

Maroubra Development – Frequently Asked Questions

What is Catholic Healthcare planning to build?

The original Development Application (DA) approved in 2019 was made up of five buildings that included 108 Residential Care (RC) beds, 56 Independent Living Units (ILUs) and on-site community and wellness facilities.

Since receiving approval, Catholic Healthcare has been reviewing and refining the project to ensure it meets the evolving needs of older people and the local community. Soon Catholic Healthcare will be submitting a modified DA to Randwick City Council which will deliver improved outcomes for both future residents and the wider community.

The modified DA retains a similar building footprint and proposes a revised configuration comprising of 44 RC beds and 55 ILUs as well as on-site community and wellness facilities.

What are the differences between the original approved DA and the modified DA proposed?

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 revised accommodation mix: 55 Independent Living Units and 44 RC beds
- 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
- Relocation of the café to the street front to facilitate better community access.

The reduction in the number of RC beds and ILUs will also mean fewer residents on site, which is expected to reduce overall traffic and visitor activity.

Will there be additional height incorporated in the modified DA?

Yes, the modified DA includes a minor height increase to one of the five buildings. This adjustment supports a more sustainable design that goes beyond what was required in the original DA.

The additional height also helps to balance the increased costs of delivering these sustainability improvements, ensuring the project remains viable while still achieving better environmental outcomes for residents and the wider community. Importantly, this approach offers a more beneficial outcome for the community than what might occur under alternative development proposals for the site.

Why is this 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.

Why is this project taking so long?

Catholic Healthcare acknowledges it has been five years since the original approval of this development and we have spent considerable time over this period, refining our plans to achieve a best-in-class development.

Since 2019, the timing of the project has been influenced by several factors:

- The COVID-19 pandemic in 2020-21 required us to prioritise the safety and wellbeing of residents and staff 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 meet new regulatory requirements.
- Recent market research which highlighted evolving needs among seniors in the Maroubra area.

What benefits will this development bring to the community?

This development brings a range of benefits for both future residents and the wider Maroubra community. The vision of the development is centred around providing all the key Catholic Healthcare offerings in a village setting that is inviting to the local community.

At its core, it supports the globally recognised Ageing in Place model, which enables seniors to live independently for longer in a familiar environment while having access to care when needed.

With close proximity to the beach, local shops, entertainment and public transport, the location helps residents stay connected to the community and maintain a high quality of life in a modern, sustainable living space for older people.

Importantly, this project also aligns with the NSW Government's priority to create more housing supply across the state, close to infrastructure and services.

When will construction begin?

Our modified DA will need to be assessed by Randwick City Council, and if approved a contractor will then need to be appointed. These processes will take some time, meaning any onsite construction activities are at least 12-months away.

We will continue to keep the community informed at key milestones as the project progresses through development and construction.

How can I have my say?

The community will have the opportunity to learn more about the project and make a submission when the modified DA is put on public exhibition by Randwick City Council.

The community can also get in touch directly with the project team by contacting our community engagement representatives at maroubra@tsariley.au