



Australian Government

Department of Infrastructure, Transport,
Regional Development and Communications

Community Consultations – Alternate Siting Options

Norfolk Island Health and Residential Aged Care Services (NIHRACS) New Multipurpose (MPS)
Facility Project

12-16 July 2021



Great Cities. Strong Regions. Connecting Australians.

Purpose of Consultation

Background. The project is moving through the next stage of development and is investigating potential alternative site options for the new MPS facility, in addition to the current NIHRACS site. As part of this exploration and consultation process, members of the project team are conducting additional community consultations as part of important due diligence, to provide assurance to the Government and community that the project is considering all viable options for the new MPS facility.

Three shortlisted locations have been identified:

- The existing NIHRACS site (Options 1 & 2)
- The vacant land adjacent to the Norfolk Island Central School, Lot 44a (Option 3)
- A vacant parcel of land next to the Norfolk Island International Airport (Option 4)

Purpose of the consultation. We are seeking community feedback on the three shortlisted sites with regards to advantages and any issues for each site option including location, available space, infrastructure, community and cultural considerations. This feedback is invaluable and provides a key input for the next stage of design development.

Contents. This slide pack comprises preliminary concepts of each of the three locations and includes initial assessment of the pros and cons.



NI MPS – Overview of shortlisted options

Site 1 – Key distances

- Pharmacy – 810 m
- Town Centre – 900 m
- Airport – 670 m

Site 2 – Key distances

- Pharmacy – 2.2 km
- Town Centre – 2.0 km
- Airport – 3.3 km

Site 3 – Key distances

- Pharmacy – 1.3 km
- Town Centre – 1.4 km
- Airport – 170 m

LEGEND:

	SITE LOCATION		AIRPORT
	SCHOOL		TOWN CENTER



Great Cities. Strong Regions. Connecting Australians.

Existing NIHRACS, Site 1: Options 1 & 2



Great Cities. Strong Regions. Connecting Australians.

Existing NIHRACS Site

Option 1



PRELIMINARY

Great Cities. Strong Regions. Connecting Australians.

Existing NIHRACS Site

Option 2



PRELIMINARY

Great Cities. Strong Regions. Connecting Australians.

Existing NIHRACS Site

Options 1 and 2 – Pros and Cons

Pros

- Close to town centre and commercial facilities
- Existing infrastructure and utilities
- Integrated facility with connection to landscape spaces enabling indoor/outdoor model of care
- Integrated facilities enabling operational efficiencies and shared functional areas
- Increased intergenerational reciprocity via connection between the RAC and outpatients and/or public spaces
- Inpatient adjacency with RAC
- Inpatient adjacency with ED
- RAC facilitates intergenerational reciprocity connections by connecting living spaces with community courtyard spaces
- RAC with connection to outdoor spaces
- Provision of RAC community landscape spaces and more secure landscape spaces
- Mortuary – separate from main facility with cultural gathering spaces
- Already zoned “Special Use – Hospital” – land gifted to NIHRACS specifically for use as a site for the new hospital facility
- RAC northern orientation for living spaces (Option 2)
- RAC has views over natural landscape / valley (Option 2)

Cons

- Separate entry for EMU and outpatients reduces operational efficiency
- Integration of procedures with outpatients and ED could be further enhanced
- Outpatient rehab spaces connection to RAC
- RAC has limited views over natural landscape / valley
- Mortuary discrete connection to RAC could be improved
- ED entry has adjacent ambulance access
- Staged construction may disrupt operational functions of the hospital
- Constrained site – potential disruption to neighbouring properties during construction
- Reduced intergenerational reciprocity due to separation of RAC from other spaces (Option 2)
- Inpatient adjacency with RAC (Option 2)
- Decentralized staffing model (Option 2)
- Separate entries for ED and outpatients (Option 2)

Land adjacent to NICS (Lot 44a), Site 2: Option 3



Great Cities. Strong Regions. Connecting Australians.

Land adjacent to NICS (Lot 44a)

Option 3



Note: This drawing is a preliminary concept only. Further development would be required should this site proceed.

PRELIMINARY

Great Cities. Strong Regions. Connecting Australians.

Land adjacent to NICS (Lot 44a)

Option 3 – Pros and Cons

Pros

- Integrated facility with connection to landscape spaces enabling indoor/outdoor model of care
- Integrated facilities enabling operational efficiencies and shared functional areas
- Increased intergenerational reciprocity due to connections with school community
- Inpatient adjacency with ED
- Integration of procedures with outpatients and ED
- RAC northern orientation for living spaces and connection to outdoor spaces
- Provision of RAC community landscape spaces and more secure landscape spaces
- Mortuary – separate from main facility with cultural gathering spaces
- Mortuary discrete connection to RAC
- Integrated entries for ED and outpatients
- ED entry has adjacent ambulance access
- Single stage construction
- No impact on culturally or environmentally significant vegetation

Cons

- Inpatient adjacency with RAC
- Outpatient rehab spaces connection to RAC
- Centralized staffing model
- All hospital traffic must be via Cascade Road (south or north)
- Likely impact on school and local traffic during and post construction
- Poor geotechnical conditions, possible requirement to remove and relocate substantial amount of uncontrolled fill
- Funeral processions and ambulance transportation may cause disruptions to the school

Land adjacent to NI International Airport, Site 3: Option 4

Land adjacent to NI International Airport

Option 4



1 SITE PLAN - OPTION 4
SCALE: 1:500

LEGEND		
ACCOMMODATION	RESIDENTIAL AGED CARE	MORTUARY
AMBULANCE	STAFF CLINIC SUPPORT	
ANCILLARY SPACES	WORKSHOP / ENG	
CIRCULATION	GRASS	
PROCEDURE	CONCRETE	
ED AND INPATIENT	PAVEMENT - FOOTPATH	
OUTPATIENT	NEW STAFF ACCOMMODATION	



LAND OWNERSHIP DIAGRAM

Note: This drawing is a preliminary concept only. Further development would be required should this site proceed.

PRELIMINARY

Great Cities. Strong Regions. Connecting Australians.

Land adjacent to NI International Airport

Option 4 – Pros and Cons

Pros

- Main entry for outpatients has high visibility from main road and easily accessed
- Space for off-street visitor carparking close to outpatients
- Space for off-street visitor carparking close to emergency
- Space for separation between emergency and other vehicles
- Two way traffic
- Single stage construction
- No impact on existing hospital operations
- Minimal impact on existing site services
- Potential for future expansion
- No impact on culturally or environmentally significant vegetation

Cons

- All hospital traffic must be via Douglas Drive
- Likely impact on airport and local traffic during and post construction
- Constrained site and close proximity to residential and business land holdings – potential disruption to neighbouring properties during and post construction
- Funeral processions and ambulance transportation may cause disruptions to the airport
- Proximity to the airport (noise impacts)
- Site constraints - contamination and geotechnical conditions





If you have any questions or feedback in relation to the project, including the alternative site investigations under way, please contact the Office of the Administrator by email:
office.administrator@infrastructure.gov.au or phone 22152.



Great Cities. Strong Regions. Connecting Australians.