

Design Review Panel

Sunrise at 1770

Final Design

Compliance Report

Property Details	Lot Number on SP 150 901	
	Total Area of Land	

Form No. **F – DCR**

Final Design Compliance Report

Applicant Details (eg Architect, Designer etc)	Applicant Name	
	Applicant Signature	
	Date of Signing	
	Postal Address	
	Contact Name	
	Telephone Number	
	Fax Number	
	Mobile Number	
	Email Address	

Owner Consent If the Owner is a Company, indicate ACN & signature/s <u>OR</u> Company Seal plus signature/s	Owner Name/s	
	Owner Signature/s	
	Date of Signing	

Payment Details Tick Method A Tax Invoice / Receipt for \$900.00 (incl. GST) will be posted with the Acknowledgement Receipt Notice.	Cheque		Payable to Sunrise at 1770 CTS 32536 PO Box 631 Maroochydore QLD 4558

Panel Use Only	Date Received	
	Acknowledgement Receipt Notice Date	
	Tax Invoice No.	

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Information Required	Document	Description	Drawing Nos. or Document Name	Rev
<p>Four hard copies of all documents are required.</p> <p>The applicant is to indicate the relevant drawing / document numbers and revisions.</p> <p>For sloping lots, it may be appropriate to step down with the land, which would require more than the 'normal' number of floor plans, therefore, please indicate all floor plan drawing numbers.</p> <p>These drawings are required to ensure that the building will not protrude above any horizon, ridge or spur line when viewed from any place on the coastline (beaches or headlands) or from the ocean.</p>	Final Earthworks Plan	To indicate surface cut and fill, retaining details, erosion and sediment control measures.		
	Final Site Plan	A final site plan at 1:200 showing the proposed building footprints, setbacks to outermost projections, curtilage, access paths, vegetation to be cleared, vegetation to be retained, stormwater and sewer drainage.		
	Final Floor Plans	Detailed floor plans at 1:100 of all floor levels, indicating finished floor levels relative to existing ground levels, external modified areas and all building works (including terraces, decks, pools, ponds etc) and roof plan: Basement Floor Plan, Ground Floor Plan, First Floor Plan and Roof Plan		
	Final Sections	Detailed sections at 1:100 (to include a minimum of two which indicate the tallest parts of the structure and the deepest parts of excavation) clearly showing existing ground and tree heights to 20 metres from each side of the building footprint.		
	Final Contextual Location Plan and Section	Final section at 1:500 from the beach (through the tallest part of the structure) to the ridge line clearly showing existing ground line and tree canopy. If any part the structure protrudes through the tree canopy, clearly indicate how it does not protrude above any horizon, ridge or spur line.		
	Final Elevations	Detailed elevations at 1:100 of all wall planes (a minimum four elevations) clearly indicating the visual appearance of the building and any ancillary structures, including building materials, a preliminary colour palette and treatment of fenestration. Cont./		

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Cont./ To assess the required "Black Sky" impact. Details of these documents will not be assessed. It is required only to ensure that an engineer has certified the design for all structures. The Assessment period will commence when <u>all</u> the required information has been received.	Final 3d Colour Renderings	Final three-dimensional colour renderings (a minimum of two views are required of the exterior, showing the whole building) indicating the details of the proposal in its context.		
	Final Lighting Plans	Detailed lighting plans for all levels indicating all types of light fittings.		
	Engineer's Drawings	A suitably qualified engineer's drawings detailing all building works, swimming pools, ponds, decks, terraces, retaining walls and any other structures on the site.		
	Engineer's Report	A suitably qualified engineer's report certifying the structural design for compliance with the relevant Australian Standards.		

General Notes 1

All items within this document must be completed before assessment can commence. Incomplete applications will be returned to the Applicant with an Information Request for the necessary information to be completed.

2

The Assessment period (20 business days) will commence when all the required information and payment has been received. The date of commencement will be indicated on the Acknowledgement Receipt Notice.

3

Section 6 is applicable when the Applicant will be responsible for the Contract Administration of the building Works. Otherwise, the Owner must be responsible for these Conditions in accordance with their Contract with Sunrise at 1770 Community Title Scheme.

Declaration

I declare that the information given on this form (16 pages) and all of the drawings is true and correct and that I am authorised to make this declaration. I understand that if any of the items are found to be incorrect or misleading, then I will be responsible for any rectification to the building/s in order to ensure that they comply with the requirements of the Contract between MiDell Developments Pty Ltd and the owner of the land.

Last Name _____

Date ____ / ____ / 20 ____

First Name _____ Signature _____

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Compliance Report		G. – General Development Code		If "No" (ie non-complying), describe / demonstrate compliance using alternative measures (refer to other documents and / or drawings if necessary)	
Performance Criteria		Acceptable Solutions		Complies Yes / No	Alternative Measures
G. P1 The development must be inconspicuous.		G. A1	The proposal does not protrude above any horizon or ridge line when viewed from any place readily accessible to the public.		
		G. A1.0			
		G. A1.1	No building is higher than the requirements of the Gladstone Regional Council / Agnes Water Building Code.		
		G. A1.2	The proposal minimises disturbance to native vegetation.		
		G. A2	The proposal includes variations in wall and roof lines so as to minimise the appearance of building bulk. No external face of the building in a single continuous plane has a surface area of more than 100 square metres.		
		G. A3	The external colours of all buildings, structures and paved areas have a subdued natural tone that complements the predominant colours of the landscape.		
		G. A4	The external finishes of the building or structure have a low level of light reflectivity.		
G. P2 Development must have minimal impact on the natural environment.		G. A6	The building is connected to a reticulated effluent collection system.		
		G. A6.0			
		G. A6.1	The building is connected to a rainwater collection system from all roof areas that incorporates an inconspicuous storage capacity of at least 48,000 litres.		

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Performance Criteria	Acceptable Solutions	Complies Yes / No	Alternative Measures
G. P2 Cont./	G. A6.2 The building is connected to a power generation system in which electricity is produced from a renewable source.		
	G. A7 The proposed development is designed, constructed and managed to retain as much native remnant vegetation as practicable.		
	G. A8 No perceptible dust or smoke is generated by any activity facilitated by the development.		
	G. A9 All landscaping and planting uses only local endemic species.		
G. P3 All weather access for motor vehicles must be provided between accessways and all new dwellings and areas on which vehicles will be parked.	G. A10 Areas on which vehicles are driven or parked are designed to minimise grades and cut or fill is not more than 1.0 metres below or above natural ground level.		
	G. A11 Areas on which vehicles are driven or parked that have a fall in any direction of more than 10% are constructed and sealed.		
	G. A12 Areas on which vehicles are driven or parked are kept to the minimum reasonably required.		
G. P4 Development must not cause or contribute to erosion or sediment loss.	G. A13 Erosion and sediment control measures are established and maintained in accordance with an approved Environmental Management Plan.		
G. P5 Buildings must be sited and designed to minimise life and property risks due to bushfire.	G. A14 Water for fire fighting purposes is provided for all residential buildings in a reservoir / stored / hydrant system.		
	G. A15 Safe and convenient access for fire fighting vehicles is provided.		
	G. A16 Any external gas cylinder is shielded from possible exposure to radiant heat.		

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Compliance Report		D. – Dwelling House Code		If "No" (ie non-complying), describe / demonstrate compliance using alternative measures (refer to other documents and / or drawings if necessary)	
Performance Criteria		Acceptable Solutions		Complies Yes / No	Alternative Measures
D. P1 Buildings and structures must be inconspicuous.	D. A1	The footprint of all buildings on a residential lot is less than 400 m ² on lot sizes 800–1,500 m ² ; 450 m ² on lot sizes 1,500–2,500 m ² ; 500 m ² on lot sizes 2,500–5000 m ² .			
	D. A2	No building is higher than the requirements of the Gladstone Regional Council / Agnes Water Building Code.			
	D. A3	All buildings and structures are visually screened from the access roadway adjacent to the residential lot on which the dwelling house is to be erected.			
	D. A4	A4 The dwelling structures are not less than 4 m from any boundary of the residential lot on which the dwelling house is to be erected.			
D. P2 Development must have minimal impact on the natural environment.	D. A5	The proposed dwelling is designed, constructed and managed to retain as much native remnant vegetation as practicable.			
D. P3 Residents' and visitors vehicles must be able to be accommodated within the lot.	D. A7	Not less than two (2) and not more than three (3) vehicle parking spaces (of a minimum size of 2.8 x 5.5 metres each) per dwelling are provided within the subject lot. If a vehicle parking space is an open air car park and does not require removal of trees then that parking space need not fall within the Building Footprint.			

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Performance Criteria	Acceptable Solutions	Complies Yes / No	Alternative Measures
D. P4 All weather access for motor vehicles must be provided between accessways and all new dwellings and areas on which vehicles will be parked.	D. A8 Driveways and areas on which vehicles are driven or parked are designed to minimise grades and cut or fill is not more than 1 m below or above natural ground level.		
	D. A9 Driveways are formed or sealed with a dark material or a material that has a colour commonly existing on the site.		
D. P5 Development must not cause or contribute to erosion or sediment loss.	D. A10 The house and associated work is sited to maximise the retention of mature and other significant vegetation.		
	D. A11 Foundations are designed to minimise ground disturbance.		
	D. A12 Cut and fill is not permitted on natural slopes in excess of 10%, unless specifically approved.		
	D. A13 Cut to fill is minimised and retaining walls are less than 2 m high.		
	D. A14 Revegetation and rehabilitation is progressively carried out as works are carried out		
D. P6 Development must not significantly interfere with the quality, movement or detention of stormwater or other natural functions of a watercourse.	D. A15 Where a watercourse traverses the lot, either all building works are outside the watercourse, or the house does not enclose the watercourse.		
	D. A15.2 Where a watercourse traverses the lot, earthworks are outside of the watercourse.		

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Compliance Report		Check List	These requirements are not necessarily raised within the Performance Criteria and Acceptable Solutions but are detailed within the Contract for the Sale of a Lot at Sunrise at 1770 Community Title Scheme. The Applicant must indicate that they have considered each of the items and confirm that they will or will not comply.
Document Reference	Clause No.	Requirements	Will Comply Yes / No
Schedule D – Part 2 Building Design Review Process	5.3 A. (i)	The application of Concept Design Approval must be accompanied by four copies of all documents, including one original and three copies for Form F-DCR (all pages).	
Schedule D – Part 3 Design and Operations Code	1.2	Lot owners are obliged to comply with the Reedy Creek Conservation Management Plan (RCCMP).	
	1.3	All design and construction must also comply with current editions of the Building Code of Australia, all relevant Australian Standards and the State Coastal Management Plan.	
	2.1	All dwellings will be constructed and operated to Ecologically Sustainable Design principles in accordance with the provisions of the Design and Operations Code and with the provisions of ecological sustainability as defined in Section 1.1.3 of the Integrated Planning Act.	
	2.2 Sustainable House	The dwelling minimises its impact on its immediate environment and on the planet by the following:	
	2.2.1	Selection of building materials which are renewable (eg plantation timber) or do not generate toxic waste or other pollutants during their manufacture and do not release toxic chemicals once installed or at the end of their life.	
	2.2.2	Selection of fittings, fixtures and appliances which minimise water and energy consumption.	
	2.2.3	Collecting its main water supply from roof rainwater.	
	2.2.4	Using recycled water in toilet cisterns and for all external uses to minimise total water consumption.	
	2.2.5	Discharges all of its wastewater to a community wastewater treatment plant which produces recycled water to a quality which enables its re-use within the community or its return to the natural environment.	
	2.2.6	Uses indigenous plant species and controlled irrigation in landscaping to minimise total water consumption.	
	2.2.7	Generates electricity from the sun and / or wind.	
	2.2.8	Is energy efficient in both its construction and operation.	
	2.2.9 Smart House	A Smart House is one based on sustainability principles and which:	
	2.2.10	Uses off the shelf thoroughly tested technology to operate and control its water, wastewater and energy systems whether the owners are in residence or not.	
	2.2.11	Achieves sustainability objectives whilst looking, feeling and functioning as a normal safe and hygienic dwelling.	
	2.2.12	Retains and enhances its market value through being a desirable asset.	
	2.2.13 Character	The adopted architectural style for Sunrise at 1770 is 'contemporary Queensland coastal'.	
	2.3 Water Strategy	The water strategy must integrate all aspects of the water cycle in a sustainable manner as follows:	
	2.3.1	Using rain water as the principal source of supply.	

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Document Reference	Clause No.	Requirements	Will Comply Yes / No
Schedule D – Part 3 Design and Operations Code Cont./	2.3 Cont./	Incorporating water demand management practices and devices to reduce consumption.	
	2.3.2	Using reticulated recycled water for toilet flushing, fire fighting, external landscaping.	
	2.3.3	Collection of all waste water in a reticulated sewerage system for delivery to a central treatment plant.	
	2.3.4	Control of stormwater runoff to limit concentration, prevent contamination and erosion and facilitate infiltration to the aquifer;	
	2.3.5	Connection to the grid is required.	
	2.4	However, alternative renewable energy sources are to be incorporated combined with energy demand management practices as follows:	
	Energy Strategy	Reduction of total energy consumption through design and construction of energy efficient buildings and mandatory use of energy efficient electrical equipment and appliances.	
	2.4.1	Photovoltaic (solar) cells incorporated into the roof with the energy produced being traded with the supply authority for grid energy credits.	
	2.4.2	Meeting day to day demand by drawing from the grid and purchasing the power from the supply authority in a conventional manner.	
	2.4.3	Compulsory use of solar water heating (with ancillary electrical or gas heating if preferred) to supply hot water.	
	2.4.4	Any landscaping requiring mulch is to be sourced from the body corporate mulch and compost, which is formed from chipping dead and cleared vegetation.	
	2.4.5		
	2.5		
	Waste Strategy		
Schedule D – Part 3 Design and Operations Code 3. Building Design Code	3.2	The minimum set back from any Lot boundary to the outermost projection of any part of a building or structure shall not be less than four (4) metres.	
	3.3	A Building Footprint is defined as that area of a residential Lot from which vegetation may be removed and upon which dwellings, garages, carports, swimming pools and garden sheds and other structures may be constructed without an exemption approved by the Body Corporate.	
	Building Footprint and		
	Curtilage	The maximum Building Footprint of all buildings on residential Lots is 400m ₂ on Lot sizes 800m ₂ - 1500m ₂ , 450m ₂ on Lot sizes 1500m ₂ - 2500m ₂ and 500m ₂ on Lot sizes 2500m ₂ - 5000m ₂ .	
	3.3.1	The curtilage is an area four (4) metres wide measured outward from the outermost projection of any building within which selective removal of the under story vegetation and mowing of naturally occurring grasses is permitted for fire protection purposes.	
	3.3.2	Vegetation removal for access driveways from Scheme roads to Building Footprints shall, without specific approval from the Body Corporate be no wider than 3.5m through the boundary set back strip and the Common Property with allowance for turning at car parking areas and at its junction with the Scheme road.	
	3.3.3	No development will be permitted on natural slopes exceeding 25% without Body Corporate approval and an engineering justification and certification for such works.	
	3.4	Cut nor fill is not permitted on natural slopes in excess of 10%.	
Earthworks, Erosion and Runoff	Cut and fill is to be minimised and retaining walls will not exceed one and one half metres in height.		
3.4.1			
Management			
3.4.2			

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Document Reference	Clause No.	Requirements	Will Comply Yes / No
Schedule D – Part 3 Design and Operations Code 3. Building Design Code Cont./	3.4 3.4.3	All stormwater runoff from roofs, tank overflows, and paved areas will be discharged to properly designed rubble filled pits or trenches within the building footprint or curtilage area to facilitate infiltration with provisions for sheet overland flow for rainfall events with a probability in excess of one in 25 years.	
	Cont./ 3.4.4	Where a natural watercourse traverses a lot, construction will not enclose or obstruct that watercourse and all earthworks will be outside of the watercourse.	
	3.4.5	All earthworks and drainage works required during construction shall be carried out in accordance with the Construction Environmental Management Plan.	
	3.4.6	Building footings are to be designed to minimise ground disturbance.	
	3.4.7	Areas on which vehicles are driven or parked will be properly constructed as permeable or sealed pavements.	
	3.4.8	Driveways and areas on which vehicles are to be driven or parked will be designed to minimise grades and cut and fill is not more than one metre above or below natural ground level.	
	3.5	No development will protrude above any horizon, ridge or spur line when viewed from any place on the coastline (beaches or headlands) or from the ocean.	
	3.5.1	No building or structure will be higher than nine metres above natural ground level measured vertically from any point on the lot.	
	3.5.2	Building design are to include variations in wall and roof lines to minimise the appearance of building bulk.	
	3.5.3	No external face of a building is a single plane will have a surface area of more than 100 square metres.	
	3.5.4	All buildings shall comply with the relevant provisions of the State Coastal Management Plan.	
	3.6	The external colours of all buildings, structures and paved areas will have a subdued natural note that compliments the predominant colours of the landscape.	
	Reflections 3.6.1	The external finishes of all buildings and structures (including solar energy collection panels) will have a low level of light reflectivity and/or be protected from direct sunlight.	
	3.7	Building envelopes are to use energy efficient glazing practices including minimising areas, use of double glazing and external shading.	
	Envelope 3.7.1	Building envelopes are to have insulated roofs/ceilings, walls and, where appropriate, floors.	
	3.7.2	Building envelopes are to facilitate internal air circulation and transfer.	
	3.8	Swimming pools and plunge pools will be / use the following:	
	Swimming / Plunge Pools 3.8.1	Be considered for approval as a permitted use by the Body Corporate at the concept design approval stage. (Any such approval will remain current for a period of twelve months from the date of final design approval and then lapse unless the approved pool construction has been commenced beforehand).	
	3.8.2	Be limited to one of either to each private dwelling.	
	3.8.3	Only be permitted on lots where the topography and foundation conditions are suitable.	
	3.8.4	Be constructed of concrete, concrete masonry or fibreglass.	
	3.8.5	Not be of the demountable/transportable type.	
	3.8.6	Have a water capacity of not more than 60,000 litres.	

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Document Reference	Clause No.	Requirements	Will Comply Yes / No	
Schedule D – Part 3 Design and Operations Code 3. Building Design Code Cont./	3.8 3.8.7	Use only recycled water.		
	Swimming / 3.8.8	Incorporate water quality control equipment suitably sized for the capacity and designed by a reputable manufacturer.		
	Plunge Pools Cont./ 3.8.9	Be maintained by the Owner or a specialist pool contractor at the Owner's expense to meet statutory safe health standards at all times.		
	3.8.10	Incorporate water quality control equipment suitably sized for the capacity and designed by a reputable manufacturer.		
	3.8.11	Have their filter backwash discharge to the sewerage reticulation system.		
	3.10 Car Parking	Not less than two and not more than three vehicle parking spaces (of a minimum size of 2.8 x 5.5 metres each) per dwelling will be provided within lots.		
	3.10.1	If a vehicle parking space is an open air car park and does not require removal of significant vegetation, then that parking space need not fall within the building footprint. The construction provisions of Section 3.4 of this Code will apply to such parking spaces but generally a permeable pavement will be required (to minimise runoff and maximise infiltration of rain water).		
	3.10.2	Parking of other vehicles, boat, trailers, caravans and the like will not be permitted anywhere on the common property other than in areas designated for the purpose by the Body Corporate.		
	Schedule D – Part 3 Design and Operations Code 4. Building Services Design & Operation	4.1 Rain Water and 4.1.1 Reticulated Water Supply	Dwellings must be designed for rainwater and reticulated water supply as follows:	
		4.1.2	Collect rain water from a minimum roof area of 150 square metres and store it in a tank(s) of a capacity of not less than 48,000 litres.	
4.1.3		Ensure that rain water storage tanks are not conspicuous in accordance with building design controls set out in Section 3 of this Code.		
4.1.4		Incorporate a first flush diversion device (for the first two millimetres of rain) in the collection system before the storage tank(s).		
4.1.5		Ensure that rainwater storage tanks are vermin and insect proof.		
4.1.6		Connect the rainwater tank(s) to the dwelling's reticulation system for kitchens, laundries and bathrooms only and pressurise that system to normal household pressure using pumps or gravity.		
4.1.7		Connect the rainwater storage tanks to the reticulated potable (bore water supply) at the point provided in the Common Property using the meter provided by the Body Corporate.		
4.1.8		Provide valves and/or switches to the rainwater storage tanks so that rainwater is used first and that reticulated potable water is only used to supplement that supply and only to a maximum stored volume of 5,000 litres (to allow 43,000 litres of collection in the even of rain).		
4.1.8		Provide separate reticulation system in dwellings to service toilet cisterns and essential hose cocks and connect that system to the reticulated recycled water supply at the point provided in the Common Property using the meter provided by the Body Corporate.		
4.2 Water		To ensure that water usage is kept to a minimum, the building must have the following:		

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Document Reference	Clause No.	Requirements	Will Comply Yes / No
Schedule D – Part 3 Design and Operations Code 4. Building Services Design & Operation Cont./	Demand Management 4.2.1	Water efficient devices including faucet aerators on all internal tap sets, flow limiting showers, low (dual flush) toilet cisterns, a leakage detection system and external hose cocks with automatic shut off.	
	4.2.2	Water efficient appliances including dishwashers and washing machines.	
	4.2.3	Use timer controlled trickle irrigation or hand held hoses for landscape watering.	
	4.3 Waste Water System	The building / s must be designed with regards to the waste water systems as follows:	
	4.3.1	Discharge all waste water to a standard 2000 litre capacity storage tank/pump station purchased through the Body Corporate and connect the pump by rising main through a non-return valve to the sewerage reticulation system at the connection point provided in the Common Property.	
	4.3.2	Use gravity house drains where directed by the Body Corporate and connect to the sewerage reticulation system at the connection point provided in the Common Property.	
	4.3.3	Supply, install and maintain an approved automatic dial-up sewerage pump failure warning system connected to the communications (telephone) network. The system will alert an owner - contracted monitoring/security service of a pump malfunction or failure which will in turn immediately advise the Body Corporate manager or caretaker so that remedial action can be taken prior to the sewerage storage tank filling and over-flowing. The dial-up security / warning system may also be expanded to provide fire, burglary and other warnings to the monitoring / security service.	
	4.3.4	Meet the cost of an alternative connection to the sewerage reticulation system should their dwelling design not allow connection at the point provided.	
	4.3.5	Ensure the waste water system is connected to an approved grease trap prior to discharge into the reticulated system.	
	4.4 Electrical Supply Generation	The dwelling must be designed with regards to electrical supply generation as follows:	
	4.4.1	Connect the electrical reticulation system through an individual supply authority meter to the single phase supply authority point of supply provided on the Common Property.	
	4.4.2	Produce electricity from photovoltaic cells with a combined minimum output of 1.5 kilowatts, convert that electricity to alternating current and feed it into the grid through an individual meter to the supply authority requirements.	
	4.5 Electrical Demand Management	The dwelling must be designed with regards to electrical demand management as follows:	
	4.5.1	Produce reticulated hot water from a suitably sized and rated solar hot water unit with auxiliary electrical or gas heating installed to optimum orientation to the sun to manufacturers' specifications and to acceptable aesthetic standards.	
	4.5.2	Use only appliances (refrigerators, freezers, washing machines, dishwashers, air-conditioners, heaters, clothes dryers) carrying an Energy Smart Appliance label from the Sustainable Development Energy Authority.	
	4.5.3	Use properly sized and certified energy efficient motors and fans.	
	4.5.4	Maximise use of natural lighting.	
	4.5.5	Use certified energy efficient light fittings and lamps.	
	4.5.6	Use an energy efficient building envelope and building orientation to reduce energy consumption.	

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Document Reference	Clause No.	Requirements	Will Comply Yes / No
Schedule D – Part 3 Design and Operations Code 4. Building Services Design & Operation Cont./	4.6 Communications	The dwelling must be designed with regards to communications as follows:	
	4.6.1	Connect the dwelling to at least one PSTN (analogue) telephone line at the point provided on the common property.	
	4.6.2	Additional PSTN or ISDN (digital) lines may be installed by arrangement with the service provider. If desired, other voice, data, television and internet access not available through the communications network may be connected, provided that the associated antennae and satellite dishes are be installed to Body Corporate approval to comply with the visual impact and quality provisions of this Code and to avoid electrical or electronic interference with equipment operated by other lot owners.	
	4.7 Security	Security equipment in dwellings must be connected to the community communication system to:	
	4.7.1	Operate on-site entry facilities installed at the entry gates;	
	4.7.2	Alert Body Corporate management through a contracted monitoring / security service in the event of pump failure in sewerage pump out stations (where they are incorporated in the dwelling - refer Sections 4.3 and 4.6).	
	4.7.3	Alert Body Corporate management through a contracted Provide communication with Body Corporate management.	
	4.7.4	Keys or electronic access codes shall be provided to all parts of all buildings on their lots to Body Corporate Management for use for access in emergency situations.	
	4.8 Solid Waste Management	The dwelling must be designed with regards to solid waste management as follows:	
	4.8.1	Provide hygienic spaces for separate small waste bins for recycling, to be stored in a non-visible location from public places or neighbouring lots.	
	4.9 Building Fire Protection	The dwelling must be designed with regards to building fire protection as follows:	
	4.8.1	Compliance with the provisions of the Fire Management Plan as they affect individual lots and common property.	
	4.8.1	Maintain minimal fuel in the curtilage area to reduce risk from bush fire.	
	4.8.2	Design roofs and gutters to be able to clear of leaves and any other vegetation (as far as is practicable).	
	4.8.3	Install hand held fire extinguishers in all dwellings and a fire blanket in all kitchens to normal domestic standards in appropriate locations easily accessed by residents and Body Corporate management staff.	
	4.8.4	Not use timber fired barbeques or open fire places external to the dwelling.	
	4.8.5	Install and maintain fire authority approved spark arresters on any chimney or flue.	
	4.10 Packaged Gas Fuels	Packaged LPG will be permitted on lots as a source of energy for cooking for fireplaces or for auxiliary heating of solar hot water units only.	
	4.10.1	Cylinders will be stored in a shaded inconspicuous area and protected from radiant heat with convenient access for the supplier.	
	4.11 Black Sky Policy	Individual fittings and groups of fittings will not exceed 60 watts in power whether internal or external and no fittings will be directed more than 15 degrees outwards from facing vertically downwards. Floodlighting of gardens, trees and exterior surfaces of buildings is not permitted.	

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Schedule D – Part 3 Design and Operations Code 4. Building Services Design & Operation Cont./	4.11.1	Exterior lighting for paths and driveways will be permitted but not more than 1.5 metres above natural ground level on louvered stand alone bollard style fittings.	
	4.11.2	All lighting within Sunrise at 1770 will have its lamps or light source shielded from being visible from the adjoining beaches and headlands, sky - and the ocean.	
	4.12 Noise Policy	The dwelling must be designed with regards to the noise policy to keep noise levels at the outer boundary of their curtilage area from pumps, motors, fans, wind generators or any portable machinery used on their lot below the levels described in the Environmental Protection (Noise) Policy under the Environmental Protection Act.	
Schedule D – Part 3 Design and Operations Code 5. Landscape Design & Vegetation Management	5.1 General Provisions	Compliance with the provisions of the Introduced Plants Management Plan and the Vegetation Management Plan as they affect individual lots and common property. Also:	
	5.1.1	Subject to Section 3.3 any development on a lot will be designed, constructed and managed to retain as much native vegetation as practicable.	
	5.1.2	All external landscaping and planting will use only local endemic species sourced from the nursery operated by the Body Corporate on the Common Property.	
	5.1.3	All buildings and structures are to be visually screened from Scheme roads by existing or planted vegetation.	
	5.1.4	Internal landscaping of courtyards, patios, decks and the like will be permitted with contained Australian native plant species and internal potted herbs will be permitted and it will be the responsibility of the lot owner to ensure that such plants do not propagate in the natural vegetation.	
	5.1.5	Irrigation of landscaping by installed reticulation by garden hose or by any other means and landscape water features will only be permitted using recycled water.	
	5.1.6	Surfaces for driveways and parking areas are to be of a dark coloured material or a material that has a colour commonly existing in the immediate vicinity.	
	5.1.7	Lawns are not permitted.	
	5.1.8	Lot perimeter fencing is not permitted in the interests of enhanced wildlife passage and mobility and as an aesthetic natural landscape measure.	
	5.1.9	Swimming pool and plunge pool fencing are permitted as required by law and regulation.	
	5.2 Bush Fire Management	Compliance with the provisions of the Fire Management Plan as they affect individual lots and common property.	
5.2.1	Design for all precautions for dwellings in forested rural locations recommended by the Rural Fire Brigade.		
5.2.2	Install sufficient external hose cocks and keep and maintain sufficient garden hoses fitted with nozzles and reach every point at eaves level on all buildings perimeters.		
Schedule D – Part 3 Design and Operations Code 6. Residential Construction Code	6.0	All development must be undertaken in a manner which ensures minimum disruption to owners and, in particular, the following conditions must be complied with:	
	(a)	All contractors must comply with the provisions of the Construction Environmental Management Plan, current edition;	
	(b)	The site must remain in a tidy, orderly and safe condition throughout the construction process;	
	(c)	Vacant lots are to be maintained at all times, and kept free from rubbish;	

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Compliance Report

Document Reference	Clause No.	Requirements	Will Comply Yes / No
Schedule D – Part 3 Design and Operations Code 6. Residential Construction Code Cont./	(d)	Adjoining vacant lots are not to be used for the storage or dumping of any construction materials or debris unless prior arrangements have been made with the owner of the lot or the Body Corporate;	
	(e)	For security reasons, the owner must give the Body Corporate a list of all contractors associated with the development prior to the commencement of the development;	
	(f)	The owner must provide the Body Corporate with a 24 hour emergency contact number for the development;	
	(g)	Ablution facilities, in accordance with Local Authority By-laws, are to be provided at the commencement and for the total period of the development;	
	(h)	The doors of the ablution facilities must face the lot and the facilities must be cleaned on a weekly basis;	
	(i)	Construction hours are Monday to Saturday 7.00 a.m. to 6:00 p.m. excluding Good Friday, Anzac Day, Christmas Day, Boxing Day and New Year's Day;	
	(j)	The Body Corporate must be notified immediately of any damage to an area outside the lot;	
	(k)	The owner must ensure that contractors provide suitable facilities, such as a rubbish skip for the temporary storage of building material from the commencement of construction on the lot;	
	(l)	Rubbish must not be allowed to blow off the lot and the Body Corporate reserves the right to remove any such rubbish at the owners expense;	
	(m)	No building debris is allowed to accumulate on any vacant lot;	
	(n)	Costs associated with rubbish removal will be met by the Lot owner;	
	(o)	The scheme roads must be kept clear of all building materials, rubbish and equipment;	
	(p)	The owner must ensure that its contractors do not bring dogs onto the Scheme and contractors with dogs will not be given access and will be instructed to leave the Community;	
	(q)	Dirt, gravel or any other material must not be left on Common Property;	
	(r)	Soil, sand and other building and landscaping materials must not be stockpiled on a site for more than 7 days;	
	(s)	Excavated soil and other material must be removed from site within 7 days after excavation;	
	(t)	Radios, tape recorders, compact disc players and other broadcast or noise reproduction systems must not be played on a site at a volume over 40 decibels, measured within 1 meter in front of the speakers;	
	(u)	The speed limit throughout Community land is 30 kilometres per hour and owners must ensure compliance with this requirement by their contractors. Failure to comply with these speed limits will result in the banning of the offending vehicle from the Scheme land;	
	(v)	Excavated soil must not be stockpiled on the lot, adjacent lots or on any common property and it must be removed from the Scheme;	

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Compliance Report

Document Reference	Clause No.	Requirements	Will Comply Yes / No
Schedule D – Part 3 Design and Operations Code 6. Residential Construction Code Cont./	(w)	All contractors must generally allow for all building materials and components to be delivered directly to construction sites on vehicles suitably sized and equipped to manoeuvre safely on the internal roads. The Scheme roads have been designed for a standard Austroads Service Vehicle (clause 3 - 8 metres long, 15 tonne gross) and vehicles larger than this are not permitted to enter the Community. Long or bulky loads which must use semi-trailers or larger trucks on State and Local Authority roads must be unloaded and temporarily stored in the contractor's set down area (with the approval of the Body Corporate) prior to delivery to site by a suitable crane or all-terrain forklift/loader.	