

SUNRISE BEACH VILLAGE BY BLUE CARE QUESTION AND ANSWERS

June 2023

What is Sunrise Beach Village by Blue Care?

Sunrise Beach Village By Blue Care is a combined residential aged care and retirement living precinct located at 9 Grasstree Court, Sunrise Beach, close to Sunshine Beach and Noosa Junction. It will provide much needed accommodation for the growing local population.

Research shows that integrated independent living and aged care homes provide the best care outcomes for residents and their families.

What is the status of Sunrise Beach Village by Blue Care?

The \$100M Sunrise Beach Village by Blue Care precinct comprises Sunrise Beach Aged Care, a 102-bed aged care home, and Sunrise Beach Retirement Living, a 122-unit retirement village. The first stage of the aged care home will be completed in December 2023 and construction of the retirement village will commence shortly.

Work on the three-hectare rehabilitation site located in Girraween Nature Refuge is also underway. Seeds have been collected from the project site and plants propagated since 2018. Six hundred and seventy she-oak (*Casuarina*) trees have already been planted at this site, along with other Australian native plants. This exceeds the original Noosa Council requirement ratio of 8:1 replacement of she-oak trees from the project site. The plantings are supported by mulch and biota which was transferred from the project site to the rehabilitation site.

Water for fauna and flora and nest boxes have also been provided. Planting and maintenance over a five-year period aims to re-establish a healthy, self-sustaining bush environment.

Further transfer of biota and additional plantings will be undertaken as part of the next stage of works at the rehabilitation site. All land between the project precinct to the rehabilitation site is zoned for conservation.

Who is responsible for the Precinct?

BlueCare, an agency of UnitingCare Queensland, owns the 5.5-hectare site and will own and operate the aged care home. Keyton (formerly Lendlease) has been appointed by UnitingCare to build and operate the retirement village.

BlueCare is a not-for-profit organisation established in 1953 that provides in-home care, residential aged, disability services and retirement living throughout Queensland. UnitingCare also operates Lifeline in Queensland, providing 24/7 crisis support and suicide prevention services.

What is the site history?

BlueCare acquired the project site from the former Council, who had advertised to attract an aged care provider to address an anticipated future short-fall in aged care beds in the region. BlueCare were the successful applicant through that process.



At the time Lot 6 (Aged Care) and Lot 9 (Retirement Living) were created and acquired by UnitingCare, the balance 108 Ha of Lot 1 was retained by Council and zoned as Environmental Management and Conservation Zone.

The lot adjoins state owned land (Lot 147) which is also zoned as an Environmental Management and Conservation Zone.

The lots shown are (approx. sizes):

- Existing church 1 ha
- Aged care site 0.9 ha
- Retirement living site 4.6 ha
- Council environmental lot 108 ha
- State environmental land 86 ha

The project site was previously used as a sand quarry and was partially cleared in the 1990s. The below aerial imagery taken in 1993 shows the outline of the aged care and retirement living lots, which were both partially cleared at the time.



What engagement with the community and First Nations Peoples is being done for Sunrise Beach?

BlueCare has maintained an extensive program of community engagement. This includes stakeholder meetings, a project website, community notifications, signage, site tours and targeted community activities such as attending school careers events. We are:

- Meeting regularly with representatives from the neighbouring high school, primary school and Uniting Church.
- Participating in a careers evening at the high school and planning construction site visits for local students.
- Implementing, in conjunction with Keyton (formerly Lendlease), an extensive Australian Native Plant Program (ANPP). As part of the ANPP, at least 7,500 she oaks and other Australian native plants are being propagated and given to the local community. More than 2000 plants have been given away to date. This is not a development approval requirement and demonstrates the project team's commitment to positive environmental outcomes.
- Planning research and school environmental education programs.
- Establishing a Cultural Heritage Management Plan and an agreement with the Kabi Kabi people to sponsor 10 paid traineeships in Horticulture, and Parks and Gardens.

What job opportunities are there?

BlueCare and Keyton (formerly Lendlease) both have a policy of employing locals and contracting local suppliers where possible.

As builder of the aged care home, BADGE employs a workforce of professionals to supervise works and has commissioned work from local trades people including carpenters, plumbers and electricians. BADGE is a respected builder with an office at the Sunshine Coast. Similar opportunities will be provided as part of delivery of the retirement village.

When completed, more than 170 people will be employed at the precinct, in a diverse range of roles including management and administration staff, nurses, gardeners and maintenance staff.

Employment will be provided for visiting service providers ranging from hairdressers and in-home care providers to exercise physiologists and chiropodists. Patronage of businesses including the local shops has already increased and will continue to build. Where possible, we will buy services and provisions locally.

What quality of care will be provided?

BlueCare's person-centred care approach means residents' wellbeing is always at the heart of what we do. As a church-based organisation, our commitment is to make sure every person who lives and works at Sunrise Beach is well cared for and highly respected.

We have taken very practical steps to make sure a high standard is provided across all aspects of Sunrise Beach, from cutting-edge design, through quality construction and fit-out, to ongoing operations and management.

For example, architects ThomasAdsett were working on the aged care design as the impact of COVID-19 and recommendations from the Royal Commission into Aged Care and Safety became known. They quickly responded, making significant and valuable changes. The design now features a series of extra initiatives to support the management of COVID-19 and other infectious diseases.

A key change was to introduce a small household model of care design. This helps to manage infection while promoting a better living experience for residents with positive health and wellbeing outcomes.

BlueCare is proud to have won the Reader's Digest 2022 and 2023 Gold Quality Service Award for Home Care in Queensland.

For more information please:

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