

Catholic Healthcare Proposed Development Maroubra

An architectural rendering of a modern, multi-story building complex with a curved, tiered design. The building features large glass windows and balconies with dark wood paneling. In the foreground, there is a wide, paved pedestrian walkway with a grassy area and a low concrete wall. Several people are walking and sitting on the walkway, suggesting a community-oriented environment. The sky is blue with light clouds.

CONNECTED COMMUNITIES

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Introduction

This document provides an overview of Catholic Healthcare's proposed development at Maroubra and the recent development application modification to build a boutique Senior's Housing precinct encompassing luxury retirement living, wellness facilities and residential aged care.

Background

In 2016, Catholic Healthcare acquired a 10,850sqm site at 481–499 Malabar Road, Maroubra, with a long-term vision to deliver a new retirement living, residential care, wellness and community facilities precinct.

In 2019, approval from the NSW Land and Environment Court was granted for a project including 108 Residential Care (RC) beds, 56 Independent Living Units (ILUs) and on-site community and wellness facility.

Following approval, Catholic Healthcare conducted some preparatory work but since then, the timing of the project has been impacted by several factors:

- The COVID-19 pandemic required us to prioritise the safety and wellbeing of residents and employees across our existing services.

- The findings of the Aged Care Royal Commission and the introduction of the Aged Care Act 2024 prompted a comprehensive review of our design and service model to ensure the Maroubra development delivers the highest standards while meeting new regulatory requirements.
- Updated market research highlighted evolving needs among seniors in the Maroubra area.

As a result, Catholic Healthcare has taken the necessary time to refine the plans and make some modifications to the originally approved Development Application (DA).

The modified DA was formally lodged with Randwick City Council in October 2025.

Why is the development necessary?

This project is more important than ever with Australia's population continuing to age.

NSW Government data shows that between 2025 and 2041, the number of people aged 65 and over in the local area is forecast to grow by 28 per cent. Specifically, those aged 75 and over will increase by 41 per cent.

About the modified DA

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Catholic Healthcare believes the modified DA will deliver improved outcomes for both future residents and the wider community.

While the building footprint remains largely the same as the approved plans, key adjustments include:

- A reduction in the number of Residential Care beds (44) and Independent Living Units (55) will result in fewer residents on site which is expected to reduce overall traffic and visitor activity.
- A minor height increase to one of the five buildings to accommodate a more contemporary and sustainable design.
- Improved pedestrian access and connectivity to local streets.
- Vehicle access changed from Mons Avenue to Malabar Road to alleviate local traffic concerns.
- Relocation of the café to the street front to facilitate easier community access and to welcome the broader community.



Community benefits

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The modified DA for Catholic Healthcare’s Maroubra project has been designed to better meet the evolving needs of seniors while delivering tangible benefits for the wider community.

Sustainability and Environmental Enhancements

- The project is considering a 5 Star Communities rating, representing Australian excellence in sustainable design across governance, liveability, economic prosperity, environment, and innovation.
- Silver level liveable housing design to support the changing needs of occupants across their lifetime is proposed.
- A range of environmentally responsible initiatives are being investigated, including:
 - Installation of solar panels to support renewable energy generation.
 - Electric vehicle charging stations to encourage low-emission transport.
 - Provision of bicycle storage.
 - A revitalised landscape and tree canopy, complementing Council's Street Tree Masterplan and contributing to local biodiversity.

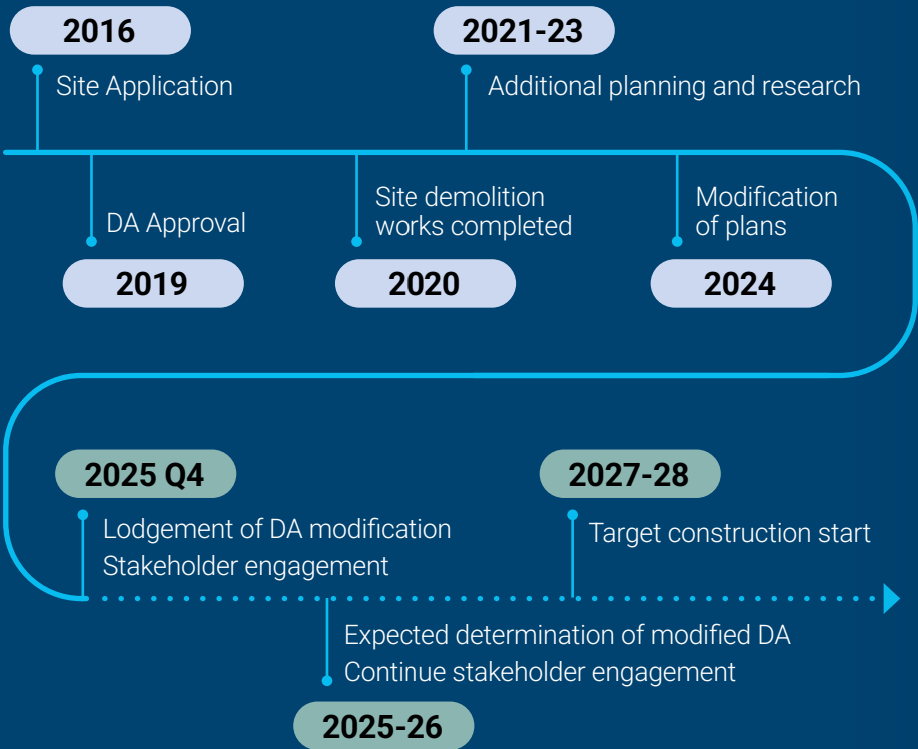
Improved urban design and connectivity

- A quality architectural and contemporary building design and improved façade will uplift and enhance the visual character of the area.
- The development will no longer be gated, creating a more open and welcoming environment with accessible pathways that connect seamlessly with surrounding streets.
- The café has been relocated to the street front, activating the public domain and providing a new community meeting place.

Local benefits

- The design includes shared spaces that can be made available to local schools, community groups and organisations for educational and social initiatives, where possible.
- A change in vehicle access from Mons Avenue to Malabar Road will help reduce congestion and improve local traffic flow.
- A revised accommodation mix will lower the number of residents on site, resulting in reduced overall traffic and visitor movements.

Project timelines



Stakeholder and community engagement

We have commenced our engagement with key stakeholders and the community to proactively introduce/reintroduce the project.

What we've done

- Issued letters to key stakeholder groups including Council, local MPs, community groups, local schools and neighbouring businesses (see appendix for further information).
- Hand delivered letters to 30 properties adjacent to the site (including private residences and some local businesses).
- Dropped letters to more than 1000 local households.
- Created a dedicated webpage with the latest project information.
- Set up a project email address for stakeholder/community enquiries
 - maroubra@tsariley.au

- Held briefings with local MP Kingsford Smith
Hon Matt Thistlethwaite,
CEO Maroubra Seals
 - Matt Harper, Maroubra Ambulance Station, St Mary
 - St Joseph Catholic Primary School and Randwick City Council.

Coming up

- Other key stakeholder briefings to continue.
- Stakeholder/public awareness activities throughout public exhibition period for the modified DA in consultation with Council.

Feedback received so far

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Overall sentiment towards the project is neutral to positive.

Feedback includes:

- People are pleased to see the project moving ahead.
- It's good for local businesses and properties.
- Improved amenities for the area.

A small proportion of nearby residents have raised some concerns which are being mitigated through the modified DA and/or through our stakeholder/community engagement approach.

Primary resident concerns	Mitigation
Height of development	<ul style="list-style-type: none">• A minor height increase in the modified DA will allow for a more sustainable design.• The additional height will be set back which will reduce the impact to immediate neighbours.
Lack of communication since the property was purchased	<ul style="list-style-type: none">• Catholic Healthcare has adapted a comprehensive stakeholder/ community engagement approach which will continue throughout the life of the project and beyond.
Potential disruption to the area	<ul style="list-style-type: none">• The modified DA will result in fewer residents on site which will reduce overall traffic in the local area.
Traffic impact to Mons Avenue	<ul style="list-style-type: none">• The modified DA has changed vehicle access from Mons Avenue to Malabar Road.



Appendix

Key stakeholder summary

Council

- Randwick City Council Executive
- Mayor Dylan Parker
- Central Ward Councillors – Dexter Gordon and Daniel Rosenfeld
- Maroubra Precinct Committee

State/Federal MPs

- Hon Michael Daley MP Maroubra
- Hon Matt Thistlethwaite MP Kingsford Smith

NSW Ministers

- Minister for Health Ryan Park
- Minister for Seniors Jodie Harrison

Neighbouring organisations

- St Mary – St Joseph Catholic Primary School (including P&C)
- Montessori Works Maroubra

- Maroubra Ambulance Station
- Maroubra Seals
- Maroubra Surf Life Saving Club
- Maroubra Bay Public School
- South Maroubra Surf Club

Community Groups*

- Maroubra Community (Facebook)
- Maroubra Combined Probus Inc
- Sydney u3a Eastern Region
- Maroubra RSL Sub Branch
- The Junction Neighbourhood
- Maroubra Rotary Club

Other

- Local residents
- Business owners (on Malabar Road)

Note: Given Council's deep understanding of the Maroubra community, Catholic Healthcare would welcome feedback on best local community engagement groups to engage with.



Contact us:

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