

SUNRISE AT 1770 NEWSLETTER

FIRST EDITION—Nov 2006



SUNRISE AT 1770 NEWSLETTER 15.11.06

Welcome to our first update on our special place in the world. Our original plans to keep you informed of events by using the Sunrise at 1770 website has been postponed until next year. In the meantime, if you wish to receive an electronic copy of future newsletters feel free to send your address to our Body Corporate Managers.

I am Keith Michel, your current Body Corporate Secretary, and I have been living at Sunrise since Easter Thursday this year. It has been an interesting time and as the newsletter evolves, those of us who are physically connected to the development will describe to you some relevant aspects of Body Corporate Management for Sunrise, things you should know, and experiences we have had along the way.



Our main focus this time around will be to inform you of facility issues, improvements, building covenants, and environmental, with a little bit of history thrown in that may be of interest to you.

Most importantly, before we embark, the committee would like to thank our Manager, Greg Millar, for the time and the effort he has dedicated to keeping Sunrise on an even keel (we'll talk about the other keel later). Greg works hard in looking after your best interests, and he is supported by a hard working and loyal team.

The Committee extends their appreciation to Michael and Del-larose for their assistance and understanding on infrastructure and facility issues through which we are gradually working our way.

Merry Xmas, everyone!



Local resident sunbathing China Beach Club

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Chairman
Simon

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CHAIRMAN'S MESSAGE

Hello everybody.

My name is Simon YOUNG and I am currently the chairman of your body corporate. My wife Helen and I presently live and work in Agnes Water and have done so for the past 9 years.

I have been your chairman since the commencement of the body corporate.

From the beginning it has been an exciting venture, particularly in getting to know the estate and absorbing the tranquility in our special place.

As with all new ventures there have been some teething problems that have required resolution.

We have maintained an amiable and professional rapport with the developer who has assisted in a timely attention to our issues, to date.

I would like to acknowledge the tireless efforts our secretary, Keith MICHEL who spends innumerable hours working for us all for the betterment of our community.

Keith has almost daily contact with Greg MILLAR, our resident manager, and they work together in resolving issues.

I also acknowledge the commitment of our past and present committee members who have given their time to stipend our body corporate.

Finally, I would like to acknowledge Michael and Della Rose for their vision and creation of Sunrise at 1770 and their ongoing commitment in assisting us in resolving any issues.

Regards
Young.Simon

FROM OUR MANAGERS

First of all we wish all an enjoyable Christmas and a positive start to the new year.

One issue we would like to bring to your attention is the 30km/hour speed limit that a few people forget about. We urge everybody to remember to drive under 30km and if they could inform visitors before entering Sunrise of the speed limit and how to negotiate the narrow roads. There are cyclists, pedestrians (children) and native animals to be aware of. For those who are interested you will come upon bearded dragon lizards who will lay motionless upon the asphalt. They are quite docile and often one needs to shoo them off the road. Large frill neck lizards are also common, most of the time they will run from harms way. The local mob of roos are increasing in numbers and have become accustomed to us humans.

You will at times observe them sleeping on the very edge of the road and they will not move as a vehicle passes. The scrub wallabies are also increasing in numbers . There have been no sightings of the pretty faced wallabies since they were wiped out by the dingoes 3 years ago. Hopefully they will return in the near future now that the dingoes have exited. Brush and ring tail possums, echidnas, large bandicoots, sugar gliders, boobook and frogmouth owls (nightjars), goannas and blue tongue liz-

ards are all common within Sunrise. There are several species of snakes to be aware of. We suggest that a torch should be used when one ventures outside at night during the warmer months. Snakes are nocturnal and they are more than likely to be encountered at night. Also remember that the street lights are fitted with timers and they turn off at 11pm.

Over the Christmas break a beach clean up morning followed by a bbq lunch will be arranged. Date to be set.

We would like to thank all those who have complimented our team for the level Sunrise has been maintained to. We are constantly becoming aware of new areas that need improvement and will endeavour to do so.

The Reef and Beyond is here to supply a professional service and we will do our best to deliver. Service is 7 days/week. Call any time for our assistance.

Michelle and Greg Millar

DESIGN REVIEW PANEL

By Mark Hulst

Welcome owners of Sunrise @ 1770 to the first newsletter, from the Design Review Panel.

The panel currently consists of Michael and Dellarose Baevski, developers of Sunrise @1770, Mark Hulst committee member and owner (with wife Janene) of Lot 47 and Mike Murry, local builder and owner (with wife Cheryl) of lot 76.

The panel meets or has phone discussions as required when Concept or Final applications are received.

Receipt and administration of applications is handled through the Midell office in Brisbane.

To date the Panel has issued Concept approvals to 24 lots with 18 of those also having Final approval.

Construction on Lots 9, 17, 56, 58, 86 has been completed and is currently underway on Lots 29, 47, 96, 100,139, 140 and 141

It is good to see this number of houses being built with some interesting and unusual features being used.

The quality of construction and diversity of design will add to an already outstanding development.

A couple of points that might be of interest to owners considering building in the near future.

As all houses require the installation solar panels to generate 1.5 KW, design of the house should take this into account. The panels ideally should face north and be inclined at about 15 degrees.

We see a number of applications where the panels have not been shown on the plans and in some cases no roof is suitable. Architects are none to happy to have their rooflines spoilt by then having to have the panels installed at odd angles to the roofline. A rebate through the Australian Greenhouse Office and Environmental Protection Agency is available to owners for the installation of solar panels connected to

the grid. The rebate is currently \$4000 for principal place of residence and \$3500 otherwise.

The paperwork to apply for the rebate is quite onerous and the help of a suitably qualified installer is recommended to get it right and timely. Please contact Mark or Mike for contact details of such an installer who has already done a number of the houses at Sunrise.

Another important consideration during the design stage is the water tank installation and positioning.

The minimum 48,000 litre tank should be inconspicuous, ideally underground. Nobody wants the estate's visual amenity ruined by unsightly water tanks; please give this issue careful consideration.

Swimming pools require additional storage of the same capacity as the pool.

Although Greg's staff and ABHF carry our fire prevention measures in the estate and adjoining areas, it is a good idea to have additional fire fighting means in the unlikely case of a bushfire.

We recommend the installation of sprinklers on the roof and the house perimeter. Ideally an independent petrol powered pump in case of a power failure at the same time should supply these. Incorporation of this at construction is cost effective and gives greater peace of mind and may save your house!

Although the Design code in the CMS requires solar hot water systems, heat pump and energy efficient gas hot water systems are also acceptable, only bottle gas supply is available at Sunrise.

Government rebates are applicable for solar and heat pump installations

The panel has seen a couple of Final application plans that have differed from those that were approved at Concept.

Lot owners may, with approval from the Land and Environment manager, begin to clear the building site on getting Concept approval.

We acknowledge designs can change due to a number of reasons but would not wish to see that trees have been removed unnecessarily when the site plan is subsequently altered.

An explanation note for any changes from Concept would be appreciated.

No building works are to commence without Final approval.

Building at Sunrise@1770 is not as daunting as some may have imagined, as long as the Design code is followed it really is quite straightforward, the building workers love it, (not everyone gets to work with such great views). We hope to get an application from you soon and please feel free to contact members of the panel should you require any information.



INFRACTURE AND FACILITY UPDATE

By Keith Michel

Pools - Currently, our Springs Club pool is undergoing extensive repairs. We are pushing for it to be operational again by the end of January. The three pools have experienced water leaks and calcium bleeds and Midell are committed to ensuring these pools will be repaired in a timely fashion. Due to the unavailability of contractors, it is unfortunate that the repairs to the Springs pool are being carried out during the busy season. The kids' pool and China Beach will be worked on during the winter season.

Lighting – The powder coated lighting throughout the complex was discarding its powder coating and giving a shoddy appearance. This was recognized as a warranty defect, and Midell has replaced these lights at considerable cost, to upgrade them to a more suitable 316 stainless steel product.

During one of our meetings, discussion was given to reducing our power bill. This resulted in obtaining a risk analysis on turning off our street lights after MN. As you can probably appreciate, we have quite a few lights burning all night with no one home. The risk analysis resulted in the BC advising all lot owners that residents should be mindful of when the lights go out, to carry torches and be aware of the local wildlife.

Timers have been installed to turn off the street lights from 11pm onwards should you be out and about after 11pm.

Speaking of the power bill, our house bill shows significant reduction since the photo voltaic cells were installed. We have solar hot water, and we do not have air con or a second freezer.

Steel beams and posts – The beams and posts in and around the Clubhouses are not faring well in this environment and we are currently communicating with Midell on this issue.

Sewerage – The plant is undergoing trials in upgrading the process, and our Manager is monitoring chemical usage, filtration, and cost factors. Midell is working with the suppliers in ensuring that the plant meets the standard that it was designed for.

Water Supply - Being a resident gives me an appreciation of the knowledge required and the work involved in ensuring everything flows smoothly. Presently, because we are still a small community, we do not generate enough sewage back to the plant for it to supply the development with enough grey water for facilities, toilets and

hosecocks. In the interim, the grey water is topped up with potable water.

Recently, the Committee resolved to set the levy charge for grey water usage at \$2.80 per kilolitre for all water used above 75 thousand litres (7.5 kilolitres). This charge was based on what was used daily for toilets plus a reasonable amount for hosecocks. Don't forget, we are in a sustainable environment and the charge was set to encourage a responsible attitude towards water conservation.

Boat Progress – It has been a fairly lengthy turnout, but the replacement props for the boat have arrived from N.Z. and will be fitted as soon as they are received. Hopefully, the boat will become fully operational around Xmas. Our Boat Committee will keep us regularly updated on operations including costs.

COVENANTS

Waste disposal - Recently, the Committee resolved to make a by-law whereby rubbish bins are concealed from public view. This was in keeping with maintaining an aesthetic appearance throughout Sunrise. Through personal experience, it is my advice to prospective home owners to design their home to allow for the sorting of rubbish as it occurs, e.g. if you have one household bin full of different rubbish, you will then have to sort it out into the 3 individual bins provided for collection. Consideration should also be given to those who collect and then have to sort the rubbish back at the compound.

Lot Clearing - Remember, it is a requirement that you discuss any lot clearing with our Manager prior to commencing. He and our LEM will guide you through the process.

Use of Facilities – Our Manager and Caretaker do a great job in policing our privacy and ensuring our facilities are not being abused. The pavilions each have an attendance record folder which assists our staff in monitoring the validity of the users. This can also assist us in unnecessary operating costs and labour.

FUTURE DIRECTION

The Committee will be seeking advice from our Body Corporate Managers on the implementation of a 5 year plan. In a Development such as ours, it is important that we plan its future to ensure that the uniqueness and reputation of Sunrise is maintained and enhanced. We look forward to any positive suggestions to assist us in this regard.

OUR BODY CORPORATE MANAGER Andrew Staehr—ARCHERS

By-laws and why it is important that everyone adheres to them

Living within a Community Titles Scheme brings a large number of people together with different personalities. To combat these different personalities and reduce conflict, by-laws are written to provide a standard set of rules that all occupiers must abide by.

At Sunrise at 1770 not only did the Body Corporate have to come up with by-laws which enabled a large number of personalities to live within close proximity to each other, by-laws to protect the delicate environmental nature of the Reedy Creek Conservation Area were also needed.

A body corporate does not make by-laws to single out a particular occupier. By-laws are used to ensure that all occupiers have a standard set of rules about how to act within the scheme.

By-laws are designed to cover the wide ranging number of issues that can arise within a Community Titles Scheme. Some of the regular by-laws include:

- restrictions on cars parking on common property
- restrictions on pets
- Ensuring that noise is kept to a minimum

Whilst Sunrise at 1770 has all of these regular by-laws there are a number that are specific to the complex. These include by-laws such as:

- Outlining how owners must avoid wasting water by using certain water supplies in certain appliances within their home;
- The ability of the Body Corporate to charge owners for the use of reticulated bore water;
- The ability of the Body Corporate to charge owners for the use of recycled water for each kilolitre they use over 37.5 kilolitres in a six month period; and

The disposal of household waste
If the Body Corporate feels that a by-law has been breached by either an owner or an occupier, a notice will be sent to that person/s outlining how the Body Corporate believes they have breached the by-law and how long will be given to remedy the breach.

Should a person/s not remedy the by-law breach, the Body Corporate can apply to the Body Corporate Commissioner for an order to be made against the person/s, which if not followed can result in the person/s being fined by the magistrates court. By-laws are written with all owners best interests in mind and are enforced to ensure that all occupiers enjoy themselves whilst living within a Community Titles Scheme. Successful life is consideration and respect for others and living in a community situation such as "Sunrise at 1770" does require some compromise and restraints.

LIFESTYLE
By Keith Michel

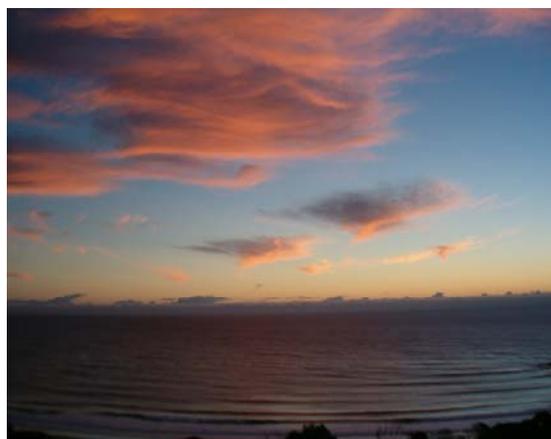
Well, today, as I write this, it is mid November and the wind is blowing 30-40 knot northerly. The ocean is in a real turmoil, and it looks like the surf has gone for a while, especially with all the sand moving in the wrong direction. The temperature outside is 28 degrees, about 3 degrees hotter than it has been until now. This year so far has been exceptional for cool south easterly winds, and, for the surfers, we have had a pretty good run of surf.

The whales were in abundance for the last 2 weeks in September. On one particular day, the ocean appeared full of them. It was also fortunate that we had a fair bit of calm weather around that time. Some were coming in close to the headlands and rocks on their way south.

One of my old mates, Merv Rieck, who used to frequent the Springs down in the bay with his family and relations from the 30's onwards, arrived last week and gave me the fishing lesson he has been promising me for some time. I didn't realise just how much I didn't know, but it is documented now. Secret spots, what to use, when to go, what to look for. He even taught me to catch more fish than he. This place is rich with marine life. Look among the rocks and you will find coral, sea urchins, grass, sea lettuce and much more. The other day when we were coming back from a good flat-head experience, one of the two resident sea eagles swooped down into the dunes and picked up a large snake. As the snake was writhing in an attempt to harm his predator, the eagle flew just above the ocean surface dashing the snake against the waves on its way back to the dining table. On another occasion, as I was watching with my binocs, one of the eagles snatched a bird out of the air.

Part of Merv's extended family were the Mergards. Neil's (Lot 29) dad, Des, tells the story of how it used to take all day to get here from Gin Gin, about 100Ks away. Then they had to make a road down to the bottom. On one occasion, a storm came just after they reached the bottom, and after the rain had gone, all that was left of the road was a 20 foot ravine. Des's mother used to prepare her eggs at Gin Gin by lathering them with fat, packing them in coarse salt so that they would last a couple of weeks up here. The coarse salt, as it became available, was used to cure beach worms and smoke fish. The springs was where they put their beer and anything they wanted to keep cool, and they would bring down a dozen chickens for when they got sick of fish. I'm thinking that the last chook would have needed counselling.

Merv told me that during the war one night when they were fishing for jewfish, the whole beach lit up from the ocean. He thinks it must have been a warship of some kind.



Lachlan & Luahna Millar with Local Echidna



**Above—Sandi relaxing
Below—Surf's up**



ADVICE FROM LEM

Planting -

Over the past year the planting program at SUNRISE AT 1770 has continued. With the completion of Stage 2 in October 2005 some 3000 plants were put in to rehabilitate the common lands along the roads in Stage 2. Similarly in Stage 1 an additional 1000 odd plants have been added. The aim of these plantings is to screen houses from the street, providing privacy for lot holders while maintaining the “bush” aesthetic of SUNRISE AT 1770.

Where possible these plantings have been using rainforest species that in time will provide dense shade, thicker screening, increased habitat diversity and a greater degree of fire protection than the Eucalypt woodland community that exists over most of the estate. This will be an ongoing process but judging by the 2003 plantings, many of which are approaching 3 m, in 10 years time there will be many pockets of rainforest.

Regeneration planting of the dunes has been undertaken with Bush Heritage and members of the local Landcare group. These plantings are to stabilise the dunes as well as to screen the estate, blocking light visible from the beach as part of the “dark-skies” policy that is aimed at turtle protection. Light from land can disrupt successful laying and hatching of turtles. Planting of the dunes will continue over the next couple of years.

Weeds

The weed control program has been ongoing with most species under control. The adage of “1 year weed, 7 years seed” seems to be very applicable to SUNRISE AT 1770. However weeds seem to only be a problem in open or disturbed areas and along roadsides where vehicles continue to introduce seed. Lot owners are reminded that they are required to control weeds on their properties as well as wattle regrowth (i.e. plants less than 2 m high). Please contact me on (07) 49747820 if you want a lot inspection.

Clearing

Sunrise staff have been clearing a lot of dead wattle from the common areas over the last 8 months. This has been done for a number of reasons. These include reducing fuel load as part of the fire management plan, improved visual amenity, ease of maintenance and opening up areas for new plantings of more desirable species. Lot owners are encouraged to remove dead wood from their properties, particularly after their house has been built.

A reminder that there are preferred methods, (see overleaf for details), for removing timber from your lot in order to minimise disturbance to the existing vegetation, limit the possibility of weed introduction, reduce any erosion hazard and maintain the look of SUNRISE AT 1770 as bushland. To this end we strongly discourage the use of machinery. Where machines have gone over

land in the past the impact is still visible 1 year later whereas lots cleared by hand show no impact after a couple of weeks. Contact Greg Millar or myself for preferred contractors.

Nursery

The nursery has some 10,000 plants of over 50 species, sourced from the property. Plants are generally \$2 for tubestock, \$5 for 100mm pots and \$10 for 200mm pots. Most of the smaller plants are used for regeneration work while the larger plants are rainforest trees for household landscaping. We have everything you need to establish a pocket of indigenous rainforest on your block. Landscaping undertaken on completed houses at SUNRISE AT 1770 are going well. For any advice on planting do not hesitate to contact me.

Consultative stepwise approach to vegetation removal on your lot

The conservation objectives of *Sunrise at 1770* require that we take special care when clearing vegetation within our private residential lots.

How and when we clear vegetation, either to build or maintain our homes, can have a lasting impact. It will affect how our block looks, how easily we can keep our homes cool, whether we retain our soil, are prepared for fire and can reestablish desirable plants.

To ensure vegetation guidelines adopted by the *Sunrise at 1770* community are easily interpreted and followed, a step-by-step approach to clearing has been devised by the Sunrise Environmental Officer. These steps take into account protocols outlined in the Community Management Statement (CMS) and include excerpts from the environmental objectives, by-laws, the design and operations code and the Reedy Creek conservation and fire management plans.

Vegetation removal regimes have been divided into two sections, for:

Vacant allotments, where owners do not currently intend to build and therefore do not have building approval, and allotments where owners have current Final Building Design approval and are requesting that vegetation be removed to accommodate the proposed house footprint.

This approach is all about consultation and reaching an outcome that suits both the owner and the *Sunrise at 1770* community. A yarn on-site with the environmental officer will go along way to achieving your goals and maintaining the *Sunrise at 1770* development vision.

Right—Peter the Sunrise Environmental Officer, rehabilitating a dune.

What to do:

1. Phone the Sunrise Land and Environment Manager (LEM) on 07 4974 7820 to arrange an on-site meeting or to get your questions

answered. At least 24 hours notice is required.

2. Meet the LEM on your allotment to discuss a selective removal or thinning strategy for your land. It must comply with the requirements outlined in the Community Management Statement (CMS). See Landscape Guidelines for a detailed description.
3. The LEM will take photographs of your allotment before any works commence. These be added to the vegetation database to assist future monitoring.
4. Approval is then given and clearing may commence either by the owner or a recommended private contractor. Please contact the Body Corporate Manager or LEM for the contact details of recommended contractors. If a private contractor (other than the owner) has been commissioned it is important that an on-site meeting with the LEM is arranged prior to work beginning. The contractor needs to be briefed on the procedures and the extent of the approved works.
5. Following the work, debris must be removed from the allotment and transported to the *Sunrise at 1770* community timber stockpile. Those properties located on steep areas of the development may be allowed to place cut debris on the ground to help stabilize the soil. This will be discussed during the site assessment.
6. Immediately following the vegetation removal, the owner or principle contractor must ensure that all erosion control measures (included in the Final Building Design Plan) have been installed.
7. Prior to the commencement of any work it is the owner's responsibility to ensure that the nominated contractor (earthmover or arborist) liaises with the LEM. The contractor needs to receive specific information about the vegetation clearance controls and conduct that is applicable to the *Sunrise at 1770* site. Failure to do this could mean the contractor may be asked to leave the site and the work halted.
8. During the construction phase, the site will be periodically inspected to ensure the work complies with the vegetation management controls.





development. A committing to solar power generation targets, minimal land clearing, habitat conservation, closed system waste water recycling, a ban on domestic dogs and cats, local indigenous plantings and propagation combine to create a unique and model system that continues to generated interest and imitation Australia wide.

Reedy Creek Reserve

The ABHF Reedy Creek Reserve at 462 hectare preserves a significant chunk of remnant vegetation adjoining Sunrise, Cove Estate Deepwater National park and the Council beach esplanade reserve. It significantly encapsulates the headwaters of Reedy Creek, which becomes the Deepwater/Broadwater Creek downstream in the National Park. The reserve is amazingly diverse and included littoral vine thickets, bloodwood and Morton bay ash open woodlands, and wetland paperbark and Cabbage palm forest. The groundwater aquifer that Agnes water and Sunrise draws its potable water from, lies underneath the reserves paperbark forest. The creation of the reserve provides a rare opportunity to have input into the conservation and sustainable use of this precious resources. The reserve operates under a Nature Refuge Agreement within Environment Protection Act legislation.

This legislation is very similarly to national parks, and imposes restrictions on domestic animals entering the reserve and removal or disturbance to its flora and fauna.

Welcome to the first of the Australian Bush Heritage Fund **Sunrise Newsletters**, articles designed to inform residents of the many and varied land management activates occurring within Sunrise @ 1770, and the surrounding conservation area, Reedy Creek Reserve. This first selection contain introduct stories of ongoing activates and practical information from Reserve and Sunrise.

ABHF' S relationship with Sunrise?

Reedy Creek Conservation Reserve was created as part of the Sunrise-at-1770 residential development with the land donated by the Baeovski family to Australian Bush Heritage Fund. As part of this set up, ABHF and Sunrise entered into a partnership & service contract, for ABHF to provide the natural resource management (NRM) skills and advice necessary to assist Sunrise in managing the common lands. Of these, the highest priority task for ABHF, is ongoing wildfire mitigation measures and prescribes fuel reduction burns on and off the reserve & common lands. These tasks although not always obviously, are outcomes driven and aimed at reducing the likelihood of an uncontrolled wildfire event threatening life and property on Sunrise. Secondly the ABHF natural resource management activities, community engagement and Sunrise partnership not only raise the profile of local and regional conservation objectives but to also have resonance nationally. The commitment to conservation and a sustainable practises Sunrise has established and you the resident are a partner in, has set a new bench mark in residential

Who Are Australian Bush Heritage Fund

Australian Bush Heritage Fund (ABHF) are a non for profit conservation organisation that buys areas of land with high conservation status generally not well represent within the state and federal national park systems. ABH currently has 22 reserves across Australia with the ambitious target to manage 1% of Australia by 2025.



Fire & Sunrise– The Background to it all

Sunrise @ 1770 by the very nature of its woodland environment and location adjacent to intact blocks of remnant vegetation is identified as a medium to high fire danger area. It has a history you can see of uncontrolled fires scorched into the bark of the bloodwoods and stands of the mono-specific Acacias. Land clearing legislation restricting the level of permissible clearing at Sunrise meant a bushfire mitigation plan was required by the Environment Protection Agency prior to development approval. This document demonstrates the measures that will be undertaken to reduce the impacts of wildfire in an area where clearing is not an option to produce bushfire buffers.

ABHF contracted Peter Stanton one of the most recognised fire ecologists in QLD to produce a fire strategy to firstly protect life and property within Sunrise, and to secondly maintain the diversity and amenity of the environment which makes up Sunrise and Reedy Creek Reserve (RCR). Under the services contract it is the responsibility of ABHF to carry out the prescriptions in the FP, which involves a combination of annual prescribed burning and fire trail maintenance. The trails are not fire breaks as such but provide the means for fuel reduction burns to be carried out. It is the use of a fire mosaic to reduced overall fuel loads that provide the fire breaks within and around Sunrise.

How it works?

A combination of ground fuels and high fire danger weather are the significant contributors to an uncontrollable fire in Sunrise. The removal of fire fuels through cool burns undertaken by ABHF in

sunrise and surrounding areas is the mechanism that significantly removes the threats of an uncontrollable bushfire. These actions do not guarantee that we will not have a wildfire at some point, but does provide for is the best means for allowing the opportunity to control a wildfire and protect life and property.

Another important feature of the fire mitigation measures within Sunrise is the importance placed on maintaining the canopy & medium sized trees in the area. Wattle or eucalypt what ever species currently constitutes the canopy act as an important factor in reducing the threat of wildfire. These canopy species shade out the ground fuels particularly grasses and reduce wind speed in the area, major factors in a fires intensity and rate of spread.

How can I contribute?

Just like any other bushfire prone areas there are a number of measures you can undertake at your residence prescribed in the fire plan to increase your preparedness for a fire event.

- Maintain trees from house eaves to 4m.
- Constantly maintain ground fine fuel and shrubby buffer to 15meters around your entire infrastructure and to 20 meters plus on slopes.
- Maintain your canopy species. Plant and encourage the growth of canopy species from the Sunrise nursery that will contribute to the shading out of grassy fuels around your residence.
- Make yourself aware of the evacuation plan and assembly points in case of a wildfire scenario.
- Participate in sunrise fire training

Smoke On The Water

In September a fuel reduction burn was conducted on the Workman's Beach council reserve, from the water treatment plant to Springs Beach: an area of approximately 100ha. The burn was very much a cooperative effort with input from the Agnes brigade, fire warden, Queensland Parks & Wildlife, Council, Sunrise @ 1770 and the Reedy Creek Reserve staff who oversaw the burn.

The aim was to reduce the accumulated fuels within the block and to provide a wildfire buffer adjacent to Sunrise and Agnes water, coming into the high fire danger period. With the cool weather and recent rains the burn was of low enough intensity to not damage the rainforest species behind the dune areas, yet still successfully removed ground fuel loads. These rainforest areas actually act as a fire buffer, by shading out the grass and shrub layers that provide the majority of combustible materials available to fires. Many of these local species are propagated in the Sunrise nursery and it is recommended that these are the species planted around residences.

This burn paves the way for future mosaic burns in the Workman's Reserve vicinity that will further reduce fuel loads, increase public safety and to encourage the prevalence of local rainforest species. Although smoke from these controlled fires can be a nuisance for some local residents, the resulting safer environment is well worth the inconvenience to Sunrise and township residents.





LIVING WITH TURTLES & YOUR RESPONSIBILITIES

For a small period of time over summer we share the beaches of “*Sunrise at 1770*” with flat back and green marine turtles but most significantly the endangered loggerhead turtle nests here as well.

The Red Rocks beach rookery is recognised as central for the ongoing loggerheads survival and to live alongside this rookery is a special privilege. Such a special privilege, the planning approval for Sunrise was conditional on their being no detrimental effects or interference to the nesting turtles and the rookery. This resulted in solutions such as Sunrise installing low emission lighting, limited access routes onto the beach to prevent dune erosion and a commitment to a black sky policy in the nesting season.

Ongoing monitoring is conducted by the Queensland Parks and Wildlife Service (QPWS) to ensure we meet our turtle conservation condition.



It is all our responsibility to ensure we and our guests have an understanding of the appropriate activities and conservation practises to be observed in the nesting season so we can continue to enjoy the beaches with our neighbours the turtle.

There are a number of simple rules recommended by the QPWS that should be followed if you are planning to be on the beaches after dark during the nesting and hatching period between November and March

Importantly

Remember that turtles are totally protected, and it is an offence under State and Commonwealth legislation to:

- handle or interfere with turtles, their eggs and the nesting cycle.
- Turtles are easily disturbed particularly by lights, noise and movement, especially when leaving the water, crossing the beach and while digging the nest. If they are continually disturbed they will not return to nest.
- Do not use torches on the beach as this will scare turtles away and disorientate any emergent hatchlings.
- Walk on the waterline so you will not be silhouetted against the skyline and so you can see emerging turtles early.

If you are luckily enough to encounter a turtle leaving the water or nesting-

- Wait quietly, sitting well back until she has started laying eggs. (This is after she has spent quiet some time digging her egg chamber characterized by lots of sand being thrown around).
- Wait until she is laying before shining lights on her. Avoid shining light directly into the turtle’s eyes.
- Avoid excess noise and movement.
- Never touch the turtle, hatchlings or eggs.
- If you encounter hatchlings turn off your lights as this attracts them away from the sea and increases hatchling mortality. It is essential that hatchlings find their own way to the sea in order that they imprint the location in their memory, so that one day they may return to nest as an adult.

More Information Mon Repos – 41538888- Bookings are required

Reedy Creek Reserve

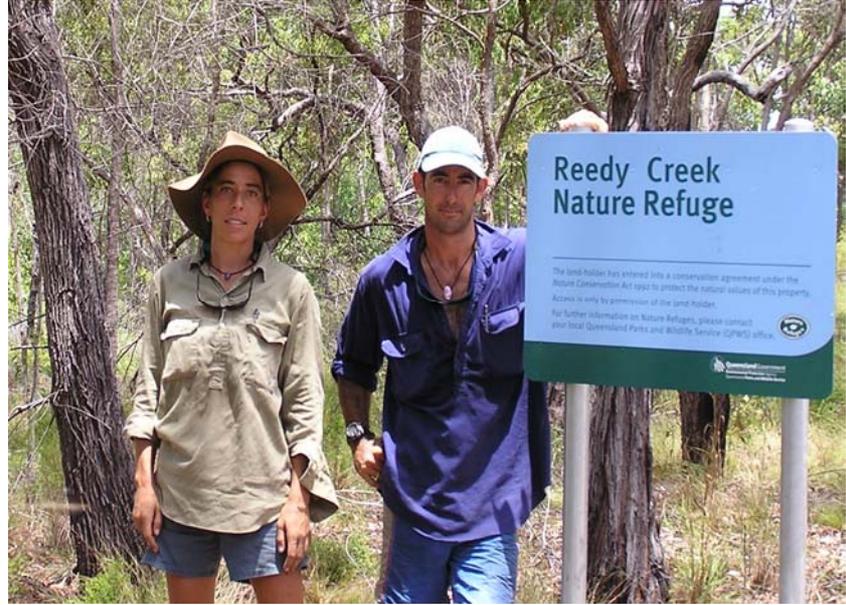
Your Reserve Managers

Bush Heritage Reserve Managers Mel Sheppard & Steve Heggie have been on site now for 2 years now. With backgrounds as senior rangers in Kakadu and state national & parks services, we are enjoying the intimacy of transferring macro landscape management skills to a significantly smaller reserve. On going challenges include carrying out the prescribed fire management in the conservation areas under the reserves fire management plan and working with the mix of neighboring property owners surrounding the reserve. Please feel free to call us to discuss any queries you may have about the reserve and Sunrise common lands management. 07 49747418

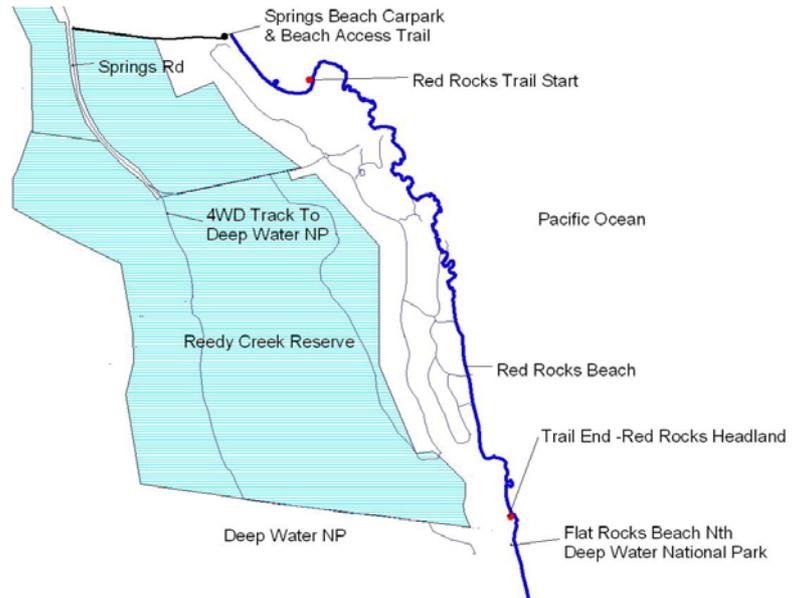
Fox on The Run

Another local natural resource management activity reserve staff have recently completed in Sunrise is the annual fox baiting program. Occurring twice a year it is an essential part of the regional loggerhead turtle conservation program aimed to coincide with the marine turtle nesting season and emergence of turtle hatchlings.

Foxes are considered a major threat and factor in the continued decline of turtles, with them known to predate on eggs and hatchlings of marine turtles. An increased number of baits were taken by foxes along the beach esplanade areas of Red Rocks this year which was put down to not an increase in the population but in part the use of traditional methods and new technology. An aerosol spray attractant with the catchy name "FeralMone" was utilised to attract foxes to visit the bait stations. This resulted in a much higher uptake of the buried baits by foxes.



Reserve Managers - Mel Sheppard & Steve Heggie



Location Map Reedy Creek Sunrise @ 1770

