



DATE OF DETERMINATION	8 April 2026
DATE OF PANEL DECISION	2 April 2026
DATE OF PANEL MEETING	1 April 2026
PANEL MEMBERS	Carl Scully (Chair), Alice Spizzo, Graham Brown, Marea Wilson, Danny Said
APOLOGIES	None
DECLARATIONS OF INTEREST	None

Papers circulated electronically on 27 March 2026.

MATTER DETERMINED

PPSSEC-445 – Randwick – DA/631/2018/A – 481- 499 Malabar Road, Maroubra – Section 4.56 Modification to an approved Seniors Housing Development (DA/631/2018) including reduction from 164 beds (comprising 108 Residential Aged Care Units and 56 Independent Living Units) to 99 beds (comprising 41 Independent Living Units, 44 Residential Aged Care Units and 14 Assisted Living Units), removal of gates, introduction of visual break-up of the built-form along Mons Avenue elevation, removal of porte-cochere and basement access from Mons Avenue, consolidated loading and basement vehicle access from Malabar Road, conversion of Residential Aged Care Facility (RACF) rooms, provision of additional floor level to building C2 and rooftop communal open space to building C1 and relocation of café (as described in Schedule 1).

PANEL CONSIDERATION AND DECISION

The Panel considered all relevant information, including the matters listed at item 6, the material listed at item 7 and the material presented at meetings and briefings and the matters observed at site inspections listed at item 8 in Schedule 1.

Application for modification of consent

The Panel is satisfied that the application is substantially the same development as the development originally approved and the reasons for the original approval have been taken into consideration for this determination.

The panel determined to approve the modification application pursuant to section 4.56 of the *Environmental Planning and Assessment Act 1979*.

The decision was unanimous.

REASONS FOR THE DECISION






The Panel determined to approve the application for the reasons outlined in the Council Assessment Report.

CONDITIONS

The Modification Application was approved subject to the conditions in the Council Assessment Report.

CONSIDERATION OF COMMUNITY VIEWS

The Panel considers that concerns raised by the community have been adequately addressed in the Assessment Report.

PANEL MEMBERS	
 Carl (Patrick) Scully	 Graham Brown
 Alice Spizzo	 Marea Wilson
 Danny Said	

SCHEDULE 1

1	PANEL REF – LGA – DA NO.	PPSSEC-445 – Randwick – DA/631/2018/A
2	PROPOSED DEVELOPMENT	PPSSEC-445 – Randwick – DA/631/2018/A – 481- 499 Malabar Road, Maroubra – Section 4.56 Modification to an approved Seniors Housing Development (DA/631/2018) including reduction from 164 beds (comprising 108 Residential Aged Care Units and 56 Independent Living Units) to 99 beds (comprising 41 Independent Living Units, 44 Residential Aged Care Units and 14 Assisted Living Units), removal of gates, introduction of visual break-up of the built-form along Mons Avenue elevation, removal of porte-cochere and basement access from Mons Avenue, consolidated loading and basement vehicle access from Malabar Road, conversion of Residential Aged Care Facility (RACF) rooms, provision of additional floor level to building C2 and rooftop communal open space to building C1 and relocation of café.
3	STREET ADDRESS	Lot 101, DP776582, 481- 499 Malabar Road, Maroubra
4	APPLICANT/OWNER	Catholic Healthcare
5	TYPE OF REGIONAL DEVELOPMENT	General development over \$30 million
6	RELEVANT MANDATORY CONSIDERATIONS	<ul style="list-style-type: none"> • Environmental planning instruments: <ul style="list-style-type: none"> ○ State Environmental Planning Policy (Planning Systems) 2021 ○ State Environmental Planning Policy (Housing) 2021 ○ Randwick Local Environmental Plan 2012 • Draft environmental planning instruments: Nil • Development control plans: <ul style="list-style-type: none"> ○ Randwick Development Control Plan 2013 • Planning agreements: Nil • Relevant provisions of the <i>Environmental Planning and Assessment Regulation 2021</i> • Coastal zone management plan: Nil • The likely impacts of the development, including environmental impacts on the natural and built environment and social and economic impacts in the locality • The suitability of the site for the development • Any submissions made in accordance with the <i>Environmental Planning and Assessment Act 1979</i> or regulations • The public interest, including the principles of ecologically sustainable development
7	MATERIAL CONSIDERED BY THE PANEL	<ul style="list-style-type: none"> • Council Assessment Report: 24 March 2026 • Written submissions during public exhibition: 14 • Total number of unique submissions received by way of objection: 7 • Letter from Planning & Co dated 30 March 2026 on conditions
8	MEETINGS, BRIEFINGS AND SITE INSPECTIONS BY THE PANEL	<ul style="list-style-type: none"> • Determination meeting: 1 April 2026 <ul style="list-style-type: none"> ○ <u>Panel</u> members: Carl Scully (Chair), Alice Spizzo, Graham Brown, Marea Wilson, Danny Said ○ <u>Council assessment staff</u>: Ferdinando Macri, Chahrazad Rahe, David Meredith, John Flanigan, Frank Ko ○ <u>Applicant representative</u>: Tom Goode – Planner, Planning&Co; Alex Lisney – Senior Project Manager, TSA Riley; Jack F Planning&Co; Rick Arakelian – Assistant Development Manager, Catholic Healthcare; Pei Goh – Associate Director, Group GSA; Pooja Deshpande – Senior Architect, Group GSA; Jack Freckelton – Planner, Planning & Co ○ <u>Department staff</u>: Nicole McNamara, Sasha Vincent, Gail Fletcher • Site inspection: 1 April 2026

		<ul style="list-style-type: none"> ○ <u>Panel members</u>: Carl Scully (Chair), Graham Brown, Marea Wilson, Danny Said ○ <u>Council assessment staff</u>: Ferdinando Macri – Coordinator Development Assessment, Chahrazad Rahe – Senior Environmental Planning Officer
9	COUNCIL RECOMMENDATION	Approval
10	DRAFT CONDITIONS	Attached to the Council Assessment Report