



Sunrise Beach Village

S U S T A I N A B I L I T Y S T O R Y

Balancing the impact on environment has been a key consideration for the Sunrise Beach project as BlueCare and Keyton work to deliver a much-needed retirement and aged care community to the local area. A number of major initiatives promoting long-term environmental benefits have been undertaken, from restoring degraded land to funding planting and research, with more still to come.



Keyton.

 BlueCare

PROJECT REHABILITATION SITE

Central to the project has been a \$2 million rehabilitation program designed to mitigate the effects of tree removal as part of precinct development.

On a site at nearby Girraween Nature Refuge, three hectares of degraded, unusable land has been converted into protected, high-quality bushland. Rehabilitation has a specific focus on she-oaks (*Allocasuarina littoralis*), the preferred feed trees of Glossy Black Cockatoos.

THE PROJECT TEAM:



Stabilised the site and performed extensive weed treatment and control.



Prioritised soil transfer methods that would achieve the best rehabilitation outcome. This resulted in the immediate transportation and spreading of seed-rich topsoil and mulch from the development site. While more costly and complex to manage, it was understood that reducing the handling and stockpiling of the soil would be key to maximising natural germination and seed viability.



Installed two Glossy Black Cockatoo nest boxes.



Planted 1,000 she-oaks (more than twice the required number) from active feed tree seed, and around 400 koala feed trees. Hundreds of other natives were also planted voluntarily.



Elected to install irrigation across the site to provide a fixed water supply. While not a requirement, the focus was on safeguarding the area against periods of drought and maximising the long-term outcome.

SITE STATUS

After three years the rehab site is exceeding all expectations. Weed presence is extremely low, plant survival rates are 90%+, and we've counted more than 100 different plant species! Many she-oaks are nearing 3m and producing fruit, while high cover logs and leaf litter are providing plenty of new habitat for fauna.



Hear an update from our ecologists in our latest video.

AUSTRALIAN NATIVE PLANT PROGRAM

She-oak presence and native habitat in the area has been further increased through the project's Australian Native Plant Program (ANPP). The ANPP was created by Keyton and BlueCare in response to community feedback that increasing native habitat widely and diversely, and improving awareness of its importance, was key to strengthening the local ecosystem long-term.

THE PROGRAM HAS THREE MAIN COMPONENTS:

1

Gifting

Since 2021 more than 7,000 she-oaks and other natives have been gifted to bush care groups, schools, businesses and charities for planting in the local area. Many were even grown from active feed tree seed from the development site! In recent surveys of plant recipients, 100% said they found the program worthwhile. Most felt the local ecosystem had been improved, and around half had noticed more birdlife or other fauna in the planting area.

2

Education

Empowering the local community with the knowledge and skills to grow and protect the ecosystem they call home has been another key focus. We're excited to have partnered with ECOllaboration to deliver a school and community education program focused on increasing habitat and preservation of native frog species. The 18-month program provides hands-on learning experiences that foster long-term environmental stewardship.

3

Research

In 2024 BlueCare and Keyton together donated \$20,000 to aid vital Glossy Black Cockatoo research at the University of the Sunshine Coast. The donation supports the University's work to better understand habitat usage dynamics and feed-tree ecology. The research aims to establish long-term monitoring protocols that provide reliable estimates of the population distribution, habitat and trends of glossies in South-East Queensland.

GRASS TREE BY NAME

Grass trees (*Xanthorrhoea johnsonii*) from the precinct site will play an enduring role in the design of BlueCare Sunrise Beach.

With a permit from the Queensland Government, hundreds of grass trees were salvaged and translocated off site to be cared for by an expert team.

Local tree relocation and management specialists were engaged to ensure the best possible outcome for the journeying grass trees which have outperformed standard survival rates exponentially. While many have already returned, by the end of landscaping works hundreds will have found their new permanent homes on the site.



DID YOU KNOW?

- 1 The rehabilitation site is located less than 1km west of BlueCare Sunrise Beach and is owned by Noosa Shire Council.
- 2 The site has substantially increased the potential feed tree capacity of the local area. She-oaks planted on the site replaced those removed at a ratio of about 18:1, far exceeding the 8:1 required. And these trees will be proactively protected and cared for into the future.
- 3 All of the planted she-oaks are from seed collected from active Glossy Black Cockatoo feed trees on the precinct site, with some seed collected as early as 2018.
- 4 The site is inspected regularly to keep an eye on progress and make changes as needed.

About BlueCare Sunrise Beach

BlueCare Sunrise Beach is a new integrated independent living retirement and residential aged care precinct in Grasstree Court, Sunrise Beach, Noosa. The precinct will allow people to age in place, remaining in the local area they already call home and maximising care outcomes for residents and their families.

Sunrise Beach Aged Care opened in early-2024. Sunrise Beach Village welcomed its first residents in December 2025, with the final stage due to complete in late-2027. Keyton is constructing and initially operating the retirement village on BlueCare's behalf. When completed, around 260 people will live in the integrated precinct, meeting community demand for better care close to home.

About BlueCare

Australia's most trusted and respected health and community services provider, BlueCare is delivering exceptional, values-based care and accommodation to Queensland families in every corner of the community, and is globally recognised as a leading light in care model innovation for ageing Australians.

With the state's largest network of dedicated care professionals – 8,000 employees and 500 volunteers, supporting 46 age care homes, 33 retirement village and care at home services we are proud to make a meaningful difference, together. Making the everyday easier for the people we support, recognising and respecting their individuality, choice and freedom.

About Keyton

Keyton is a leading owner, operator and developer of retirement communities in Australia. Today, over 15,000 residents call Keyton home in more than 65 villages around the country, from vibrant inner-city residences to charming coastal communities.

We've shaped our business around delivering the best possible retirement living experience for independent seniors with the help of more than 800 passionate staff. Our primary focus is to create places that support the wellbeing and happiness of residents while also generating long term value in the assets we develop.

WANT TO KNOW MORE?

Visit: sunrisebeachvillage.com.au

Contact: sunrisecommunity@keyton.com.au or sunrisebeach@bluecare.org.au