



# Managers Report

## September 2020

### 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 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 everyday due to increased numbers of holiday renters.

Springs Club gardens pruned, brushcut and all rock drains blown out.

China Club pergola weather strips repaired/replaced.

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

Pruning and frond collection along all roadsides weekly.

North gate guide rails replaced x 2mtrs to eliminate gate motor malfunctioning on operation.

Palm seed pods removed from palms on China Club pool decks.

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

Compound area blown out and sprayed.

Estate Substations pruned and blown out.

All beach access tracks pruned, brushcut and blown out.

Estate roadside rock drains blown out and cleared of sand build up.

Carwash pressure washed and mould treatment applied.

Kids playground pruned, blown out and gardens brush cut.

Both compound sheds and surrounding areas cleaned up and blown out.

China Club gardens pruned, brush cut and rock drains blown out.

Fallen trees cut up and removed Lots 31, 90, 91 and 25 easements.  
Beach track timber boards x 120 prepped for install.  
Redrock boundary chain gate strainer post installed and rotten timber bollard replaced.

## **Estate Amenities and Infrastructure**

Surf Tower beach access gate hinges straightened and closure spring fitted.  
Springs Club common property below pool area and southern easement brush cut and trees pruned for planting.  
New Fire Hydrant locating blue reflectors fitted to roadside curb x 6.  
North and South front gate palms and trees pruned.  
'No Trespassing' sign installed Red Rock beach access track.  
Springs Club Lap Pool stain treatment and scrubbed, pool was closed for 7 days during this time.  
88 trees planted and irrigation set up in the China Club area below pool.  
24 pine sleeper steps replaced on the Surf Tower beach access walkway.  
Wet n Forget treatment of Springs Club pathways and Surf Tower rock walls.  
Springs Club backwash tank pump replaced and new one-way valve fitted.  
Carwash high pressure manifold and regulator stripped and cleaned of debris, hydraulic lines x 2 replaced and new parts ordered to replace the deteriorating components (fittings, relays and manifold springs etc).

## **Land and Environment Management/Nursery**

Weed spraying of vegetation pile.  
500+ Plants for Springs Club planting potted up into larger pots for future planting.  
Further planting of roadside easement and irrigation set up Lot 157 – easements completed.  
Insecticide and fungicide treatment of new plantings at China Club, Lot 137 and 157.  
Hand weeding of pots with in nursery.  
Large common property area behind carwash sprayed for weeds and larger regrowth treated.  
Insecticide, fungicide and nutrient spraying treatments of Nursery.  
Seed and Dianella collection with in National Parks and estate for propagation.  
Propagation of cuttings in nursery.  
Lot 29-27 front roadside easements brush cut and palms pruned.  
Hawkesbill roadside easement 107 – 112 brushcut and pruned.  
Weed spraying of all estate roadsides, tennis courts, playground, Springs Club and Surf Tower.

## **WHS**

Fence erected around small dam behind the northern bore pump and signs posted due to Tilapia infestation and as directed by Gladstone City Council.  
General Equipment Monthly Inspections completed.  
Risk assessment completed by contracted staff whilst feeling trees for mulcher preparation.  
Contractor/Visitor Inductions up to date.  
Chemical storage shed inventory spreadsheet updated.  
Vehicle mounted 'Chemical Spraying in Progress' sign used on OEM's vehicle during chemical spraying operations.

New 'Private Property' signs fitted to National Park gates due to several tourists entering estate and surrounding properties.

Mobile Fire Units x 3 serviced and operational test completed.

Generator and Emergency Fire Pumps servicing organised for October.

Monthly servicing of brush cutters, chainsaws, blowers completed.



## Bush Heritage Australia

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

Northern easement between estate and Springs Beach public carpark brush cut and fire break blown down.

Weed control spraying eastern boundary on northside and Redrock boundary.

Brushcut and continued weed spraying of large easement between Lot 136 and Redrock.

Lot 17 – 19 western easements cleared by mulcher of wattle and fallen debris for bushfire fuel reduction.

## STP, Water Plant and Bores

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

Potable water and bore top up filters backwashed and/or replaced.

Southern Bore still turned off, level sensor probes checked and new multitrode controller installed.

Lot 81 received 6000Ltrs of potable water.

Lot 91 potable water isolation valve at the water meter was found to be turn on, valve isolated.

Emergency Fire Fill point pump and over-head pipe work removed from northern bore pump dam to be used as the Emergency Fire Fill Point pump at the compound.

STP and Potable Plant backwash recirculation pump unserviceable – new pump ordered.

Potable Plant operated twice a week to keep up with pool lift tanks and owner tank refills.

## DRP Inspections

Lot 51 – Final not completed due to the septic warning system not yet installed, electrician awaiting parts.

Lot 2 – Ongoing.

Lots 36 – House pad cleared.

Lot 129 – Footings completed.

## Tradesmen/Contractors

Back to Earth Mulching:

China Club pool pump room access road timber boards and chain removed and replaced with Gabion rock.  
Western easements of Lot 17 – 19 mulched for bushfire fuel reduction.

Plumber:

Emergency firefighting fill points south end completed with north end fill point awaiting parts.  
Lot 153 septic line not connected to mains line during development of estate, new joiner installed to mains return septic line.

Electrician:

New Multitrode controller installed at southern bore.  
Safety Exit Sign replaced in Potable Water Plant.  
Springs Club BBQ down light dimmers replaced x 4

Back to Earth Mulching:

Western easements of Lot 17 – 19 mulched for bushfire fuel reduction completed.  
Timber driveway sleepers and chain removed from China Club pool room access, gabion rock supplied and spread up driveway.

Adam James – Remote Water Treatment Services:

Meet with Adam onsite to run through the Sewerage Treatment Plant and Potable Plant operations for his report back to the Committee.