



## Room with a view

Initially when meeting Larry Uria, you are engulfed by his warm smile and the sparkle in his eyes; certainly an indication of his energy, optimism, and determination. Dr Uria has recently opened a specialist orthodontic practice in Westfield's commercial Tower in Bondi Junction, in the heart of Sydney's eastern suburbs. Having noted the various schools, dentists, surrounding specialists, as well as an established transport infrastructure, he was repeatedly directed to Bondi Junction as the ideal location for his new practice.

The convenient location of the office towers adjacent to the Westfield shopping mall provides patients with an abundance of 2-hour free parking, direct access to major shopping retailers and

the safety of children alighting from cars within a safe parking environment and not directly on street level. In addition, there are coffee shops, restaurants, social and child care facilities which all offer additional privileges to patients and their parents. Dr Uria explored the option of a terrace house, however parking and convenient amenities adjacent were extremely limiting.

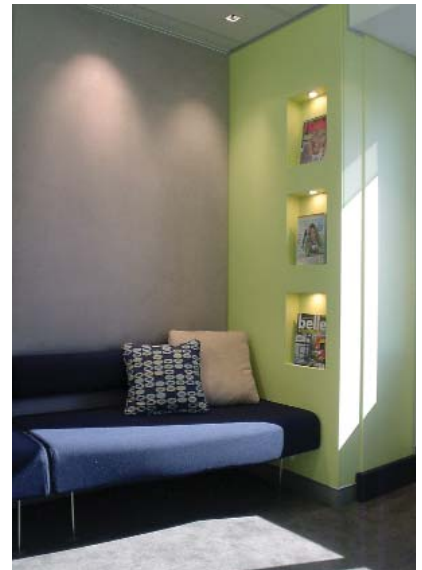
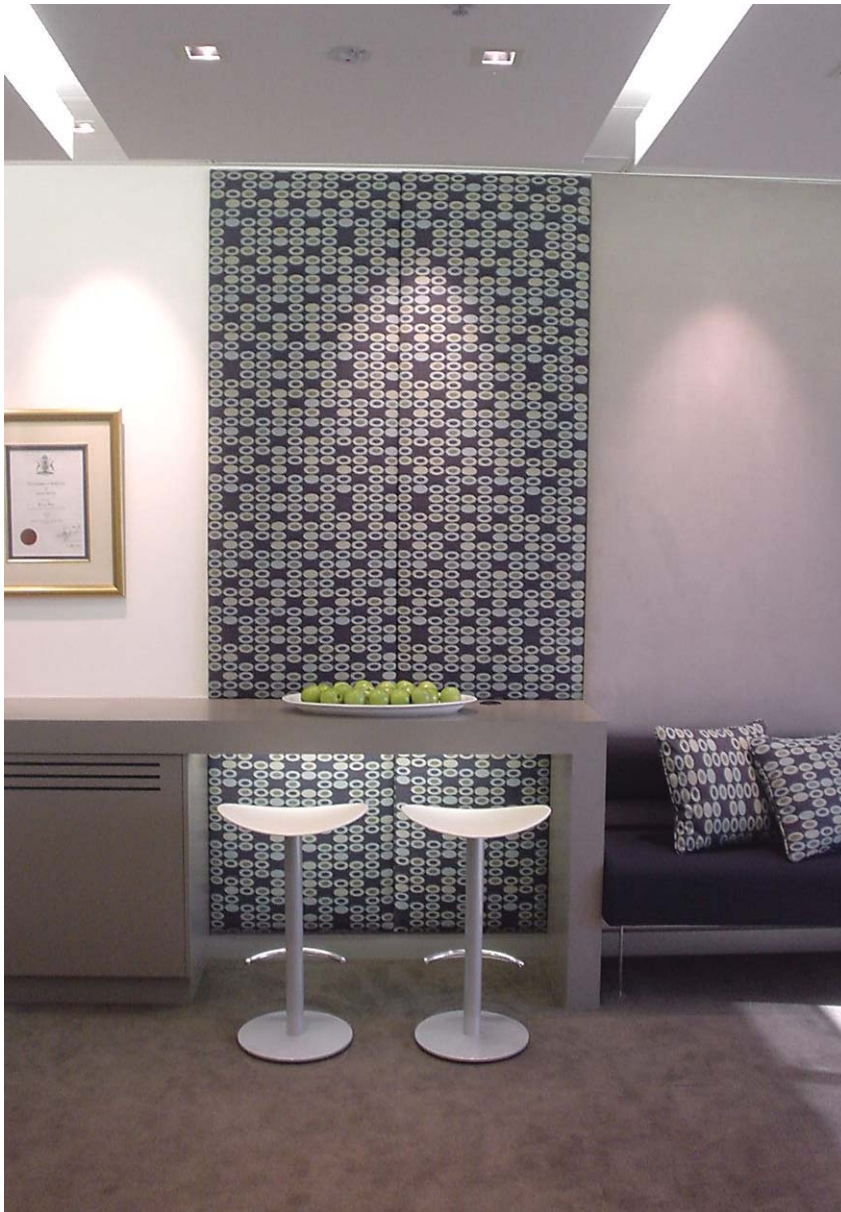
Fortunately, a north-facing commercial space of 120m<sup>2</sup> overlooking Bellevue Hill became available. The space was suitable for the proposed four Belmont dental chairs, a reception area, small laboratory, staff kitchen and principal's office.

Choosing a designer was the next important step. Levitch Design Associ-

ates were selected based on their expertise and professionalism. Being Dr Uria's first practice, it was essential to accomplish the project aptly and without too many stumbling blocks. In a city renowned for its building intricacies, qualified guidance was essential in order to complete the surgery in the approved manner.

Plan and design is only achieved having gathered copious amounts of information from a practitioner. A questionnaire created by Levitch Design, allows for the custom design of each practice once completed.

Each practice will have a unique character which is formed from the spatial proportions and layout of the floor plan. A personality is created for the practice



that is a synthesis of its feature colours, artworks, textures, sounds, and smells. The look, feel and function of the practice had to project Dr Uria's enthusiasm and dedication.

Anne Levitch and senior designer Antony Poate understood the requirements and designed an elegant and inviting, yet minimalistic environment. The reception counter has a soft blue "ice" translucent surface. The reception desk seats two staff and being L-shaped, has a separate arm for incoming and outgoing patients. A small administration area houses the printer, fax, and copier. The phone system with patch panel and IT server are housed adjacent to reception in purpose-built fittings. Padded fabric panels on the walls of the waiting room



match the banquette seating, which capture the panoramic views of the Sydney city and harbour.

Du Pont Corian and Arketique are the materials of choice for the solid surface bench tops in the surgery as Dr Uria insisted that surfaces needed to be non-absorptive as stipulated in the most sterile of scenarios. Of the four operatory chairs, one closes off by means of frosted glass sliding doors to create a private consult room. A full-length backlit opaque light box, as specifically requested, provides a backdrop for the patient's photographs. Positioned close to the dental chair, the light box is an example of space planning that performs smoothly, with co-location of functional components.





All of the operatory chairs receive natural light, and enjoy the full views provided by the considerable windows. The open plan corridor delivers patients from the waiting room to the dental chairs, the two areas separated by a hinged frosted glass door. A sterilisation room and oral hygiene station are opposite the clinical area. The corridor ends with an OPG room and the principal's office. A staff room, kitchen, and storage room are situated at the rear.

Building plans were put to tender and three builders quoted on the project. Two of the builders priced at virtually the same level, excluding the third, more expensive builder. After extensive consultations, Queensland-based 'Elite Design and Interiors' secured the contract. Elite Design and Interiors have tremendous experience with dental fit-outs, producing joinery in-house. Elite have five mobile on-site teams that complete projects on the east coast of Australia at any one time. Elite completed the fit-out precisely to budget and promptly on time.

Almost everyday Dr Uria enjoyed the camaraderie of the tradesmen, as he watched the practice developing before his eyes. Speaking to Dr Uria several months after opening, he confirms that his research has paid off.





## Summary

### The Practice

Principal	Dr Larry Uria,
Type of Practice	Orthodontic
Location	Bondi Junction, NSW
Size	120 square metres
No of dental chairs	4

### The Team

Design	Levitch Design Associates Pty Ltd
Senior Designer	Antony Poate
Construction and Joinery	Elite Design & Constructions Pty Ltd
Project Manager	Doug Grant
Dental Installer	Paul McGee, Gunz
IT Design & Installation	BRX Solutions

### Equipment

Chairs	Belmont Progress
Units	Forest Cart System with NSK handpieces
Light	Ceiling mounted Belmont IO-5000
X-Ray	Belmont Belray wall-mounted
Compressor	Werther Gabbiano dry air
Suction	DentalEZ Wet Suction
Phones	Hybrex Digital System, installed by ATS
Software	Oasis Practice Management + MYOB

“Besides being incredibly efficient, professional, and creative, Levitch Design managed to capture and recreate the particular design and mood that I desired in the surgery,” Dr Uria said.

“Elite were reliable, honest, and completed the project as cited from both a timely and financial perspective. Elite are a company of true professionals, accommodating all my needs and interests. Thank you for making my project a most pleasurable one, and for eliminating all fear that I associated with building.”

Dr Uria said is satisfied with the level of referrals and is enjoying his practice immensely. The establishment of a contemporary practice may have taxed his resources, however a prerequisite was a practice that reflected his commitment and allegiance to his chosen profession and community.

By selecting a team that had the same level of commitment as himself, a standard in practice design and construction was attained that will support him in the years to come. A clear benefit of taking a long term view.

