



Your committee has been working very hard during the past six months, and the fruits of this work will progressively be rolled out as you can see from the items below.

Caretaker

Duncan Pye, the newly appointed caretaker, has commenced employment as of Monday 13 November 2023. Please make Duncan feel welcome and be patient, allowing him time to transition into his new role.

Duncan is contactable on Mobile 0484 000 138 for emergencies or notification of any estate issues. His new email is manager@sunrise1770.au

Ricky Dodson continues in his role as second in charge (2IC).

Around the grounds

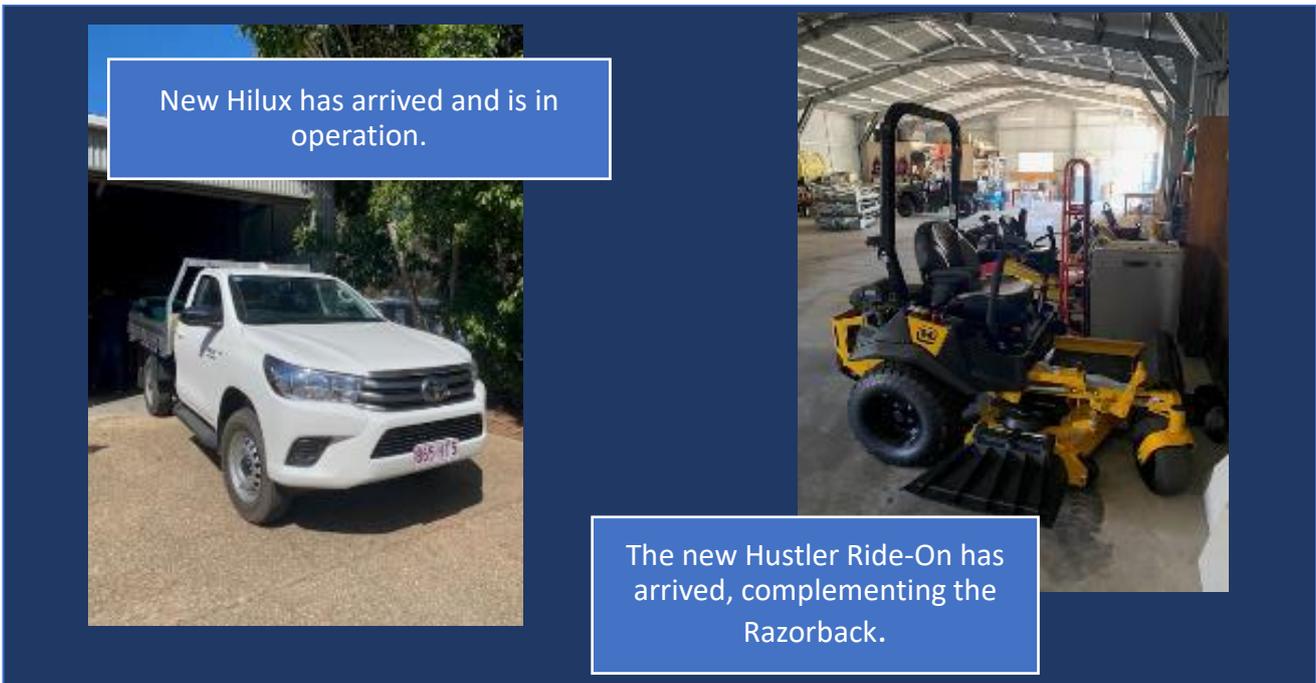
The Gates



To facilitate the rollout of the new gate system, please fill out the accompanying form (at the end of this newsletter), indicating the number of remotes and/or swipe cards required, and the telephone numbers you want to be dialled by the intercom system. Return the forms to secretary@sunrise1770.au

- **There will be a limit of 5 devices per property**
- **Costs: Swipe Cards \$20, Remotes \$70**
- **Devices will be available for collection at the Manager's Office**

Vehicles



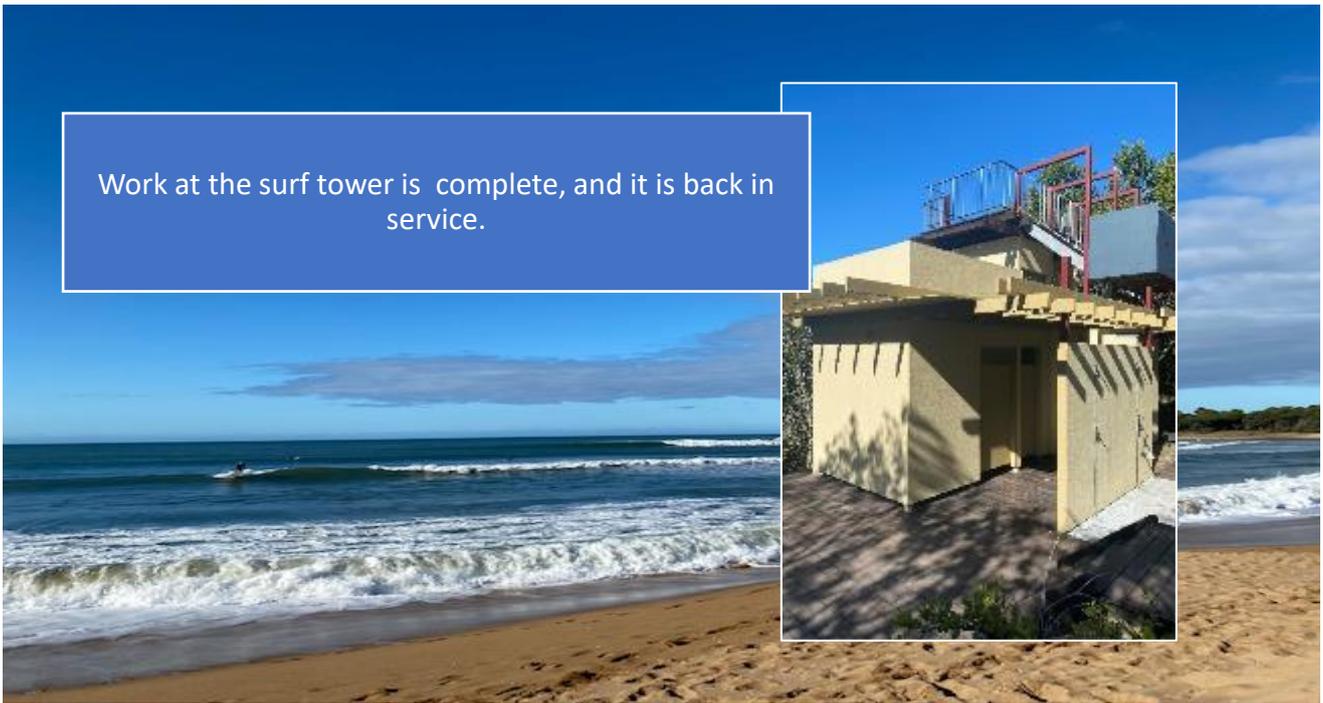
*Note that due to supply issues the delivery of the second Polaris vehicle has been delayed, but should be delivered shortly.

Manager's House

Some finishing touches have occurred at the Manager's house including a new cooktop, some further landscaping work, and the installation of air-conditioning.



Surf Tower



Green Waste Mulching

Green waste pile has been mulched.



The Nursery



Thanks to all the volunteers involved in this project.

China Beach Access Walkway

Work has commenced on the installation of a security gate for the China Beach access track. Once completed, the access code for re-entry into Sunrise will be displayed under cover when exiting. This code will be changed regularly so please look for the code before exiting, or contact the manager for the code



Track Maintenance

Track maintenance continues throughout the estate. Five of the tracks have now been completed.

Residents are reminded that the beaches can ONLY be accessed via the designated pathways.



However, the track to Sunrise Beach from Careta Close (off Grevillea) will be CLOSED temporarily for maintenance works.



Fire Management

“Back to Earth” Mulching has been working in the estate re-establishing firebreaks and conducting some fuel load management. The committee will now engage with fire management consultants/experts to develop a strategy for managing fuel load in areas of the common property that have poor access.

Lot owners are reminded to maintain their own properties.

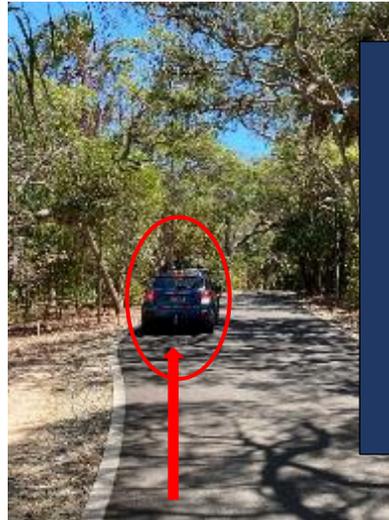


Road Safety

Unfortunately, there has been a recent vehicle incident in the estate resulting in damage to an owner's vehicle. We remind our owners and their visitors of the following:



- The speed limit in the estate is 30 kilometres per hour for motor bikes and cars without trailers.
- The speed limit in the estate for any other vehicle is 20 kilometres per hour, including vehicles with trailers or caravans.



- Please be patient.
- Stay on the road, and avoid driving on the verge.
- If another vehicle is on-coming, slow down or stop in a passing bay. Use these wider sections of the road appropriately to allow on-coming vehicles to pass.

* We also wish to remind owners again, that the roads in the estate are deemed public roads.

All vehicles operating in the estate must be roadworthy, registered, have a minimum of compulsory third party insurance, and be under the control of a licenced driver. Any liability arising as a result of a road accident in the estate rests with the operator of the vehicle.

Committee Changes

Julie Bealing has resigned from the Committee. We thank her for her huge workload over the past two years as Secretary, particularly concerning the new Management contract and subsequent recruiting.

Mark Simpson is taking over as Secretary, with Peter Kemp taking over as Treasurer. David Hughes replaces Peter Kemp as an ordinary committee member.

Feedback

If you have any comments on the content of the newsletter, please send them to secretary@sunrise1770.au

In future, newsletters will be published on the Sunrise1770 website.

Sunrise at 1770 – Body Corporate Committee

Sunrise at 1770 Road Rules

The Community Management Statement for the Sunrise at 1770 Community Title Scheme (CMS) incorporates By-Laws and general provisions relating to roads and car parking infrastructure and use of common property that relate to traffic generated by lot owners, residents, tenants, visitors, managers and maintenance and construction contractors. The Body Corporate for the Sunrise at 1770 Community Title Scheme (Body Corporate) has adopted Traffic Management Rules (copied below) to provide more specific guidelines and a code of conduct for all users of the community's road network including those accessing neighbouring properties using the easements provided for that purpose.

Traffic Management Rules

The following rules will be complied with by drivers of all vehicles entering Sunrise at 1770 (including those doing so to access neighbouring properties):

1. Observe the normal road rules and courtesies which apply to the use of public roads;
2. Drive with due care and attention appropriate to the narrow, winding and sometimes steep roads;
3. Give right of way to pedestrians and cyclists and be particularly aware of children;
4. Observe speed limits on all roads of 30km/hr for cars and 20 km/hr for trucks;
5. Only pass or overtake other vehicles in the passing bays provided and not by leaving the roadway;
6. Observe the principle that departing traffic gives way to oncoming inbound traffic unless it is safer to do otherwise;
7. Observe the principle that descending traffic gives way to oncoming ascending traffic unless it is safer to do otherwise;
8. Do not cross kerb lines to avoid damaging them, landscaping or infrastructure and/or becoming bogged;
9. Engage low gear or four-wheel drive when negotiating steep road sections with particular care to be taken in wet conditions;
10. Be particularly careful on steep concrete sections which can be very slippery when wet;
11. Do not park on roads or on common property other than in the parking bays provided;
12. Obtain Body Corporate approval for additional parking required to be on common property during building construction;
13. Obtain Body Corporate Approval in writing for access to Sunrise at 1770 by vehicles other than:
 - Standard two or four/all-wheel drive cars, utilities, wagons, vans and motorcycles;
 - Approved boats on trailers and caravans and mobile homes as defined in the CMS;
14. Obtain Body Corporate Approval for access to Sunrise at 1770 by trucks and other large and heavy vehicles other than Standard type 1 and Type 2 trucks as defined in Table 1 with loads measuring no greater than 2.5 metres wide and 4.0 metres high. Such approvals shall be obtained and their terms and conditions complied with in accordance with the Large and Heavy Vehicle Access Management Plan included as Section 7.0 of these Rules;
15. Vehicles entering Sunrise at 1770 for the purpose of accessing neighbouring properties are to remain within the easements provided for that purpose and are not to enter other roads or other common property;
16. Report any traffic incidents or damage to roadways, infrastructure or vegetation to the Body Corporate Manager immediately.
17. Contractor's materials deliveries procedures must comply with the provisions of Clause 6(w) of the Design and Operations Manual whether they apply to construction within Sunrise at 1770 or on neighbouring properties. It is copied below for convenience.

6(w) This Clause shall apply to all vehicles entering the estate whether they are associated with residential construction or for any other purpose (including access to neighbouring properties).



To Sunrise at 1770 Body Corporate Committee

Via Email: Secretary@sunrise1770.au

Request for Gate Access Hardware

Please fill in and return to the email address above.

Remotes and swipe cards will be available for pick up from the Manager's Office in the Compound. The old remotes and swipe cards will no longer work once the new system is commissioned.

Owner	
Lot Number	
Swipe Cards Required (\$20 each)	
Remotes Required (\$70 each)	
Phone numbers for intercom (maximum of 3)	1.
	2.
	3.