

SUNRISEat1770 NEWSLETTER

OCT 2010

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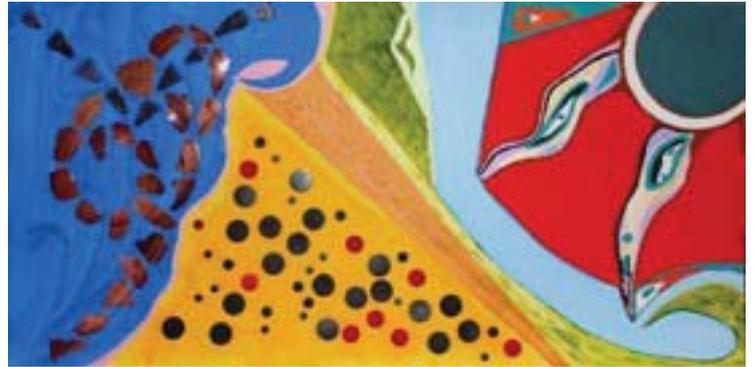
Welcome fellow Sunrisers. It has been a while since we put a newsletter together, but I can assure you we have been very active on the home front representing your best interests in managing the many issues involved with a scheme such as ours. As a committee, we are in contact weekly, and on many occasions daily, discussing and deciding on matters, and keeping things in perspective.

It is always exciting to be able bring good news to our owners. We are on the move again in the housing construction department. Marion and Derek Drew must be breathing a sigh of relief now that their architecturally designed re-locatable home has arrived and is looking good as it is assembled on site. What a spectacle! The crew operating the trucks were very professional in the way they manoeuvred the rig through the gates with inches to spare, in the process lowering and raising the trailer to accommodate room for the gates and trees. I truly believe the Driver's left leg would have been shaking for days from clutch shock. You will be able to see some of these pics on our new Flickr site that I will mention in our Website article.

Yes, the Website format is complete. It has been low down on our list of priorities as we negotiated our way through some of the more important issues. This site belongs to us, and our intent in further developing our new Sunrise1770 site is to create a more personal relationship with the viewer, and you, the owner. The site is far more user friendly to us as administrators and our intention is to keep it live, with a focus on regular news and updates for our Body Corporate Members, together with a splash of fresh happening pics and some hot surf shots in our Flickr website. We welcome any suggestions on how to improve our site and any information and photos you would like to share with us.

As always, many thanks for all your support.

Best Regards, Keith..



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Black Orchid

The sound of the distressed frog was a dead giveaway

CHAIRMAN'S MESSAGE

Hello all, with a special greeting to our new owners. We trust you are all enjoying the experience that our Scheme offers.

The fact that we have completed another year of operation without major infrastructure problems is a testament to the efforts of our maintenance managers, team, and contractors, and on behalf of the Body Corporate, extend our thanks for the hard efforts in maintaining Sunrise.

The committee is aware that the majority of owners take an active interest in the evolution of Sunrise at 1770, and we are only too pleased to discuss and advise you on any matters that may assist you in building and understanding how our scheme operates.

We are something like a small town, to a degree self sufficient, with the appropriate governance in place to manage the matters associated with this somewhat unique concept. The committee is proud to represent you on behalf of Sunrise and trust that you will enjoy staying in touch with our activities,

Yours Sincerely,
Simon Young



OUR RESIDENT MANAGER

Managing Sunrise at 1770 is a challenging and satisfying job. My family and I have now resided here since 2005, and have seen and been a part of its development and have enjoyed the interaction with the small but growing community.

To be given the opportunity to make something like Sunrise work from the beginning was a huge responsibility, albeit daunting and challenging.

Applying some of our duties under Community Management Statement by-laws sometimes required our own interpretations, one of which led us to collect recycled rubbish from within the estate and drive it to a recycling station in Bundaberg. Thankfully, that was resolved quickly, but it is an example of Reef and Beyond having to think on their feet from an early stage.

Working with the Committee in resolving any problems as they occur has been very rewarding, and it is always a pleasure to assist owners when it is possible. Michelle and I would like to wish everyone a Merry Christmas and look forward to catching up with those visiting over the holiday period.

Regards and best wishes,
Greg Millar



WHAT'S HAPPENING WITH HOUSES

Building activity slowed some time ago for obvious reasons, but we have had quite a bit of interest and initial activity in the third quarter. Lot 35 is underway with a further 6 lot owners currently doing their homework. For those who have already built, we have learnt some invaluable tips along the way. As explained in our previous newsletter, all houses require the installation of solar panels to generate 1.5 KW. The panels ideally should face north and be inclined at about 15 degrees. Please ensure the panels are shown on the plans and that the roof is designed appropriately.

Recently, it was discovered that a large proportion of solar panel inverters were defective. Credits going to the electricity grid were not being recorded against power usage resulting in loss of rebates. Also, check that your solar switches do not require resetting after power outages. 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.

Swimming pools require additional storage of the same capacity as the pool. Final application plans that have differed from those that were approved at Concept should explain any differences to assist our panel in cross referencing.

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

No building works are to commence without Final approval.

Some tips along the way include making sure any roof water catchment equates to the same amount being released into the aquifer. Once your tanks are full, any backup in your pipes and drains may cause overflow and create an erosion problem that may become an issue for houses on slopes.

First flush diversion devices are of great benefit, but can be a problem if access to the tank or filters is inhibited and it is hard to remove any debris build up, which in turn may make the devices ineffective. Hair is a big contributor to pump failure in private dwellings' effluent holding tanks, and it may be an advantage to use effective shower traps.

Using non-corrosive materials in this environment will certainly save you pain and dollars in future years.

WEBSITE

Our site address is www.sunrise1770.com.au. Owners log-in username is **sunrise** and the password is **turtle**. We would like to focus on bringing you through the gates regardless of where you live. From time to time,

we will renew our presentation photos and text to keep it live and interesting.

Our Useful Links area also includes tourist related sites that will be of interest to visitors and newcomers.

Another great addition is the Flickr site. People will be able to see where and how we live and what we enjoy. Some of the folders will be quite topical and may keep some viewers coming back to see what is happening.

Depending on security, we are considering the inclusion of a folder featuring "People in Sunrise". This will be confined to friends viewing only. To access "People", you will need to sign up to Flickr and be nominated as a friend of Sunrise. There is no sign up fee. We will keep you informed on this one as there is a little more work to be done.

We intend to use our log in area to update you on recent events and give you the latest snippets in a news type format. We should also be able to give you an idea on what the real estate is doing in our area so you have a feel on how we are moving.

COMMUNITY INVOLVEMENT

Agnes Water S.L.S.C recently approached the Body Corporate to assist them in the assessment process that is required before each season commences. In the interests of public safety and because of the remoteness of our area and the lack of a suitable sized pool, the BC has agreed to allow access to the lifesavers for this purpose. Ground rules were laid down for this exercise and our residents were advised accordingly.

The first assessment occurred on the 11th October, was well organised and was refreshing to see the exuberance and excitement of the nippers as they underwent their training.





INFRASTRUCTURE AND FACILITY UPDATE

Pools - Work will commence in early October to re-pebblecrete the Kid's pool due to layers lifting off the surface. This should take approximately two weeks.

Lighting –

The China beach deck lights are functioning again after a long period where electricians could not diagnose the problem.

Steel beams and posts – The beams and posts at China Beach and the main Springs Club building have been repainted with two pack epoxy paint and it is hoped this will keep the elements at bay for quite a while. Next on the agenda are the tennis court shades, and the four pavilions at the Springs Club.

Sewerage – The plant is functioning as to specification thanks to Ben Kele who introduced his own technology to ensure its integrity. We are hoping to sign off on an operating contract in the near future.

Water Supply - Some owners have been charged for excess water bills. This can be attributed primarily to the use of automatic sprinklers, which, even with timers, seem to have a mind of their own. For residents, it is worthwhile to check your meter occasionally with all water turned off in the house, to see if there are water leaks in your lines to the house.

Boat – Some of you may not be aware that our boat which we sold some time ago was tragically involved in an incident in Townsville and the boat is now in a state of disrepair.

Waste disposal - Recently, a letter was received from J.J.Richards explaining that collection of 1100L recycling bins from Sunrise was unviable, and that a new collection program would only pick up 240ltr bins. The committee has recognised that although the Body Corporate is responsible for collection from individual houses, it is the user's responsibility to pay for the rubbish to be transported from the Compound to the dump. A fee schedule for pick up by J.J. Richards or the Council will be provided. If owners choose to use the Council, an annual cost will be \$255.00 will apply and will be included in their rate notices.

Lot Cleaning-As part of our Fire Management responsibilities, all owners are requested to ensure their lots are free from combustible materials, long grasses and overgrowth.

Use of Facilities – From time to time, owners make suggestions on enhancements to our facilities. These are considered on their merit and appropriateness.

FUTURE DIRECTION

The Committee recently convened for a workshop to determine policy and future direction for Sunrise. As part of the exercise, the committee discussed and clarified various issues relating to the CMS and other documentation in order for them to increase their knowledge in decision making.



The committee also welcomed new member, Ted Michel, who was indoctrinated into Sunrise issues and processes.

Included in items discussed were:-

- Ways to improve communication, interaction with owners.
- Protocols and administrator accountability for the new Website.
- Future direction for the Design Review Panel and Process. Ted Michel was elected as the BC committee representative and Chairman of the panel, and it is his task to source and engage professional assistance to assist our DRP in approving house designs under our CMS requirements.
- Breaches by Lot Owners.
- The workshop noted that the Management Agreement is getting towards the end of its first 10 year term and a sub-committee has been formed of Lex Hamilton, Rod Kinkead-Weekes and Keith Michel to initiate discussions with the manager to look at the operation of the contract to ensure stability and value for money for owners.
- Understanding the issues surrounding fire management within Sunrise and discussing and agreeing to methods and actions as outlined in the Fire Management Plan and other available documentation.
- Discussion was also held on what would be the most effective ways of promoting Sunrise. Suggestions included providing the local papers with news on Sunrise such as houses being built (with owners permission), and anything else that may be of interest to the local district areas. It was agreed that active promotion may offset any negativity that may affect our real estate values.
- Sinking fund expenditure was raised as part of strategic planning and it was agreed that, although we may have a healthy bank balance, this could soon be whittled away with major expenditure items such as roads, car parks, roof replacement, Sewerage Plant upgrades, Legal Bills etc. The Committee believed that expenditure beyond a certain figure on leisure facilities should be a decision for all lot owners.

OUR BODY CORPORATE MANAGER NEW POOL SAFETY LAWS

Despite child drowning being reduced by 50% since the introduction of swimming pool safety laws in 1991, drowning is still the leading cause of accidental death for children under five years of age.

On the 16th September 2010 Queensland Parliament formally passed *The Building and Other Legislation Amendment Bill 2010* which introduced Stage 2 of the Queensland Government's pool safety laws.

Stage 2 is expected to commence in summer 2010 and mostly affects existing swimming pools. The new laws will include:

Replacing the 11 different pool safety standards previously in place with one pool safety standard. Both new and existing pools must be upgraded to comply with the new standard within five years unless sold or leased first.

An annual safety inspection and certificate will be required for all shared pools from a licensed pool safety inspector. (Non-shared pools must have a certificate every two years)

An owner must provide a prospective purchaser or tenant of their unit with a copy of the safety certificate. Bodies Corporate must ensure they have a copy of the pool safety certificate in their records and it must be updated on an annual basis.

Portable pools and spas with a depth of more than 300mm will be required to be fenced, bringing State laws into alignment with National Standards.

Archers Body Corporate Management is busy obtaining quotations for all of their clients for the safety inspection and will present these to committees in the very near future. In the meantime there are some simple things that you can do to ensure that your pool safety barrier complies:

- Make sure the pool safety barrier height is 1200 millimetres from bottom to top
- Trim back any branches that a child could use to climb over the pool safety barrier
- Shield or remove climbable objects within 900 millimetres of the pool safety barrier
- Install fixed security screens on windows that open into the pool enclosure
- Remove climbable objects from the pool safety barrier and surrounding area

Kind regards
Andrew Staehr
Business Development
Manager



LIFESTYLE-



King Parrot enjoys a grevillea



Livingstone baiting up off Hoskyns Island. Magic Day.

Below is a contribution to our newsletter from Anne Best and Rod Kinkead-Weekes. Rod and Anne have built near the China Beach complex and Rod is one of our very capable committee members.

“ Living At Sunrise at 1770: A New Resident’s View

If you are looking for beauty and peace in a sustainable environment, combined with friendly neighbours in a secure location, then Sunrise is a great place to be!

Our house was completed exactly a year ago and since then we have spent as much time here as possible. Our architects, Bark (Noosa) and our builder (Mike Murry, Agnes Water) combined to create exactly what we were looking for which was a comfortable beach house sitting lightly in its landscape and providing a welcome, relaxed destination for friends and family. Fortunately all those who have visited us so far seem to agree. Return visits are planned.

Becoming acquainted with our surroundings has been a joy. We have watched turtles laying their eggs on the beach below the house and the hatchlings scurrying down to the water. We have seen humpbacks breaching and dolphins playing from the comfort of our deck. In April millions of butterflies filled the air which – we were told -signals the arrival of pelagics offshore. We have enjoyed observing the resident pair of sea eagles who frequently adopt the casuarinas below as their perch tree lookout. Armed with numerous field guides, we are learning to identify spiders, reptiles, birds and plants. The variety is astonishing.

Living here couldn’t be easier, apart from the absence of mobile coverage and free-to air tv, due to the particular location of our house. Otherwise, communications are good. Sunrise’s own services and facilities all seem to work well. Power surges are an Agnes-wide problem and surge protectors on key items of electrical equipment are advisable.

At the moment only a handful of Sunrise owners are resident year round. Everyone who lives here has been very friendly and helpful and we have also enjoyed getting to know those owners who arrive from further afield for holidays.

People ask us what we do all day, cut off as we might appear to be from the rest of the world. We have found ourselves pleasantly occupied with the wide range of activities available in Agnes from crabbing in the creek to yoga in the bush whilst at the same time

continuing with our professional interests beyond Agnes. In summary, we couldn’t be happier with our decision to build here and would be delighted to share any information that might be helpful to anyone considering taking the plunge.



Anne Best and Rod Kinkead-Weekes rod@roddyandanne.com

Welcome to “Gatehouse” owners, David and Ron who, after owning a hotel in Melbourne and then clocking up 40,000k’s looking for a nice place to live have discovered Sunrise. Sorry about the recent unprecedented plague of mossies, guys. Guaranteed one of . Go the Pies!

Mat and Jo Bailey and the kids had another great holiday at their “Tree House” hideaway in Surfside Sunrise during September. Sam enjoyed the thrill of hurtling down the sand hills during a Larc trip, Alex and Charlie honed their surfing expertise, while Tiffany caught up with old friends at the Springs Playground Club.

Below—Tallest to Smallest, Sam, Alex, Charlie and Tiffy Bailey.



Below- Carpet Python



Thinking he heard a noise downstairs, Gary thought he had better check it out....

MEET YOUR SUNRISE TEAM



Wayne Upton, our Land and Environment Manager. Wayne's job is to: see that the property is in good order, police compliances and maintain and propagate the endemic seed collection.

The Nursery grows plants for the rehabilitation and enhancement of the Sunrise at 1770 Development.

All plants are endemic to the site, seed is harvested from 200 hectares at Sunrise and the adjoining 400 hectares of Australian Bush Heritage Reedy Creek Land.

The plants are propagated in hot houses and are grown on as potted plants prior to planting. The nursery is open to landowners to acquire plants for their own landscapes.

Well over 250 species of plants grow on this unique strip of coastline creating a habitat for a diverse group of plants and animals.

Many land types are found at Sunrise comprising of beach, fore dunes, parallel beach, ridges, headlands, rocky shores and wet and dry rainforest all adding to the unique diversity.

The plantings encompass all these land types and their endemic nature adds to their success.

Last seasons rainfall was generous and good falls are predicted this year for our current projects.

Some of these projects have included creating a littoral forest feature on the ocean side of the entrance into the North gate. This will also help to conceal the traffic created by the development below the Ridge.

Maintenance has also been high on the agenda for me this year, attending to the control of weeds and dominant combustible species.



Alan Mason, our Caretaker. Prior to coming to Sunrise at 1770, Alan served 12 years in the Australian Army Royal Corps of Transport Aerial Delivery. He also spent 4 years as a Construction Coordinator and Landscaping, and 11 years as Asst Product Manager for a factory of 80 employees. Al was also WH&S Officer, and Workplace Rehabilitation Officer for that organisation.

I would like to take this opportunity to introduce myself to you, the property owners of "Sunrise at 1770" whom I have not had occasion to meet at this point in time. I took up the position of resident caretaker in February 2009 and began the task of understanding the infrastructure and daily requirements that are needed to maintain and operate such a unique community on a daily basis. I am one member of a small, great team that enjoys and takes pride in looking after the appearance, presentation and daily running of Sunrise so you too can relax and enjoy what "Sunrise at 1770" has to offer.

I look forward to meeting you whenever the opportunity should arise and also, please feel free to stop me and introduce yourself if you see me working around the estate.

Gail Jacobsen, our third member of the Reef and Beyond team, has been with R&B for approx. 12 months, and comes well qualified to perform the duties required of her within Sunrise at 1770.

Gail has previously worked in the minerals business as Assistant to Geologists, and as an Offsider on drilling rigs.

Gail's fire management background includes being a Rural Fire Brigade Officer with extensive fire training and is currently actively involved in fire management community awareness.

Gail is a 4th dan Tae Kwan Do internationally accredited instructor who has recently started instructing a Council sponsored fitness course incorporating martial arts. Gails also owns 46 acres designated as "land for wildlife" which she is trying to keep as a refuge and as natural as possible.



Lighting report from Greg Millar Street lighting - Electrical Contractors are called in on a regular basis to replace components in the street lights. Both bollard and light poles require the replacement of components, ballast, fuses, igniters and on occasions capacitors. Also the stainless steel down lights in the clubs fail and need to be replaced. The existing down lights fail and it is cheaper to purchase and install a more robust light fitting which are reliable and cheaper to maintain. We wait for several lights to fail before Contractors are called in to reduce cost.

LED blue deck lights - Contractors order these lights direct from the manufacturer. The new lights are slightly different from the original lights and should last longer. The ongoing China Beach Led problem has been repaired and stabilised.



From the Reedy Creek Reserve Manager



Matthew McLean is the Bush Heritage Australia employee who manages Reedy Creek Reserve that surrounds the Sunrise@1770 estate.

I moved to Agnes Water from the Northern Territory with my partner and one year old daughter in 2006, it has proved to be a great decision. In the last four years we have bought some land, built a house and added another daughter to the family. What a wonderful area to enjoy living.

I have been the reserve manager for 12 months now and am enjoying the chance to contribute to the ongoing success of the Sunrise family. I have come to this role with an extensive background in natural resource management from a career in both state and federal National Parks agencies.

The most important aspects of my role within the Sunrise framework revolve around fire and the protection of life and property. Many of the tasks and programs that I undertake relate directly or indirectly to fire management. The overall approach to practical fire management is prescribed by the Fire Management Plan (FMP) that has been collaboratively developed and refined over the last six years. The FMP addresses fire management across both Sunrise@1770 and the wider Reedy Creek Reserve. A major component of the FMP involves tactical controlled burning, a short out line follows.

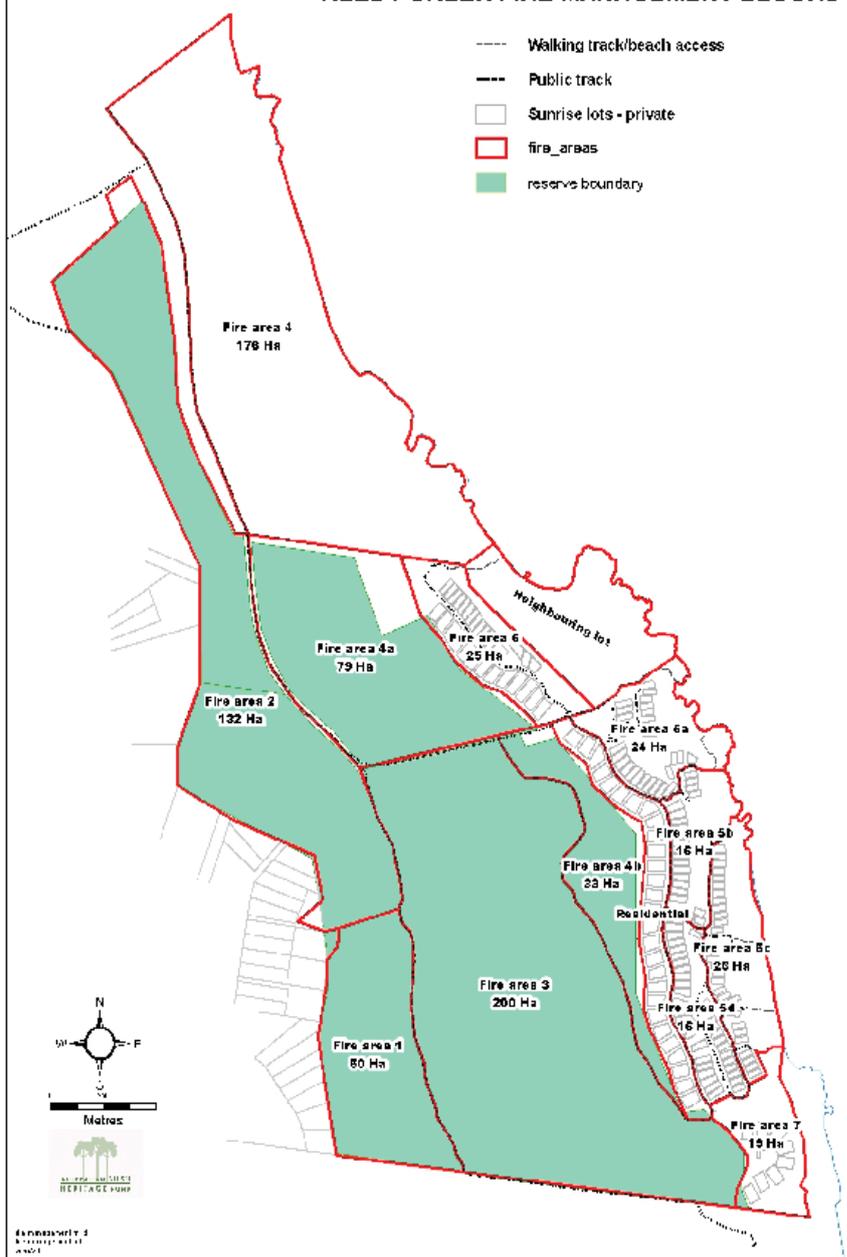
The annual burn program has two facets;

1. **Prescribed Burns.** Conduct ecologically sound burns to protect and maintain the fire adapted ecosystems that occur though Reedy Creek Reserve.

Protection Burns. Protection of Sunrise@1770 development from the threat of uncontrollable wild fire.

To achieve these outcomes the Reserve is divided into 'Fire Blocks' that allow different fire regimes to be applied to areas that require different fire frequency. Appropriate fire frequency is determined by factors such as vegetation types, fuel loads, fuel arrangement or the proximity of residential lots.

REEDY CREEK FIRE MANAGEMENT BLOCKS



Protection Burns

Two fire blocks on the western edge of Sunrise, blocks 4a & 4b, have been identified as important fire buffer zones due to their close proximity to residential lots. Accordingly these blocks are burnt on an annual basis, which is more than ecologically required but this consideration is overridden by their importance in protection terms.

The photos below of the same place in buffer zone show how over a period of four years the fuel load and fuel structure has been manipulated by the use of frequent fire.



Fire Plot 3 - 2006

Fire Plot 3—2010



While the buffer zones will still carry a fire in hot and dry conditions the low levels of fuel available will limit fire intensity and enable potential wild fires to be managed and controlled.

2010 burn program Progress

Protection burns

Weather conditions through the winter months have been a bit tricky with the above average rain falls experienced but both Blocks 4a & 4b were burnt in August of this year.

I am happy with the results in Block 4a which removed some of the grassy fuel loads through the interior, north and west of the block. The Eastern edge that is nearest the residential lots is carrying very limited fuel load and would not carry fire at the time of burning. I am not planning any more burning in this block this year.

Prescribed burns

One prescribed burn was scheduled in 2010, block 2 that covers the North Eastern section of Reedy Creek Reserve. The vegetation in this block is primarily tall swampy open Melaleuca forest with medium grassy open Melaleuca forest as you move further from the creek line.

The wet conditions through the winter burning season have made it very difficult to get burns to penetrate any distance into the creek line. According to long term local Greg Millar, 2010 is the first year that the creek has flowed continuously through the dry season. Further follow up burns would be desirable but it seems unlikely that favourable conditions will present themselves this year. An adjustment to include this section in the 2011 burn programme may be the best option at this stage.

I am available to discuss fire management in and around Sunrise or other aspects of my role with via the numbers below.

Matthew McLean
Reedy Creek Reserve Manager
Office: 4974 7840/Mob: 0429 315820