



Managers Report

March 2021

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General Items/Maintenance

Estate Pools/Club/Infrastructure open with areas being sanitized daily, general cleaning of these areas has returned to 5 days a week to allow staff to concentrate on other major maintenance.

With the increased numbers of people coming to Agnes Water people trespassing onto the estate or trying to gain access through the front gates has increase with several people having to be escorted out of the estate by staff again this month.

Estate roads and access gates blown down weekly on average with additional days added to this schedule due to high winds and heavy rain events.

Kids playground blown out weekly.

Pruning and frond collection along all roadsides weekly.

All beach tracks and carparks blown out, brush cut, pruned and sprayed for weeds fortnightly.

Estate Substations blown out.

Pruning of palms and other vegetation around club walkways and BBQ pavilions.

High pressure wash and chlorine treatment of carwash concrete.

Removal of 8 x large trees blown over roads with high winds and wet weather.

Removal/clearing of 3 large trees front easement of Lot 5.

Replacement of 50 x timber walkway boards Red Rock beach access track.

Shade sail at Surf Tower torn and removed for repair.

Inspection of lifting tiles on China Club pool infinity edge, pool needs draining to fix.

Stainless Steel rust removal and treatment of fence panels and toilets at China Club continued.
New CTX-500 pool pump installed Springs Club Pool.
Mowing and brush cutting of roadside common property north and south sides of estate.

Estate Amenities and Infrastructure

Oiling of 15 x Street Signs completed.
Mould treatment Springs/China Club amenities building.
Wet n forget treatment of Car Wash and South Gate pebblecrete.
Club deck chairs and small table minor repairs x 2 Springs Club and 3 x China Club.
Estate infrastructure and fencing treatment for spider infestations.
China Club main top and bottom decks and elevated walkways oiled.
10 x Pool Deck chairs oiled at China Beach Club.
Springs Club umbrella wire replaced x 1.
South gate rock drains blown out.
Emergency Bushfire fill point completed in compound.
New Fire Extinguisher Identification Signs fitted to club Fire Extinguishers.
Pressure cleaning of BBQ Pavilions at Springs and China Clubs.
Club signage updated or repaired at both clubs.
Springs Beach access walkway pine sleeper replacement x 24.

Land and Environment Management/Nursery

Lot 129 Weed spraying and easements brushcut and cleared of debris for BAL assessment.
Planting and irrigation of front easement Lot 129.
Surf Tower surrounds mulched and 25 x new plants and irrigation extended.
Brush cutting of Lot 2 easements for BAL 19 Assessment.
Contractor brush cut and cleared vegetation on both Lots 1 & 3 with in the 19mtr zone of Lot 2's house to comply with the BAL 19 rating of Lot 2.
Clearing of all vegetation with in 19mtrs to the sides and 24mtrs from the front of the house on Lot 2 commenced – both the northern and southern easements cleared however due to the excessive size of the front area (24mtr x 25mtrs) and access issues Back to Earth Mulching was contracted to complete designated area for BAL 19 Approval.
Lot 35 southern easement planting and irrigation installation to screen Lot 36 build.
Checked owner's irrigation systems again to stop over watering and reduce non-potable water usage.
Weed spraying of Springs and China Club planting below pool area, vegetation pile and compound.
Insecticide, fungicide and nutrient spraying treatments of Nursery.
Rare seed and Dianella collection with-in National Park rainforest and estate for further propagation.
Propagation of cuttings in nursery.
Potting up stock for Lots 2, 13, 36 and 129 plantings.
Potting of nursery stock into next size pots continued.
Weed spraying of all estate roadsides, tennis courts, playground, Springs Club and Surf Tower after rain events again this month to break seed cycle of weeds.
Follow link for LEM Spray Records -
https://docs.google.com/document/d/1U6P_BpVGRdFhZbgbJVpGrku6LR7ObIS_Nki80brJ8jA/edit?usp=sharing
Easement irrigation setups decommissioned at Lots 66, 77, 91/92 and 94, irrigation pipe left in place to allow watering of these plantings when required.

WHS

New 'Bore Water' signs fitted to 100K tanks and 'Treated Effluent' signs fitted to new 50K tanks in compound.

Padlocks fitted to Pump Sheds and Emergency Fire Fighting Pump Shed.

Main backup generator in compound requires further inspection to ascertain cause of Crank Speed sensor fault. Fuel and Oil pressure sensors, cam speed sensor replaced. Engine still not starting further inspection by Auto electrician required as a suspected earth leakage or wiring loom/harness fault.

General Equipment Monthly Inspections completed.

Pool safety latches repaired x 3 due to people swinging on and slamming pool gates.

Contractor/Visitor Inductions up to date.

Chemical storage shed inventory spreadsheet up to date.

Vehicle mounted 'Chemical Spraying in Progress' sign used on OEM's vehicle during chemical spraying operations.

Monthly servicing of brush cutters, chainsaws, blowers completed.

2 x Pool gate safety latch replaced at Springs Club and new springs fitted to all pool gates.

Chemical storage and MSDS audit carried out by staff.

Bush Heritage Australia

Common Property below Lots 44 – 53 Brushcut and sprayed.

Bushfire control lines around Sunrise Estate blown down and debris removed.

Weed control spraying western boundary and Northern boundaries.

Redrock boundary weed spraying.

Brush cutting of Southern boundary/Redrock areas

Brush cutting of Northern boundary fence line.

Weed spraying of land below Lots 44-51.

Clearing of fallen wattles behind carwash and Springs Road fence line.

STP, Water Plant and Bores

ARRIS Technicians have been operating the STP twice a week for approximately 5-6Hrs due to increased occupancy again this month again.

Potable water and bore top up filters backwashed and/or replaced weekly due to increase operation and low aquifer level.

Ben Kele visited site 16th March to discuss future upgrades and proposed site for potable water treatment plant location and design.

Southern Bore still turned off – Bore pump was lifted again this month, bore gate valve restricted to minimal flow to see if the bore would sustain a very low flow rate. Unfortunately, the bore pump still cuts out on Low Level in less than 5 minutes of operation and requires 7+ minutes to fill back to its highest level.

Potable Plant operated weekly.

ARRIS Communications Engineers onsite installing STP automation systems.

2 x 50000L tanks delivered and moved onto pad next to Treated Effluent Tank.

Software issues with the automation of both the Sewerage Treatment Plant and the Bore Top Up system has prevented the systems to operate automatically leading up to the Easter Holidays, ARRIS Technician is aware of the issues and will be visiting site to repair faults after the holidays.

DRP Inspections

Lot 51 – Final not completed due to the septic warning system still not installed.

Lot 2 – Final completed 29th with several areas needing completion – Plumping, electrical and driveway.

Lots 36 – Second inspection completed, site cleaned up.

Lot 129 – Final inspection completed 29th with several areas needing completion – tank screen and driveway.

Lot 13 – Second Inspection with Builder completed.

Tradesmen/Contractors

Electrician:

Club BBQ/Pool/Deck light timers changed to a more reliable battery back-up timer.

Replacement of Switch Board at China Club.

Potable VSD Pump relays replaced in compound switch board.

Emergency Exit sign replaced STP shed and

Roy Hobbs:

Earthworks completed for new 50K tanks and Emergency Firefighting fill point in compound.

Wilco Plumber:

Emergency Bushfire Fill point completed in compound.

Repairs to China Club trough caps and pipework completed. Treated effluent pipe repair at Lot 121, large rock resting on top of tap'n'saddle needed replacement after large leak (pic below).

