



Norfolk Island Government Gazette

- 33 -

NORFOLK ISLAND GOVERNMENT GAZETTE NO. 23

Friday 27 June 2025

PLANNING ACT 2002 (NI) SECTION 28F NOTICE DECLARATION IN RELATION TO A SIGNIFICANT DEVELOPMENT

APPLICATION NO.: SDDA 1/2025

APPLICANT: Department of Infrastructure, Transport, Regional Development,
Communications and the Arts

LOCATION: Portions 24c, 24 b2 and 24k, Grassy Road

PROPOSED DEVELOPMENT: Hospital and health services facilities:
Development of a new sixteen (16) bed Residential Aged Care Facility, a new mortuary, new workshop and a new Ancillary Support Building for the Norfolk Island Health and Residential Aged Care Service.

STATEMENT OF REASONS

Having considered the matters set out in section 28D of the *Planning Act 2002 (NI)* I am satisfied the development meets the requirements for declaration as significant development for the following reasons:

1. The proposed development, Stage 1 of the Redevelopment of the Norfolk Island Health and Residential Aged Care Service, is to establish or upgrade infrastructure of a type prescribed in the *Planning Regulations 2004 (NI)*, namely *hospital and health services facilities*.
2. The proposed development has potential economic and community benefits as it would improve health services and specifically, a modern residential aged care facility on Island would potentially reduce health expenses for residents by having access to additional health services on Island; and a dedicated residential aged care facility would provide opportunities for seniors to remain living on Island rather than relocating to access necessary aged care services and facilities.
3. The proposed development is consistent with the Norfolk Island Plan 2002. In Part A, the Strategic Plan, the subject land is within the Urban Preferred Dominant Land Use Area, intended to provide opportunities for a range of urban use or development types including residential, commercial and industrial uses or developments. In Part B, Zoning Scheme, the subject land is zoned Special Use, intended to protect and preserve land for existing and future public, government and community use or development.
4. The proposed development is consistent with the Community Strategic Plan 2016-2026, Strategic Direction 6 – *A healthy and safe community*; in particular

Objective 12 - Focused and coordinated approach to health care

12.1 Ensure availability of high quality and affordable health and aged care services and facilities

Council's Role

- *Advocate for coordination of health care services on Norfolk Island*
- *Advocate for an integrated approach across health and aged care service providers*
- *Identify and overcome barriers to investment in the provision of health care services and care facilities with a focus on the aging population.*

CONDITIONS:

There are no conditions specified under section 28(C)(6) in relation to the declared significant development.

PERIOD OF DECLARATION:

Pursuant to section 28(C)(7) the declaration takes effect on the date that the declaration was made under section 28C(5) which is Pursuant to section 28(C)(8), the declaration will remain in effect for a period of 60 months.

OTHER INFORMATION:

After the Minister has made a declaration in relation to a significant development, the owner of the land, or a person permitted to do so, may make a development application to the General Manager of the Norfolk Island Regional Council in accordance with Parts 4 and 5 of the *Planning Act 2002* (NI).

The application must include information required by the Norfolk Island Plan 2002 or other enactment, an environmental impact statement and be accompanied by the prescribed fee.

If the application is accepted, a notice of development application must be displayed on or near the land. The General Manager is also required to publish a notice in the Norfolk Island Gazette inviting written public submissions to be lodged within a specified period of not less than 28 days. The application documents must also be made available for public inspection.

The General Manager is required to refer the application with their recommendations and any public submissions to the Minister.

Within 56 days of the application being made (the Minister may extend this up to 168 days) the Minister considers the application and makes a decision.

The Minister can either give development approval, refuse approval or refer the application back to the General Manager with directions. The applicant must be notified of any decision, and a notice must also be published in the Norfolk Island Gazette within 14 days.

Dated: 25 June 2025

GEORGE PLANT
**ADMINISTRATOR OF NORFOLK ISLAND AND
COMMONWEALTH MINISTER'S DELEGATE**
