

**State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004**  
**Certificate of Site Compatibility**

---

I, the Deputy Secretary, Planning Services, as delegate of the Secretary of the Department of Planning and Environment determine the application made by Catholic Healthcare Ltd by issuing this certificate under clause 25(4)(a) of the *State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004*.

I certify that in my opinion:

- the site described in Schedule 1 is suitable for more intensive development; and
- the development described in Schedule 1 is compatible with the surrounding environment and surrounding land uses, having had regard to the criteria specified in clause 25(5)(b); and
- that development for the purposes of seniors housing of the kind proposed in the development application is compatible with the surrounding land uses only if it satisfies certain requirements specified in Schedule 2 of this certificate.



**Marcus Ray**  
**Deputy Secretary**  
**Planning Services**

Date certificate issued: *12 September 2017*

**Please note:** This certificate will remain current for 24 months from the date of this certificate (clause 25 (9)).

---

**SCHEDULE 1**

**Site description:** 481- 499 Malabar Road, Maroubra (Lot 101 of DP 776582).

**Local Government Area:** Randwick City Council

**Project description:** Development for the purposes of seniors housing including a residential aged care facility, independent living units and ancillary facilities.

## **SCHEDULE 2**

**Application made by:** Catholic Healthcare Ltd.

**Requirements imposed on determination:**

The final layout, building construction and onsite facilities in the proposed seniors housing development will be subject to the resolution of issues relating to:

- building height, bulk and scale;
- flooding;
- traffic;
- flora and landscaping;
- potential land contamination; and
- geotechnical hazards.