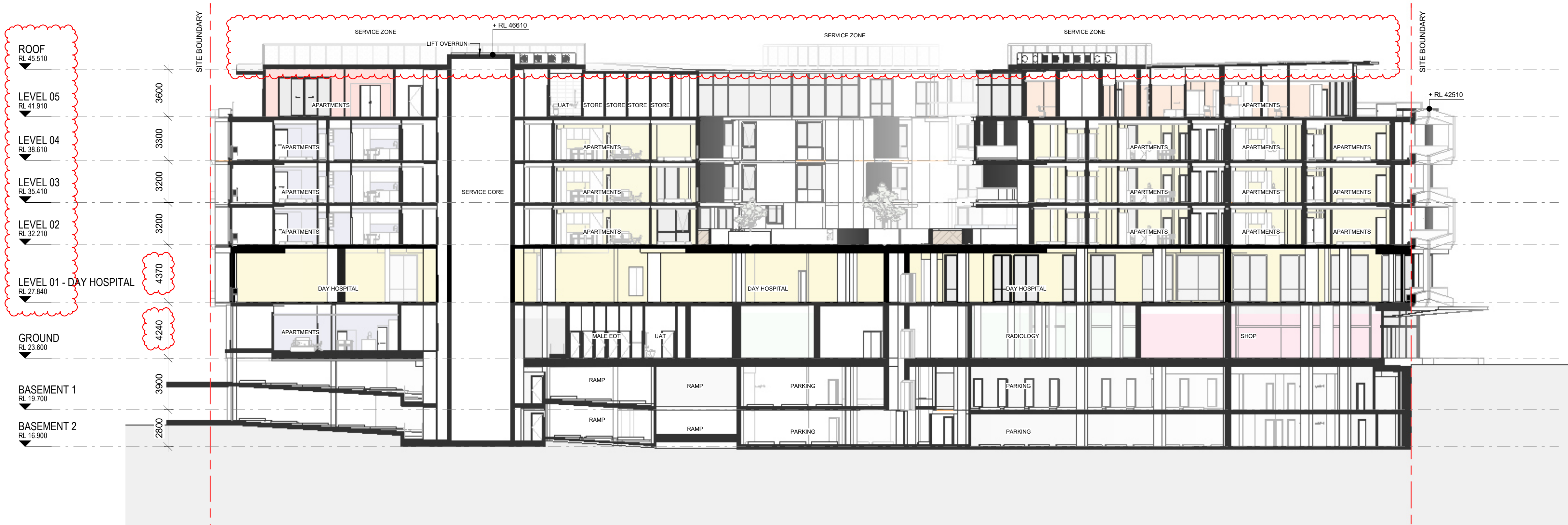
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SECTION 1  
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REVISION:		
REV	DATE	DESCRIPTION
A	21.06.2024	FOR INFORMATION
B	28.06.2024	ISSUE FOR REVIEW
C	26.07.2024	ISSUE FOR INFORMATION
D	02.08.2024	ISSUE FOR INFORMATION
E	14.08.2024	DA APPLICATION
F	20.06.2025	DA APPLICATION

LEGEND:

PROJECT:  
**#2024048**  
**ORCHARD**  
**TERRACE STAGE 02**  
5 WUNDERLICH ROAD  
SUBIACO WA 6008

CLIENT: BLAQ PROJECTS

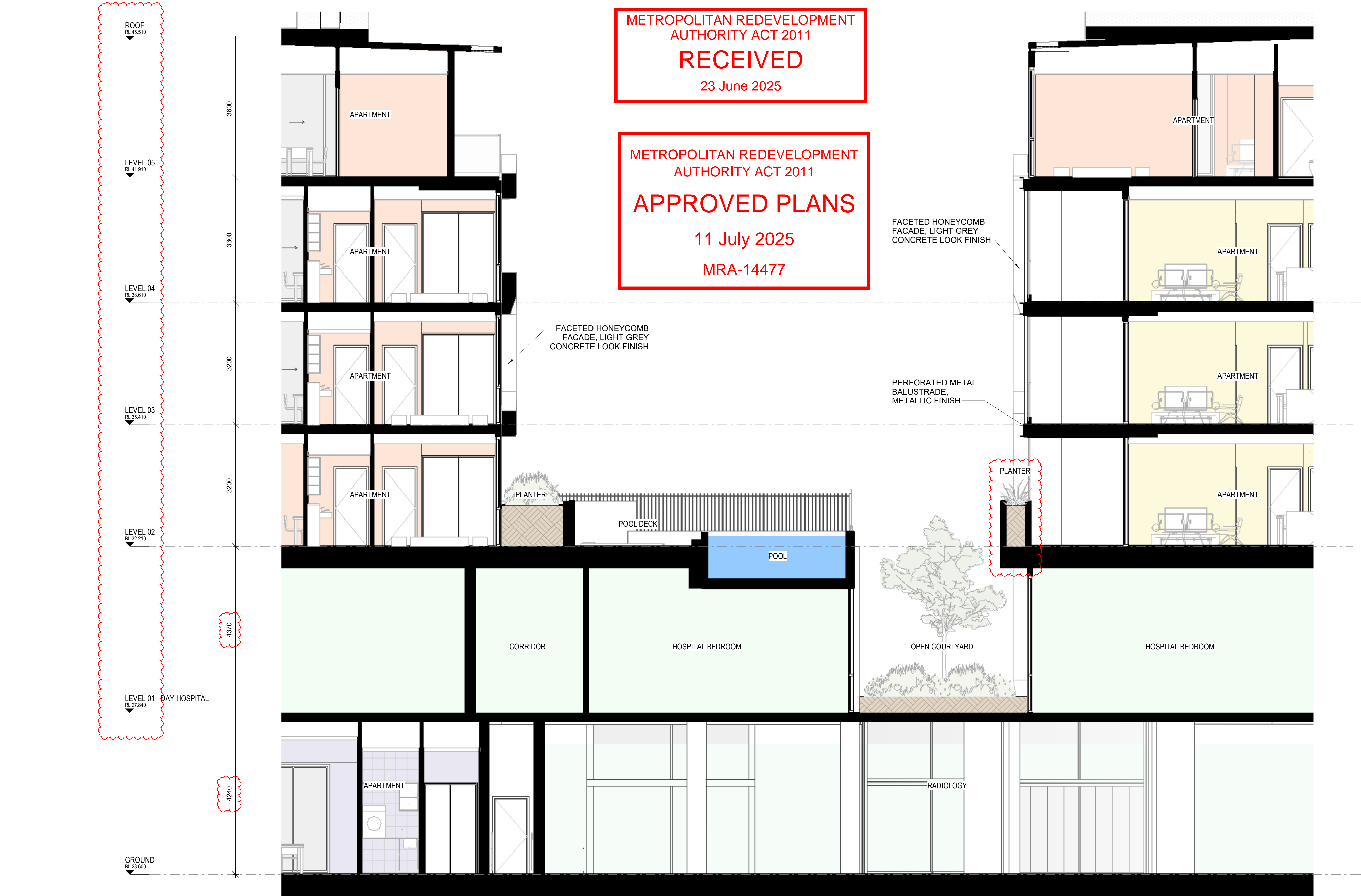
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**SECTIONS**

SHEET NUMBER:  
**SK4-01**  
DATE: 20.06.2025

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REVISION:		
REV	DATE	DESCRIPTION
A	14.08.2024	DA APPLICATION
B	20.06.2025	DA APPLICATION

LEGEND:

PROJECT:  
#2024048  
**ORCHARD  
TERRACE STAGE 02**  
5 WUNDERLICH ROAD  
SUBIACO WA 6008

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**SECTIONS**

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# Operational Management Plan

## Surgical Centre

No.5 Wunderlich Street  
Subiaco

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## 1.0 Introduction

This Operational Management Plan ('OMP') has been prepared in support of an Application for Development Approval for a Short Stay Surgical Centre at Lot 81 (No.5) Wunderlich Street, Subiaco ('site'). The purpose of the OMP is to document how the Surgical Centre will operate to minimise impacts on the locality.



## 2.0 Location

The site is situated in the locality of Subiaco with frontage to Hay Street, Roberts Road and Wunderlich Street. The site is within 500 metres walking distance to Subiaco Train Station.

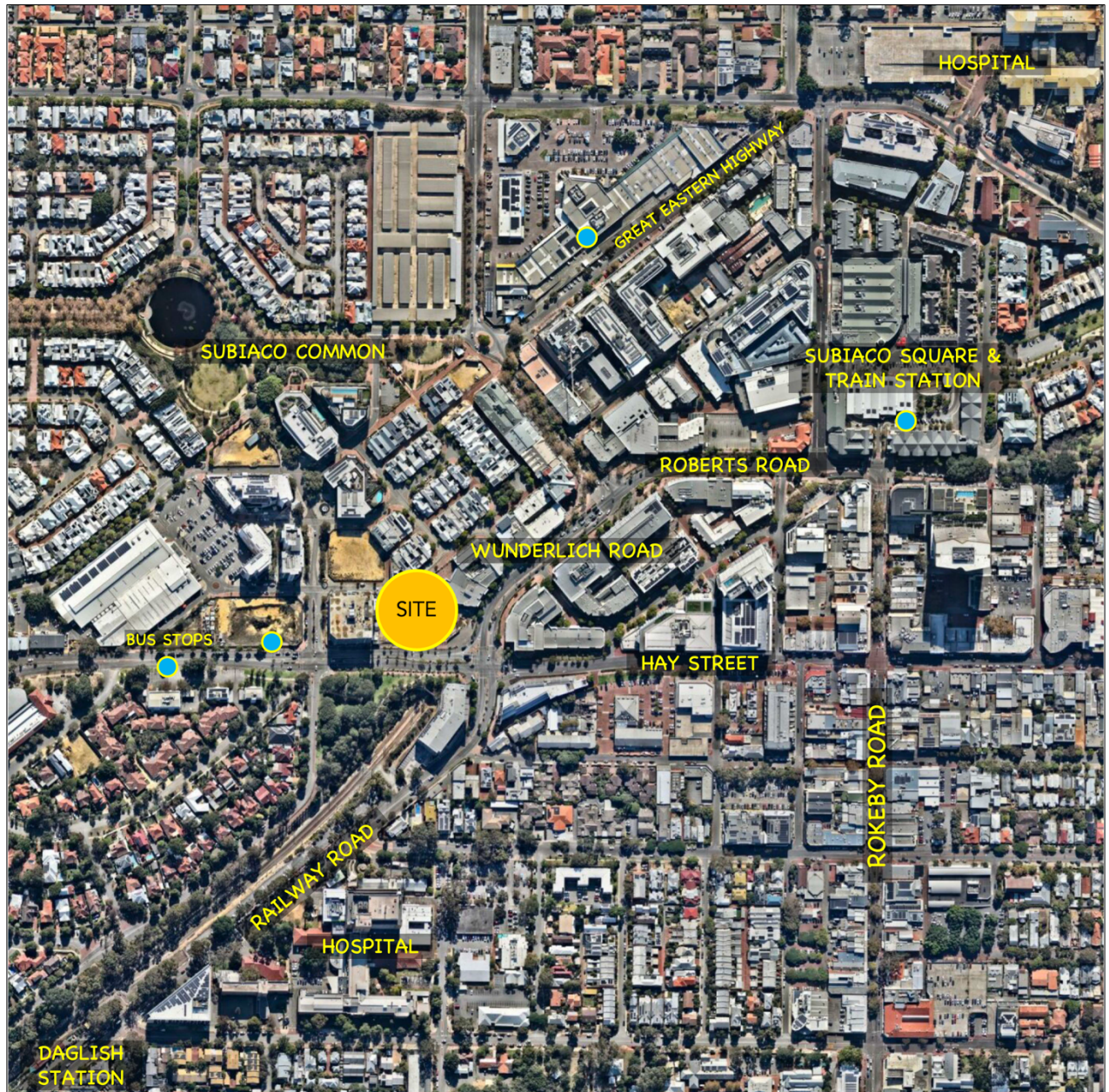


Figure 1: Location of Surgical Centre



## 3.0 Proposed Development

### Overview

The Short Stay Surgical Centre, a private facility strategically located in the heart of Subiaco, is designed to deliver a comprehensive range of essential medical services to the community. The facility will offer elective surgery with both day-only and overnight accommodation.

The centre aims to streamline patient care by reducing travel and consolidating services into one location. This holistic approach minimizes the number of appointments and venues patients need to visit for diagnosis and treatment.

The premises will be purpose-built, considering all aspects of the centre's operation, including staffing, patient access, parking, visiting hours, and waste management.

The Surgical Centre is for Elective Surgery only and strictly 'No Emergency'.

The Surgical Centre will occupy the First Floor of an approved mixed-use development, with back-of-house facilities located on the Ground Floor. It is anticipated the Surgical Centre will be supported by health-related services occupying the building's Ground Floor tenancies, such as Radiology, Physiotherapy and a Pharmacy.



Figure 2: Floor Plan of Surgical Centre



## Business Times

Business Days	Monday to Sunday
Surgery Times	Monday to Friday 7.30am to 6.30pm
Patient Arrival	6.30am to 10.30am
Visitor Times	9.00am to 9.00pm
Staff Arrival / Departure	Refer below.

## Capacity

Beds	35
Operating Theatres	4
Daily Operations	6 per theatre 24 operations at full capacity
Admissions	Maximum of 24 daily admissions at full capacity
Length of Stay / Discharge	Typically, 50% of patients will be discharged on the same day, with the remaining 50% requiring an overnight stay of up to 3 days.  Patients requiring an overnight stay are generally admitted at the start of the week (Monday to Wednesday), ready for discharge prior to the weekend (Wednesday to Friday).  The precise number of patients requiring an overnight stay will vary depending on the patient's diagnosis and recovery.

## Staff

Operating Theatres		
<ul style="list-style-type: none"> <li>Consultants</li> <li>Support</li> </ul>	12 15	3 per theatre - doctor, surgeon, anaesthetist Pre-op, recovery, sterilization, other
Ward	8	Manager and nurses
Administration	4	
Radiologist	1	
<b>Total Staff</b>	<b>40</b>	Assuming full capacity at any one time
Other Consultants	10	In addition to the staff listed above, typically 8 to 10 consulting specialists / doctors / healthcare workers would visit the Surgical Centre on any given day.

The above staffing levels assume the facility will run at 100% capacity, which is unlikely to occur. In practice, the Surgical Centre would aim to run at 85% capacity.



**Staff Rostering and Shift Times**Morning Shift (6.30am to 2.30pm)

The peak operating time of the Surgical Centre occurs in the morning. Typically, up to 10 staff will arrive at the start of the morning shift (6.30am) ready to receive the first patients for the day. Staff numbers will steadily increase during the morning with all rostered staff on-site by 9am.

Afternoon Shift (2pm to 10pm)

During the afternoon shift, the number of staff at the Surgical Centre will decrease to approximately 20, as surgeries finish and patients are discharged. Administrative staff will depart by 8pm latest, further reducing the number of staff at the premises in the evening.

Night Shift (9.30pm to 7am)

A maximum of 5 staff would typically be rostered to work during the night, depending on the number of patients staying overnight in the ward.

**Patients**

Patients will arrive from 6.30am for surgery. Patient admission times are staggered, with up to 2 patients scheduled to arrive every 30 minutes. The pre-operation admission process typically takes up to 1 hour before surgery commences.

**Visiting Times**

Visiting times will be limited to 9am to 9pm each day and strictly enforced.



## 4.0 Parking and Access

### Car Parking

30 car bays in the upper level of the Basement will be allocated to the Surgical Centre. The proposed allocation of car bays is depicted below.

#### Staff Parking

19 car bays will be set aside for staff parking (theatre consultants, specialists, managers).

#### Visitor Parking

11 car bays will be set aside for visitors, including patient set down / pick up, and people visiting overnight patients. Four (4) of these car bays will be set aside for short-term patient set down / pick up (maximum 1 hour parking) with the remaining visitor bays available for longer-term parking (2-3 hours). The patient set down / pick up bays will be available to general visitors outside of the patient admission / discharge times. The patient set down / pick up bays are positioned near the lift leading to the Surgical Centre.



Figure 3: Surgical Centre Car Bays



## Access

### Vehicle Access

Vehicle access to / from the Basement will be obtained from Wunderlich Street via the approved driveway of the under-construction building to the west, as shown below.

Prior to admission, patients will be provided with instructions to access the car park and will be given a code to operate the security gate at the Basement entry point. This will reduce reliance on street parking in the locality and avoid delays at the time of arrival.

Signage will be installed in the car park to direct visitors to the Surgical centre car parking area. Internal security gates will prevent visitors from being able to access the residential parking areas.



**Figure 4: Vehicle Access to Surgical Centre Car Bays**

### Pedestrian Access

Pedestrian access to the Surgical Centre will be obtained from the Ground Floor commercial lobby off Hay Street, which is connected to the First Floor by a lift and stairs.

Pedestrian access from the Basement to the Surgical Centre will be provided by the lobby lift and stairs, with a second lift providing access for staff to the Ground Floor back-of-house facilities and the First Floor Surgical Centre.

### Ambulance Access

The Surgical Centre will be for Elective Surgery only and the vast majority of patients will arrive by private car. No Emergency procedures will be available and for this reason there is no requirement to provide any on-site queuing facilities for Ambulances.



By law, the Surgical Centre is required to make provision for an Ambulance to park in close proximity in the unlikely event a patient needs to be transferred to another hospital. For this reason, it is proposed that the pre-approved Loading Bay on Wunderlich Street be signposted for Ambulance parking in addition to commercial vehicle parking. The back-of-house service corridor on the Ground Floor exits to Wunderlich Street in close proximity to the Loading Bay, with a lift providing access to the Surgical Centre in the event of a patient transfer by Ambulance.

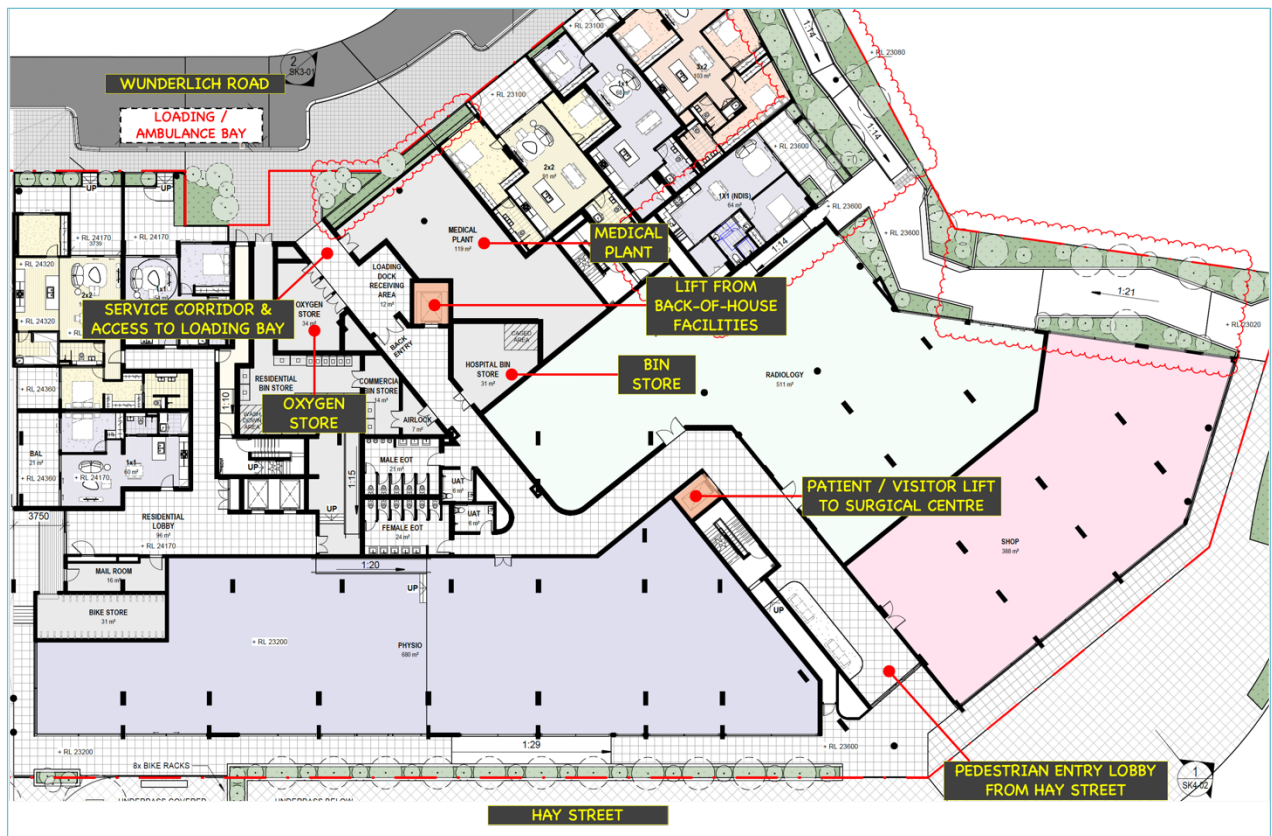


Figure 5: Ground Floor Access and Back-of-House Facilities

## Public Transport

The site is well serviced by public transport (bus services).

Route	Description	Location of Stops
28	Perth Busport – Claremont Train Station	Hay Street Stop No.16936 (<150 metres) Stop No.16925 (<250 metres)
97	Subiaco Train Station – QEII Medical Centre / UWA	Stop No.17520 Subiaco Station (500 metres)
Train	Fremantle to Midland Line Fremantle to Forrestfield Line	Subiaco Station (500 metres) Daglish Station (500 metres)



## 5.0 Waste

The Surgical Centre is provided with a separate and secure waste storage facility on the Ground Floor, including medical waste (see Figure 5 above). The waste store is accessed from the service corridor and located in close proximity to the Loading Bay on Wunderlich Street.

### **Waste Contractor**

All waste from the Surgical Centre will be collected by Daniels Health: a medical / health services waste contractor.

### **Collection Point**

Daniels Health will utilise a standard sized bin truck and park in the designated (approved) loading bay on Wunderlich Street. The waste contractor will access the bin store via the service entry door on Wunderlich Street.

### **Collection Frequency & Bin Capacity**

#### General Waste

- 2 x 1,100 litre bins
- 2 collections per week.

#### Recyclable Waste

- 2 x 1,100 litre bins.
- 1 x collection per week.

#### Medical Waste

- 4 x 64 litre bins.
- 2 x collection per week.
  
- 2 x S14 bins.
- 2 x S22 bins.
- 2 x S32 bins.
- 1 x collection per week.

#### Hazardous Waste

Not applicable.

### **Collection Time**

All waste from the Surgical Centre will be collected between 7am to 7pm Monday to Friday.

### **Bin Store**

The secure bin store on the Ground Floor has sufficient capacity to accommodate the bins required to meet the waste generation needs of the Hospital.



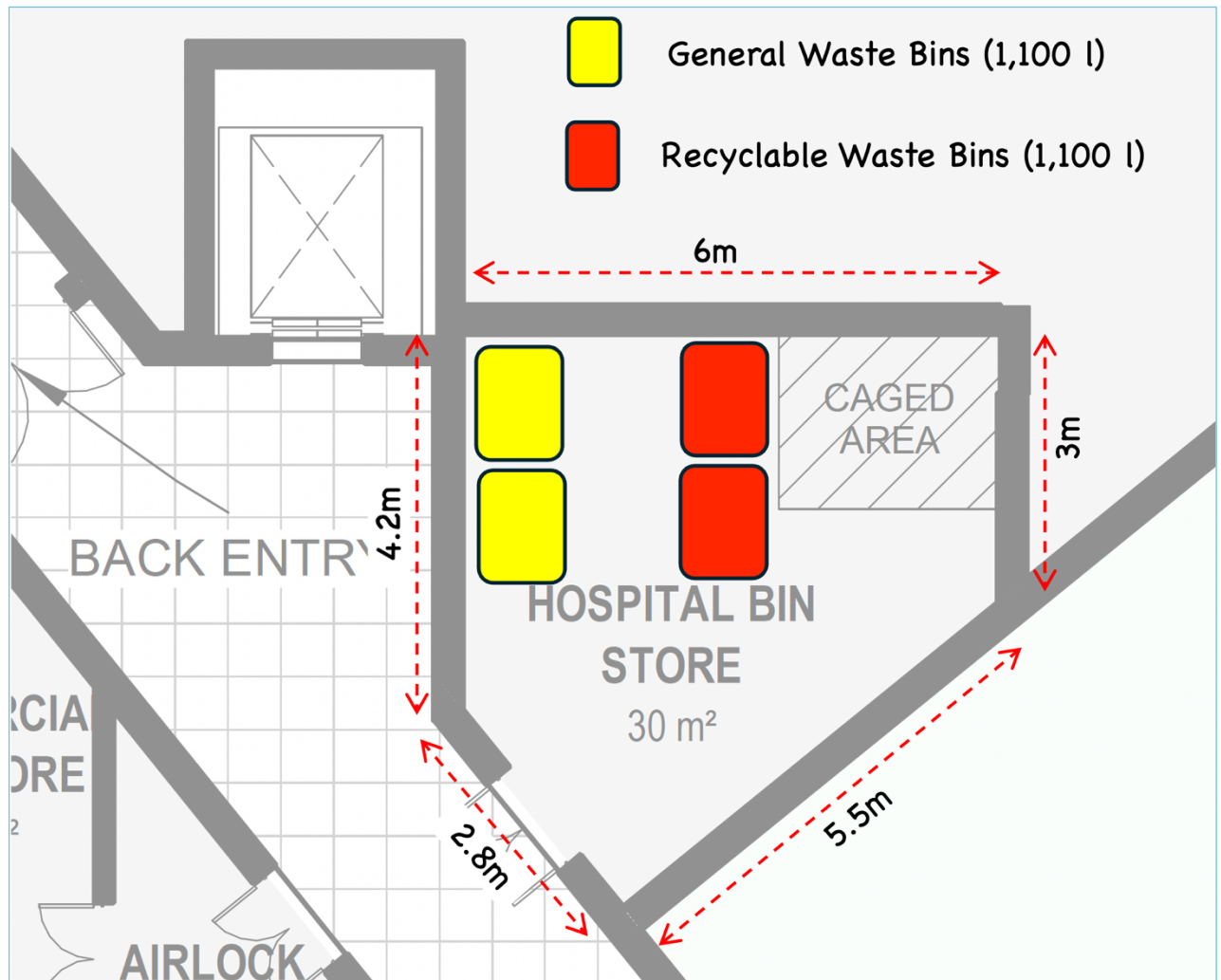


Figure 6: Bin Store

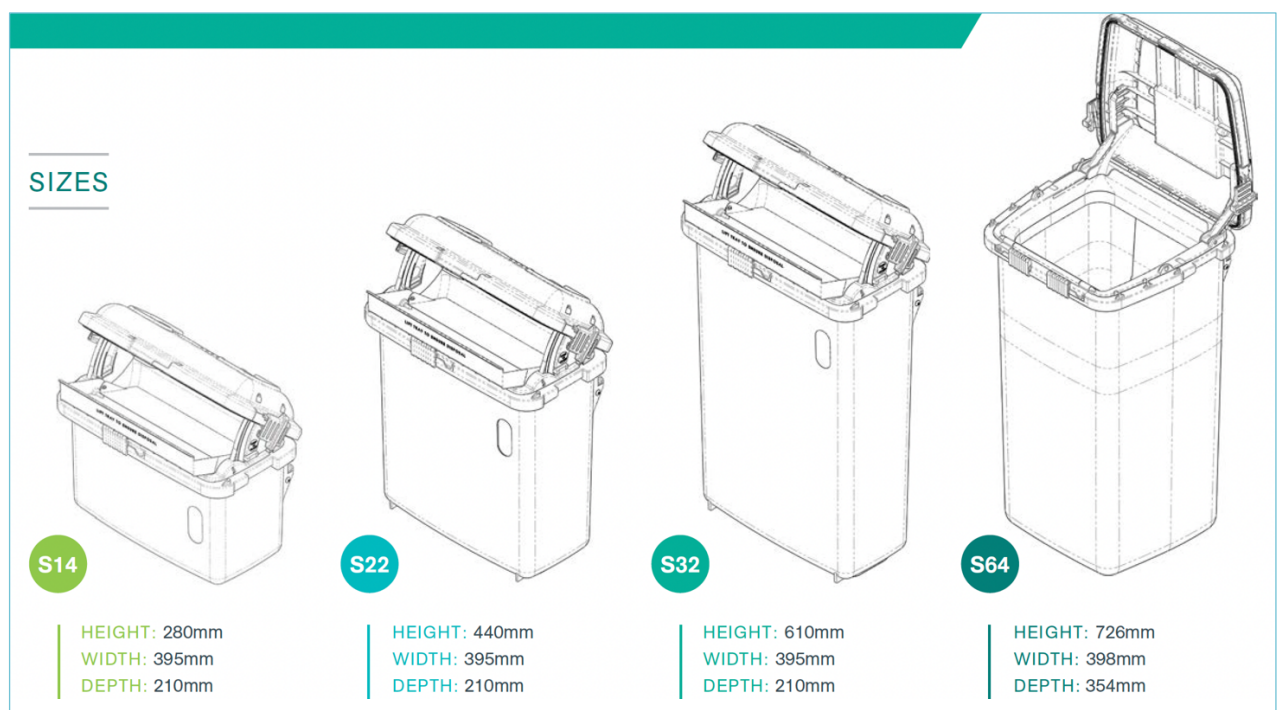


Figure 7: Dimensions of Medical Waste Bins