



## Newsletter

### SUNRISE 1770 NEWSLETTER

July 2018

1. Introduction
2. Change in Management
3. Projects Completed and Underway
4. Issues being addressed - CMS amendments and corrections, Recycled and Potable water responsibilities and operation, RR, Compound, watt block, rates
5. New Website and Signboard
6. Fire Management
7. DRP and Things to look out for when building
8. Our Green Team
9. Turtle Talk

## **INTRODUCTION**

It has been some time since our last newsletter and quite a few lots have also changed hands. Greetings to our long term owners and welcome to the Sunrise family to our new owners. By way of communication, we have previously produced two newsletters for owner information and three informing the general public of who, what and where we are. It may be of interest to those who have not done so already to follow our Sunrise journey through these newsletters. The two found in our [www.sunrise1770.com.au](http://www.sunrise1770.com.au) owners login area not only provide a bit of history for you, but they also contain information still current and relevant to the operation of our scheme including vegetation management and by-laws relating to building within Sunrise. A follow up letter written to owners in August 2014 titled "Sunrise at 1770 - 10 years on" also contains some history on our evolution together with examples of what it takes to manage Sunrise as a Committee. Login user name is sunrise and password is turtle.

This newsletter will include elements from previous news items of interest to everyone together with contributions from our Design Review Panel, Our Land and Environment Manager, and our Turtle Researchers. I will also endeavour to explain what the committee is managing in your best interests to ensure that Sunrise remains well maintained and is functioning according to our infrastructure demands and needs.

### **1. Change in Management**

As you would now be aware, our previous manager, Mr Greg Millar placed their company (Reef and Beyond) into Liquidator's hands.

The initial fortnight in managing the transition was interesting and productive in that the committee and staff were able to assess the operation of Sunrise first hand and identify and where necessary rectify and upgrade previous existing work practices and infrastructure management applications.

The initial outlay cost in implementing these changes will have little bearing on overall savings in the long term and it is anticipated that fees will not be increased significantly as would be the case under the terms of the previous contract that was in place.

We have a dedicated, competent team on board who are enjoying the relationship with the Body Corporate and are assisting us in all aspects during this period in time.

It is the intention of the Committee to monitor the current operation as is for a period of time to assess overall effectiveness and cost of daily management before recommending to owners what options are available should there be a need to consider alternative management models.

## **2. Projects Completed and Underway**

We are fortunate as a Body Corporate to have such a healthy sinking fund of approximately \$893,000.00. The committee is mindful that capital expenditure items associated with our scheme requiring replacement, upgrade or repair can easily erode this balance and decisions and actions to mitigate future unnecessary cost are taken to ensure we are properly maintained and regular maintenance inspections occur to assist in making these decisions. Some more recent higher cost maintenance repairs for are as follows:



- \* renewing roofing screws replacing them with high grade class 5 screws on our club facilities and Manager and Caretaker's houses at a cost of \$25,000.00.
- \* Replacing Surf Tower running board car park with concrete at a cost of \$25,000.00.
- \* Painting the Manager's house \$15,000.00.
- \* We are currently sourcing quotes to have our China Beach pool recoated as the pebblecreting is lifting off the shell. Cost will be approximately \$90,000.00.
- \* As discussed at committee meetings over the last year, a Geotube sludge de-watering bag will be very beneficial for the operation of the Sewage Treatment Plant (STP). This will enable us to de-sludge our tanks more frequently and cost effectively. Less sludge in the STP tanks allows for the production of clearer water and extends the life of the media in the filters. Total cost \$10352.00.

The system works in this fashion:

1. Sludge is pumped from the tanks into the Geotube bag This can be done by a pump-out truck or a portable sludge pump
2. The solids are kept inside the bag and the water is filtered through the fabric and collected in a small pump well



3. The water in the pump well is pumped back to the main holding tank at the STP

(Geotube Bag in operation (Bag sized for a 1 million litre a day STP))

The bag/s will take approximately 5 years to fill

- When the bag is full the sludge is either composted or disposed of to landfill
- Replacement bag costs around \$2500.00 (price may be different in the year 2022)

The cost of disposing of sludge rich water at the Council owned facility continues to increase. The Geotube bag allows for more frequent sludge cleaning with no liquid being taken off-site; this decreases the cost.

The Geotube will enable much more effective removal of the solids from the tanks of the STP. This will help decrease colour in the water and help the STP more effectively deal with peak loads during busy periods.

The slab has been poured and the plumbing connections will occur in the near future.



### **3. Issues Being Addressed:**

#### **CMS Amendments and Corrections**

This has been a protracted exercise in identifying the anomalies and inconsistencies between our Community Management Statement (CMS) and related documents and completion has been delayed due to the discovery of non-compliance elements with by-laws and operation relating to Sewage and Potable Water together with infrastructure deficiencies requiring upgrades to meet regulatory requirements and future demand.

The process was also hindered by the BC having to address changes made by the Council to our Sunrise component of the Town Plan and the introduction also by Council to increase erosion prone zoning height levels on our foreshores. These issues created much work and amendments were required to our CMS to ensure we maintained our Sunrise values and identity. This, together with final support from the Council assisted us to be successful in the Planning and Environment Court to have our consent orders amended to make it lawful to operate under the new conditions. The cost, including consultant, Legal and court fees was approximately \$75,000.00.

It is anticipated that the Committee will have an amended updated CMS draft proposal for presentation to our owners before Christmas.

As a reminder to our Owners, a Bed and Breakfast or accommodation hosting business is not permitted within Sunrise and applications to Council will not be supported by the BC.

The Body Corporate has to act in the best interests of all owners and residents by not allowing the development of businesses that would potentially detract from their quiet enjoyment of the natural environment of Sunrise at 1770.

#### **Recycled and Potable water responsibilities and operation**

One of problems uncovered as part of the CMS amendments was that the by-laws relating to sewage and water control were non-compliant by owners in some circumstances and unworkable in others. Some installed systems did not meet the Building Design Code criteria while others have failed due to inadequate system control or environmental effects. Additionally, whilst unravelling the problems surrounding these issues, it was determined that the Body Corporate, as a licensed operator of its own sewage and water infrastructure, needed to reassess its position as to its current and future responsibilities relating to supply and operation. As such, we have engaged Ron Holden, our original Sunrise Project Manager and Engineer to provide a report as follows:

- a Investigate and report on current operational problems and regulatory non-compliance issues with the potable water supply system;
- b Analyse the design criteria, future operational and capacity requirements and regulatory compliance status for potable water and recycled water systems and make recommendations on changes to either or both including an assessment of long term supply and infrastructure upgrading requirements.

This report will enable us to make informed decisions as to our current and future needs and responsibilities and will provide a reference document for our Body Corporate Committee as would be the case for Councils operating under similar circumstances.

### **Red Rock**

Update from 2014 Newsletter - Sunrise as a body corporate have obligations to supply Lot 2 (Red Rock development – Sewage services and water, facility and access), and Lot 4 (Eco development – Sewage services and water), as if they were owners.

Lot 4 - Eco Resort development approval has expired.

Red Rock is not part of a staged development of Sunrise and does not have tenure to infrastructure belonging to Sunrise.

The Committee has ensured that all aspects relating to supply to Red Rock have been addressed, including user pay clauses, and its draft supply document will be provided to the developer should they proceed with their development application approval.

### **Compound**

Endeavors have been made by the Committee to secure a compound land extension to alleviate future parking issues with caravans and trailers within the estate. Bush Heritage Australia have a 25 year contract with the Body Corporate that includes vegetation and fire management on common lands within the estate together with their obligations in managing the Reedy Creek Reserve. The duties are shared on a 50/50 basis between Sunrise and Reedy Creek. The BCC sought support from BHA in its approach to the EHP with a proposal to exchange land of a similar size, however obstacles presented by the Government and BHA have made it difficult to proceed further. As no provision was made by the developer for storage on common land within the estate, amendments may have to be made to our by-laws to facilitate the housing of caravans etc within owner's properties.

### **Rates**

Gladstone Regional Council struck a higher rate for Sunrise at 1770 for the current year and introduced a new category 8 especially for Sunrise increasing our annual charge by approximately \$350.00 per lot (28%). This is a large amount of money when multiplied by 173 lots.

The BCC is concerned that responses to date from Council have not provided sufficient explanation that can be based on a standard methodology as applied under local government regulations and is considering a challenge to Council's decision.

A response from Council to our letter forwarded to Council late last year seeking further explanation has not satisfied the BCC and a legal letter has been forwarded asking for formal responses to the following:

1. What services are used by Category 8 to warrant an increase outside of the rating methodology applied to Bodies Corporate with a land content.
2. How the differential rating system is considered here.
3. How the 10% rates cap was applied in this decision.

In previous explanations, Council have stated that our land is not valued as high as similar sized land in other parts of the shire that is not calculated under a Body Corporate rating system. Accordingly, we are enquiring as to how we are being rated against land requiring town services and not as in our points above. Another reason given by Council was Category 8 was rated as a new category as we were blocks of land and not units but have appeared to apply a differential rate to Sunrise inconsistent with the broader community.

## **5. New Website and Signboard**

A new website is nearing completion using latest technology. We have constructed this site to incorporate user friendly administration techniques to allow us to maintain and keep the site topical and phone access friendly.

[www.sunrise1770.com.au](http://www.sunrise1770.com.au) will have an interactive site lot map featuring individual lot details for rentals, houses for sale, together with identification of lots with houses and facilities photos.

A proposal to advertise your property or home at minimal cost has been put together by our website designer **Kim Cooke**. Details can be provided by emailing [keithmichel@aapt.net.au](mailto:keithmichel@aapt.net.au) or phone 0414262384 upon website completion.

Apart from Instagram, Flickr, Facebook accesses, the site will also contain a promotional video of Sunrise that you may wish to share among your social media friends and contacts to showcase our great little spot. A cut down version is also available. Please feel free to spread the vibe and enhance our profile. If you wish to showcase Sunrise, a shortened version of our drone video clip can be accessed through the website login area. Password to site is turtle.

A sign board is also being erected outside the compound and will focus on our website URL to allow visitors to the area to access our video and interactive map to get an instant and better picture of Sunrise and for any contact details.

Final completion of the website has been temporarily deferred following the Manager's departure as there may be a possibility of incorporating our original name site with our current Body Corporate site [www.sunrise1770.com.au](http://www.sunrise1770.com.au). We will advise of an update asap.

## **6. Fire Management**

Mat McLean is our Bush Heritage man on the ground and was responsible for the locally famous Paperback Trail adjacent to our scheme. Mart, as part of BHA contract with Sunrise is responsible for fire management and conducts mosaic cold burns on property surrounding us. He is currently negotiating a burn with Council for the section between Agnes and our northern boundary.

Sunrise at 1770 has consistently raised concerns with Queensland Parks and Wildlife over recent introduced burning regimes that did not provide clarity on intentions to conduct protection burns within Deepwater National Park creating confused burn regime timeframes/burn intervals.

The Body Corporate is endeavoring to seek assurance that protection burns as previously discussed occur along the Red Rock boundary considering our vulnerability to Deepwater National Park and the recent wet season. Meeting is scheduled with Parks and Wildlife in the coming weeks.

## **7. DRP and Things to look out for when building**

As a committee, there are many tasks undertaken by individual committee members and also in small groups in making sure Sunrise is running on all pistons. Maintenance, vegetation, infrastructure, and corporate issues are a few that require time, meetings and decision making. Not forgetting that we are not the normal Body Corporate identity considering our laid out scheme incorporating infrastructure consistent with council style towns/suburbs.



An important responsibility and recently more so, are house design approvals managed by our Design Review Panel (DRP) which consists of Ted Michel as Chairman, Tim Ditchfield (Architect), and our onsite Manager. The Building Design Code used to assist the DRP in new dwelling approvals has its own section in the Community Management Statement. Not only



do the DRP assess applications against Building Design Code criteria, they are responsible for working with building owners to assist them in conforming to the building by-laws and most importantly, house design that reflect the Sunrise ethos. The application process is not difficult and the Committee is happy to assist with any queries that you may have.

Sunrise CMS and Concept and Final Design approval application forms can be found on our website in the owner's login section along with previous newsletters containing useful information imparted during the life of our scheme.

Some things for building owners to be aware of include:

- additional water storage for private pools.
- gas is included as a hot water energy efficient system but requires the approval of the DRP.
- The building site may be cleared once the Concept application has been approved and the Manager has given the go ahead.
- Allow for adequate water flow into tanks and for equal overflow for water exiting tanks to prevent roof overflow and erosion.
- Position first flush devices where they can be accessed and maintained.
- Install a macerator pump in your sewage pump out tank to avoid intakes clogging and burning pumps out. Also, tanks, when buried in the ground will attract tree roots in any openings that have been sealed and where gaps have reopened, including the cap of the tank that sits on top of the outer perimeter of the tank. Make sure you keep these areas sealed.
- Ensure any driveways, either exiting or entering houses have flow control and runoff.
- We live in a salt air environment and corrosion sets in early. Ensure you have high standard roof screws and consider installing soffits under your eaves to prevent salt buildup on exposed screws in these areas.
- Allow for communication contingencies due to poor signal in some areas of our estate.
- Never underestimate sand erosion and take steps to mitigate during and after construction of dwellings.

## **8. Our Green Team**

Most of our owners would be familiar with our LEM (Land Environment Manager) Wayne Upton. It is amazing how quickly and efficiently plants are propagated and raised to good size by Wayne and our resident volunteer owner Ron Watkins. Wayne's passion and knowledge has been invaluable to an ongoing regenerating Sunrise environment and Ron spends many hours in the nursery assisting Wayne gaining experience and knowledge that has allowed him to transform his lot into THE Sunrise endemic species showpiece. I doubt if you will find a plant missing in Ron and David's botanical garden that has not been identified in Sunrise.



Thanks Ron and many happy tree moments and also a special thanks to David for formatting this Newsletter.

Wayne, as our other staff, is always approachable which helps us avid plant lovers understand how our vegetation thrives in our unique environment. He provides an insight into the propagation process below. You can also access his plant list of identified plants within Sunrise on our website in the login area.

#### **WAYNE UPTON:**

**Do you know just how special and unique the plant life of Sunrise at 1770 is, and how diverse and rare it is to be able to source hundreds of different plants all within the boundaries of the property. There are a few steps from seed to forest.**



1. Seed is collected from the wild and sown into a sand and peat moss media, it's then placed in the hot houses for germination to occur, some take weeks some years.

2. Next they are potted into 50 ml pots with nutrient rich potting mix and placed into the seedling house at fifty percent shade to overcome transplant shock.

3. When they reach around 30 centimeters they are potted up to 100ml pots and moved outside to harden up before planting in the field, at this stage they are around 50 centimetres and have developed a woody trunk.

4. Another stage is to pot them up to 200ml pots where they reach a size of around one metre; at this size they are more able to overcome insect and animal attack.

5. Plants are taken to the field, different types are selected for the different locations, open sun, partly shaded, steep slopes etc. Soil types also vary, rich dark sand to almost white silica sands.

6. Irrigation, thanks to the recycled water system at Sunrise, there are water hydrants located all through the development, the plants are watered in. Rainfall dictates the amounts of water used.

Because the seeds are harvested from the property the plants are genetically superior, they are able to grow unassisted by man, their genes are coded with the ability to grow in this climate and in these soils

## 9. Turtle Talk

Sunrise has a number of beaches that are very private and not easily accessible to the general public, this makes them ideal for turtle nesting.

It is common to have in excess of 120 turtle nests on our beaches each season, green turtles, endangered loggerhead turtles and occasionally the Australian native flat back make their nests on Sunrise beaches.



We have a team of turtle researchers that reside in Sunrise. These people are trained at the world renowned Mon Repos turtle centre under the watchful eye of Dr Col Limpus, “a leading authority on sea mammals”. Our research residents spend many hours during the

breeding season patrolling the beached, monitoring the turtles, protecting the nests and ensuring the hatchlings have the best possible chance at survival.

From November through to April our beaches become a nursery. It starts one night with a lone turtle tentatively approaching the beach driven by instinct to leave the water, her home for 30 years, and come onto dry land. She will dig a chamber more than half a meter deep and lay her clutch of eggs. This is mind blowing to think about and incredible to see, and we have it happening right here in Sunrise.

Sunrise at 1770 is unique in many ways, but to have nature preform this miracle on our doorstep cannot be matched.

Any residents or guests that would like to see turtles nesting? Please contact the Sunrise Body Corp or the Manager.

### **Our Current Committee**

Our current committee consists of the following members:

#### **Chairman - Peter Corones**

Peter has had a strong business background for some 40 years and has spent a large part of his working life in community involvement and local government. He served on Council for some 20 years and as Mayor of the City of Gladstone for 14 years. His civic duties included membership of a number of key Boards and Authorities across three decades, including some 18 years as a director on the Gladstone Ports Corporation.

He helped found the region's primary promotional and development agency in 1983 – Gladstone Area Promotion and Development Limited. Today it celebrates 31 years.

An enthusiastic promoter and advocate for the Gladstone Region, Peter has lengthy involvement in economic and industry development; tourism administration and promotion; and project and community facilitation.

#### **Secretary - Keith Michel**

Keith retired in 2004 and has lived in Sunrise at 1770 with his wife Sandi in one of the first houses completed in the development in 2006. Keith is the inaugural body corporate Secretary and has retained this position since. Keith and Sandi have been enjoying the Springs since the 60's.

#### **Treasurer - Don Musto**

Don lives in Melbourne, Victoria and is a multiple Lot owner and incipient developer of Sunrise. Don also was the developer and initiator of the adjacent Rocky Point development in the 1980's and a partner of the original Sunrise at 1770 development team. Don is a property owner and developer on the eastern seaboard.

### **Committee Member - Rod Kinkead-Weekes**

Rod lives Island of Jersey in the United Kingdom with wife Anne. He is a house and lot owner in Sunrise at 1770 and spends 6 months a year at Sunrise at 1770. Rod has a legal background and is a retired mining executive including Commercial Director of Hamersley Iron, ex-Chairman of Queensland Alumina, Managing Director of Comalco Mining and Refining and currently an Industry Consultant to the University of Queensland. Rod has been a frequent visitor to Agnes/1770 since 1997.

### **Committee Member - Ted Michel**

Ted and his wife Dale live in Wamuran on Queensland's Sunshine Coast. He is a retired Supply Manager for one of Gladstone's major industries. Ted has held executive positions in various community and sporting organisations in the Gladstone area.

### **Committee Member - Sandy Clark**

Sandy and his wife Marie live in East Melbourne, Victoria. Sandy is a house and lot owner in Sunrise since 2006. Sandy is a respected and very experienced businessman with directorships in banking, insurance and the wine industry.

### **Committee Member - Gary Pritchard**

I grew up and was educated in Melbourne Victoria.

After leaving Blackburn Technical School I served an apprenticeship as an industrial engraver at a small firm in Collingwood.

In 1977 I started a business with several partners, although the youngest of the principals, I filled the roll of Managing Director.

By 2007 the business had diversified and grown to include 50 employees with established offices and agents throughout Australia and New Zealand.

In 2007 I sold the business to a multi-national. As condition to the sale, I was able to negotiate the continued employment and full retention of entitlements for the staff. I myself agreed to retire.

After travelling for a few years, my wife and I started looking for a place to settle. Once we discovered Agnes Water, and in particular Sunrise at 1770, we knew our search was over. Since settling in Agnes we have become involved in the DCTC, Rotary, Community Bank and carryout turtle research for the Queensland Government on our local beaches.

I am proud to have been elected to the body corporate of Sunrise at 1770 and look forward to continuing the good work of those who have gone before me. I will strive to make Sunrise the best it can be.

**IN FINISHING, AS AN IMPORTANT MESSAGE TO ALL, PLEASE RESPECT ALL ROAD USERS AND MAINTAIN THE 30K SPEED LIMIT OR SAFER SPEEDS WHERE NECESSARY OR APPROPRIATE.**

**Kind Regards, BODY CORPORATE COMMITTEE FOR SUNRISE AT 1770.**