



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 what will be 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 375 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 two years the rehab site is showing low weed presence, high plant survival and establishment rates, and species diversity beyond all expectations. While still too young for birds to feed on, some she-oaks are already producing fruit! And new habitat is being provided for native fauna.

An experienced team will care for the site through to the end of 2028, before responsibility is handed over to Noosa Shire Council.

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 around 5,000 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! Gifting is supported by local bush regeneration specialist Bush Renewals to ensure all donations contribute to a healthy ecosystem. The program is set to provide another 2,000+ plants over the next few years.

2

Education

Delivering community education initiatives that foster sustainability well beyond the life of the project is another key focus. The goal is to empower the local community with the knowledge and skills to grow and protect the ecosystem they call home. Plans for education delivery are currently in the works and are expected to take shape in 2025.

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 some have already returned home to the aged care facility, hundreds more will return for use in final landscaping of the retirement village.



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, while Sunrise Beach Village is currently under construction and set to welcome residents from late-2025. Keyton is constructing and will initially operate the retirement village on behalf of BlueCare. 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 (formerly Lendlease Retirement Living) is a leading owner and operator of over-55's living communities in Australia. For more than 30 years we've been empowering independent seniors to choose where and how they live – and to make those choices with confidence.

With 76 villages across Australia, 17,000+ residents and 800+ passionate staff, we're on a mission to deliver a new age of wellbeing, connection and choice for our current and future residents.

WANT TO KNOW MORE?

Visit: sunrisebeachvillage.com.au

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