

Case study

Sunrise Beach Aged Care

December 2023



Truecore®

Framing made from TRUECORE® steel enables a state-of-the-art, aged care facility to provide a true “domestic” living experience



Project Details:

Project: BlueCare Sunrise Beach Aged Care Facility

Location: Sunrise Beach, QLD

Client: UnitingCare Queensland (UnitingCare)

Principal Steel Product: 40,000 lineal metres of LGS made from TRUECORE® steel

Builder: Badge Constructions

Steel Fabricator: Ultimate Steel Framing

Architect: Thomson Adsett

Photographer: Construction photos by Travis Cooke Badge Constructions, renders by Thomson Adsett

Designed and prefabricated off-site, light gauge steel (LGS) framing made from TRUECORE® steel allows a critical aged care facility to be built on schedule and on budget.

Located at Sunrise Beach in the Noosa Shire, Phase 1 of the Sunrise Beach Aged Care Facility is scheduled to be complete by mid-December 2023. In an area where the demand for aged care is growing faster than most other parts of Australia, the first 102 residents will be welcomed into their quality new homes early in 2024.

By utilising LGS made from TRUECORE® steel for the walls, trusses and bracing, the project achieved the following benefits:

Prefabricated for a fast build

Designed and prefabricated off-site, LGS framing required builder Badge Constructions to work closely with fabricator Ultimate Steel Framing in a more considered manner, right from the start of the project. Items such as safety, PWD rails and TV recess areas were all factored into the framing from the start, helping to reduce mistakes and delays.

Lightweight and strong fills the design brief

The brief for the Sunrise Beach Aged Care Facility required the provision of a true “domestic” living experience with small clusters of private rooms centered around courtyards or views. With an impressive strength to weight ratio, LGS framing made from TRUECORE® steel supports wide spans that form the backbone of these light-filled villas.

Termite proof without insecticides

LGS framing made from TRUECORE® steel is



termite proof and doesn't require treatment from insecticides. For client Uniting Care Queensland (UCQ), this was an important consideration for its residents. Additionally, TRUECORE® steel won't warp, twist or shrink even in Queensland's tropical environment.

Lightweight and easy to handle

Lightweight and strong, LGS framing made from TRUECORE® steel can be easily handled on-site with fewer tradespeople. Consequently, labour was split into smaller groups to work on multiple fronts, further speeding up on-site progress.

Project highlights

Reflecting recommendations set out by the Royal Commission into Aged Care Quality and Safety, each of the private accommodation rooms at Sunrise Beach Aged Care Facility are designed to operate like a small household, offering residents a better lifestyle and superior quality of care.

Pino Gentile, Principal Architect at Thomson Adsett, articulates this in his brief. “The design of the Sunrise Beach Aged Care Facility responds to ‘Person Centred Care’. Homes are designed to provide residents with an authentic domestic experience and are modeled in small clusters of 8-9 private rooms. Each room is located around a series of light-filled courtyards, or alternatively provides views of the adjacent national park. Residents can easily access common areas and spaces in order to socialise or get food and drink from the house kitchen whenever they want.”

In a location where the demand for aged care accommodation is continuing to grow faster than

most other parts of Australia, the timely provision of quality new homes for residents is critical.

Using LGS framing made from TRUECORE® steel, builder Badge Constructions was able to significantly reduce construction time, which will be critical to completing Phase 1 of the facility by mid-December 2023. In early 2024, 102 residents will be welcomed to their new homes in this next generation aged care facility.

Mitchell Crisp, Principal Fabricator, Ultimate Steel Framing said, “LGS framing made from TRUECORE® steel has allowed us to work around the limited on-site space. Smaller cranes were used, saving costs and positioning packs in out of the way locations. The ease of handling LGS frames meant labour could be split into smaller groups to work on multiple fronts, again helping accelerate the rapid progress of the job.”

LGS framing made from TRUECORE® steel has the added benefit of staying straight and true. The framing is precision made and remains accurate to measurements. Prefabricated LGS frames made from TRUECORE® steel also have the benefit of having pre-punched service holes, which allows follow-on trades to feed services through the framing for a fast install without the need for additional drilling.

The Sunrise Beach development is one of the largest applications of LGS in the Noosa region, including over 40,000 lineal metres of TRUECORE® steel. Supplied by Australian steel manufacturer BlueScope and fabricated locally by Ultimate Steel Framing, TRUECORE® steel supports UnitingCare's commitment to use local suppliers.



“We are thrilled with the building speed achieved through the adoption of light gauge steel (LGS) framing. Choosing steel has more than paid for itself in construction time savings.”

Lavinia Dack, General Manager Property, UnitingCare Group

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To learn more about TRUECORE® steel

1800 738 576

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