



## The Paediatric Dental Practice and so much more

Our client had operated a successful paediatric dental practice on the Gold Coast and was achieving significant growth. This in turn brought with it the problem of the existing space feeling constrictive, henceforth not allowing the practice to grow to the next level.

A decision had to be made to either continue to operate in the original premises and effectively limit the patient base or make the move to establish a larger practice with room to grow.

He chose the latter and started scouting for suitable properties in and around the local area. It was important to retain as much of the patient base he had built up and keeping the practice as close as possible to the existing premises gave him the best chance of patient retention.

When two adjacent properties came up for sale just 1.5km away, he purchased both sites and started to explore options for building a state-of-the-art practice from the ground up. Medifit were appointed as the best solution provider that was able to realise his vision for the new practice

efficiently and manage the entire process including architectural design, interior design, construction and fitout.

From the initial meetings, our client was confident that Medifit had the experience and capacity to deliver his new practice. Although their head office was in Perth, Medifit were able to demonstrate the successful development of more than 20 ground-up dental practices around Australia. Initial reservations about time zone differences actually turned into an advantage; the full Medifit office being available after his practice had closed for the day made communications easier.

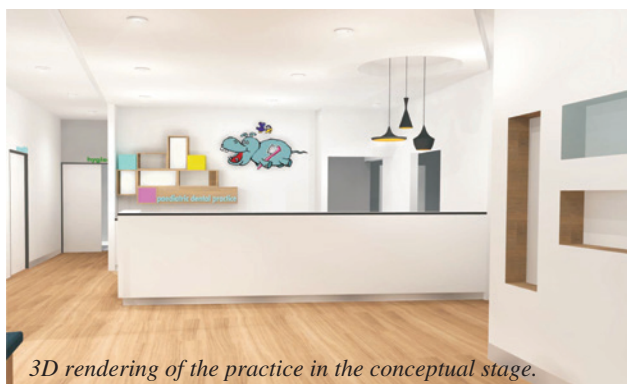




*3D rendering of the practice in the conceptual stage.*

One of the first milestones for any project of this type is obtaining development approval from local council. The approval process was complicated as the project called for combining two lots into one in addition to the typical change of use application. Medifit were able to compile all the relevant information and put it before council for approval following a communication strategy developed over 14 years in the space. The comprehensive DA submission was key to a streamlined approval and the company was breaking ground on the new practice site by early 2013.





*3D rendering of the practice in the conceptual stage.*



Our client had a clear objective for his new practice. He wanted the building to be unique and have a distinct visual signature from the street. He didn't want the typical Gold Coast commercial building with floor to ceiling glass and an imposing, almost sterile profile. Instead he was after a building that would present as warm and inviting for families.

The final design features striking contrasting forms and a variety of textures from stacked stone walls to soaring glazed sections with bold relief in the framing. The overall effect is stunning, perfectly capturing his intent and presenting as a professional yet friendly and welcoming space.

A key driver for the building design was having enough space for his own practice plus additional income generating space for potential leasing to other specialists. Careful space planning and analysis of the current and future needs of the paediatric practice, including allowances for car parking in alignment with Council requirements, gave Medifit's architectural team a framework to

design a solution that would serve his needs well into the future.

With the design approved, siteworks and construction commenced. Medifit were able to draw upon their significant experience in ground-up dental and health care construction to optimise the project and execute the building, carpark works and interior fitout in only 8 months with no compromise on quality.

The brief for the interior design of the practice was similar in essence to the outside: Family friendly, warm and inviting. A space that would put child-patients at ease with an atmosphere of fun and playfulness to help overcome any dental anxiety. The practice is located on the first floor of the building. A base palette of contrasting creamy whites, dark charcoals and light greys provide a perfect backdrop for splashes of colour and interest, achieved via bright artwork and wall decorations throughout. Timber floors, cabinetry and feature displays bring a natural feel to the practice while key lighting fixtures and pendants are grouped throughout the space adding visual interest and colour.









An assortment of carefully chosen loose furniture pieces adorn the waiting and reception area. Light blue cushions and ottomans in the waiting area reflect the colours of the sky and impart feelings of a dreamy, cloud-like ambience punctuated by the vivid, animal themed artwork and toys. A glazed children's nook in the waiting and reception area provides a safe space where visiting patients and their siblings can be kept occupied.

In addition to the waiting and reception area, the practice consists of 5 chairs, 2 private consulting suites, a centrally-located sterilisation area, offices for both the paediatric dentist and practice manager, a generous staffroom, patient refresh area and storeroom. The plant room has been located on the ground floor, minimising noise and ensuring the first floor space is used to its potential.



Medifit's Sam Koranis said "it was great to have a client who knew what he wanted each step of the way and never compromised on the quality of the project. The project was completed in a timely basis, on budget and to a high quality. This has been and will always be Medifit's mantra. As Australia's longest serving company with over 14 years' experience in the dental and healthcare space offering the full cache of services, we are proud of our achievements."

The practice has now been trading for over 2 years and is operating beautifully. The additional space in the building was leased shortly after completion and has remained fully tenanted since, due in part to the exceptional level of detail and finish evident in the build.

## Summary

### The Practice

Practice Name	The Paediatric Dental Practice
Practice Type	Specialist Paediatric
Location	Benowa, Gold Coast, Queensland
Size	Block: 1228 square metres Building: 745 square metres Practice: 265 square metres
No of chairs	5

### The Team

Architect	Medifit
Interior Design	Medifit
Construction	Medifit
Joinery	Medifit

### Equipment

Dental Units	Sirona Sinus and Sirona C4+
Sterilisation	Sirona DAC Professional Sirona DAC Universal W&H Lisa Class B
X-ray	Sirona Heliodont
Compressor	Kaeser and Durr
Suction	Seimens 2BH1400

