



Managers Report

June 2020

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General Maintenance

Estate Pools/Club/Infrastructure open with areas being sanitized daily with new signage posted in all areas restricting numbers to max of 10 people with social distancing of 1.5mtrs, general cleaning of these areas has returned to every Mon, Wed, Fri, Sat and Sun.

Detailed clean and pressure wash of all BBQ Pavilions at both clubs.

Stainless Steel fence panels treated for rust, cleaned and protective coat applied at China Club.

Pruning and brush cutting of gardens and surrounding vegetation at Playground (as per pic).

Carwash concrete pressure washed.

Pruning of Tennis Courts, Playground and Basket Ball Court.

Pruning and frond collection along all roadsides weekly.

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

Compound area blown out and sprayed.

Estate Substations pruned and blown out.

Large fallen tree behind Telstra node next to compound cut up and removed.

Playground flying fox wire cable greased and shrink wrap moulded over seat chain.

Wet'n'forget treatment of Springs Club pathways/carparks, basketball court and carwash.

Brush cutting and pruning of area surrounding carwash.

Mowing of common property areas both Nth and Sth.

Beach Access tracks pruned, brushcut and blown out.

Several dead palms removed from within estate.

Estate Amenities and Infrastructure

- 6 x New Fridges, 5 x Kettles and 1 x Microwave to replace unserviceable items at clubs.
- New Signage installed at Carwash (as per pic).
- China Club BBQ Pavilions oiled.
- Restored Umbrella installed at Springs Club with next umbrella removed for restoration.
- Surf Tower amenities steam cleaned.
- Surf Tower decks and stairs oiled.
- 16 x Deck Lounge chairs oiled and 3 x chairs repaired.
- Estate effluent pump stations blown out.
- Playground equipment roof, railings and supports removed and painted (as per pic).
- Playground timber decks repaired.
- 'Private Property Surveillance Cameras in use' signs erected at China Beach Access (as per pic).



Land and Environment Management/Nursery

Osprey Drive roadside easements brushcut and drains blown out.
Hand weeding of pots with in nursery.
Sunrise Close beach track sprayed and brushcut.
Brushcut roadside Lots 96 – 100, 80 – 84.
Regrowth weed spraying of Lot 94 – 138 common property area.
Surf Tower planting around septic tanks.
Surf Tower, Springs Club, Tennis Courts and Playground sprayed for weeds.
Front gate areas weed sprayed and new planting treated with insecticide.
Vegetation stockpile weed sprayed.
Large common property area behind carwash sprayed for weeds and regrowth.
Insecticide, fungicide and nutrient spraying treatments of Nursery x 2 (moth/butterfly outbreaks)
Seed collection with in National Park and estate.
Propagation continued with in nursery.
Weed spraying of all roadsides, surf tower and clubs after rain events.
Potting up of stock for Lots 2, 157, 153 and front gates.
Lot 157 Planting and irrigation installation.
Consultation with Lot 153 for future planting and trimming of bloodwoods.

WHS

Playground safety inspection completed.
Safety signage fitted to Nursery Chemical Bay.
New First Aid Cabinets fitted at both Clubs to replace old ones with rusted hinges.
Pool Safety Certificate Inspection completed by Gladstone City Council -
<https://drive.google.com/file/d/0Bz5OSooRIsQwUWJFWGFXcVBSTVJuRDJ4aWIDZWRoQnJDVDdJ/view?usp=sharing>
General Equipment Monthly Inspections completed.
Contractor/Visitor Inductions up to date.
Areas sign posted during roadside works.
Vehicle mounted 'Chemical Spraying in Progress' sign used on OEM's vehicle during chemical spraying operations.
Chemical wash down bay completed at Nursery (as per pic).



Bush Heritage Australia

National Park and areas surrounding Sunrise at 1770 Estate burnt off with assistance of the local Rural Fire Brigade, follow link for prescribed burn details:

https://drive.google.com/file/d/1zNZdZmnAzR33S4M5uWL110rNqeEzJXP_/view?usp=sharing

Easement south of Lot 160 (D-Block) brushcut.

Fire breaks and control lines blown down and debris removed for planned burn.

STP, Water Plant and Bores

The Pumphouse completed 6 Monthly Inspections of all site pump stations and bores etc –

<https://drive.google.com/drive/folders/1VMukjfu2mhy7OcQ55-EKLcR5ct3QN22n?usp=sharing>

Technicians have been operating the STP weekly.

Potable water filters backwashed and/or replaced.

Southern Bore still turned off, with recent moderate rainfall the bore water levels have increased slightly however this bore will remain off.

Aerator run time adjusted to 24Hrs after positive results from sound proofing.

Noise reduction of aerator completed with Ben Kele onsite with Sound Meter to ensure satisfactory readings and liaison with Lot 30 before running the aerator 24/7.

Water meter readings sent to Archers for invoicing.

https://docs.google.com/spreadsheets/d/19OkU3dfW7SUSCsBwj1iYCiflZb_GpSjh8i_ns9TX0Ew/edit?usp=sharing

DRP Inspections

Lot 51 – Final not completed due to the septic warning system not yet installed, John Smith and DRP committee is aware of this requirement before final inspection can be completed.

Lot 105 – Inspection with Gary Pritchard on the 30th, painting and erosion control to be finalized.

Lot 2 – Block and frame work underway.

Lots 36 and 129 – Final Concept Design submitted.

Tradesmen/Contractors

Plumber:

Set up of Chemical Bay plumbing and Emergency Shower at Nursery.

Emergency firefighting fill points Nth and Sth ends started.

Managers house septic pump needs replacement after inspection with large fig tree root needing to be removed.

Mike Murray:

Inspection with Peter Kemp of China Club Bearers for replacement.

Back to Earth Mulching:
Inspection with Peter and Wayne (LEM) of areas to be quoted for mulching.

John Massurit:
Inspection of China and Springs Club Pools for quote on repairs.

Solar Simon:
Solar installation on Managers House started and inspection of compound, china and springs clubs.

Gordon Bobcat:
Pushed up refuge vegetation pile on the 17th.

Brightlife:
Murrells flat bed truck delivering frames to Lot 2 caused some damage to the Nth Gate as per pic, Kane will be repairing asap.

