



# Managers Report

## February 2021

### Contents

General Maintenance

Estate Amenities and Infrastructure

Land and Environment Management/Nursery

WHS

Bush Heritage Australia

STP and Water Plant

DRP Inspections

Tradesmen/Contractors

### General Items/Maintenance

Estate Pools/Club/Infrastructure open with areas being sanitized daily, general cleaning of these areas has returned to 7 days a week due to increased numbers with in the estate.

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.

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.

High pressure wash and chlorine treatment of carwash concrete.

Removal of 3 x large trees blown over roads with high winds and wet weather.

Pruning of large fig trees over Nursery Chemical Washdown Bay and eastern access to BHA Shed.

Prep of 100 x timber walkway boards for installation.

Shade sail at Surf Tower torn and removed.

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

Redrock beach access track boards replaced x 30 and 50+ boards flipped over.

Restored umbrella re-installed at Springs Club.

Silicon seals on Springs Club BBQ pavilion bench tops completed.

Repaired tennis court net.

Repair Sth gate wall after damage from vehicle/truck and paint.  
Stainless Steel rust removal and treatment of fence panels and toilets at China Club.

## Estate Amenities and Infrastructure

Springs Club BBQ pavilion timber rails and drop-down deck railing sanded and oiled with Ultra Deck 2<sup>nd</sup> coat.  
Cyclone bracing on China Club BBQ's Nth grinded back, rust proof and painted.  
Moping of all BBQ pavilions weekly.  
Kids Pool decking boards repaired against pool edge.  
Gas BBQ ignitors tested and faulty units replaced.  
BBQ Pavilion light timers adjusted 5-10pm.  
All beach tracks pruned and blown down.  
All estate substations pruned /brushcut and blown out.  
Wet n Forget treatment of Carwash Bay.  
Mould treatment Springs Club amenities building.  
Club deck chairs and small table minor repairs completed x 1 each.  
Estate infrastructure and fencing spraying for spider infestation 2<sup>nd</sup> treatment.  
Final enamel coat onto deck umbrella after major welding repairs completed.  
Motorised brush used to remove cement stain on Bloodwood Sth road between Lots 56-86 after accidental spill by Cement truck.  
Weather protective strips on China Club Pergola repaired/replaced.  
Springs Club umbrella wire replaced.  
South gate rock drains blown out.  
'No Smoking' signs overlaid onto existing pool deck signage.  
Caretakers residence down lights replaced and new dimmable switches installed to match LED bulbs.  
Paint interior walls surf tower amenities.  
Stainless steel fencing at China Club rust removal and protective treatment.  
Security Camera UPS 12vlt batteries replaced on Nth gate after battery failure.  
Bulb replacement street signs x 3 on Bloodwood Nth and Sth.

## Land and Environment Management/Nursery

Vegetation Refuge pile burnt off (9<sup>th</sup> Feb).  
Checked owner's irrigation systems again to stop over watering and reduce non-potable water usage.  
Nursery and Springs Club planting irrigation run times reduced.  
Weed spraying of 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 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](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.  
Liaise with owner of Lot 47 about pruning of easement trees and removal of wattle on owners' lot.

## WHS

Electrical Test N Tag completed on hand tools.

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.

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

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.

## STP, Water Plant and Bores

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

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

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 to keep up with pool lift tanks, processing roughly 10-15K a week.

ARRIS Communications Engineers onsite installing STP automation systems.

PS6 pit pump found to be running in reverse for approx. 12hrs after pumphouse service, due to soft starter wiring different when pump switched over to other circuit – fault fixed by Pumhouse techs.

## DRP Inspections

Lot 51 – Final not completed due to the septic warning system not yet installed, due for installation early next month.

Lot 2 – Second inspection completed.

Lots 36 – First inspection completed, owner asked to clean up site – owner builder back onsite 1<sup>st</sup> March.

Lot 129 – Second inspection completed, southern easement cleaned up.

Lot 13 – First Inspection with Builder.

## Tradesmen/Contractors

### Electrician:

Replacement of down lights at Caretakers residence, inspection and installation of Hager light timers at both clubs.

### Big Dawgs Mechanical:

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.

### Pumphouse:

6mthly inspection/service of all effluent pump stations and pits completed, approved repairs and replacement pumps installed.

Please follow link for Pumphouse reports:

<https://drive.google.com/drive/folders/1uZqiRrj3QrYa02dquah0cFpY1AicgHXB?usp=sharing>

### Roy Hobbs:

Vegetation refuge pile pushed up after pile burnt off.

### Wilco Plumber:

Further installation of Fire Fighting overhead fill point at compound.  
PS5 Inlet pit root removal and seal replacement.

### Gillies Homes:

Footings installed for Compound Generator Cover.

### Agnes Water 1770 Cement:

Large amount of cement spilt over road (as per pics below) Bloodwood Sth between Lots 86-56.  
Majority of cement removed by company before it dried.

