



# Managers Report

## April 2020

### Contents

General Maintenance

Estate Amenities and Infrastructure

Land and Environment Management/Nursery

WHS

STP and Water Plant

DRP Inspections

Tradesmen/Contractors

### General Maintenance

Estate Pools/Club/Infrastructure cleaned every Tuesdays and Thursdays this month with all amenity areas still closed due to the COVID 19 Virus, all areas taped off with signs posted, pool gates locked, gas bottles and power turned off.

Ride on mower deck and drive belts replaced, cutting blades sharpened and fuel jerry holder fitted.

Budget rental Utes detailed cleaned for return.

Surf Tower pruned and weed sprayed.

Springs Club deck chairs removed to compound for oiling and repairs.

Springs Club table and bench seats sanded and oiled with Ultra Deck.

New Stickers placed on estate wheelie bins.

Springs Club main deck, drop down decks, BBQ Pavilions and kids pool decks oiled.

Springs Club BBQ Pavilion table and chairs timber treatment washed and scrubbed.

China Club Beach Access walkway oiled.

Cnr Hawkesbill and Sunbird beach access walkway bridges oiled.

Trial LED street light fitted to southern front gate.

Front gates pruned, brush cut and sprayed.

Easement between Lot 44 and Grevilia brushcut.

China Club deck chairs removed to the compound for oiling and repair.

2 x fire extinguisher cabinets replaced at Springs Club.

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.  
Second restored umbrella at Springs Club re-installed.  
Third deck umbrella removed for restoration work and painting with Epoxy Enamel paint.  
Estate Substations blown out.

## **Estate Amenities and Infrastructure**

Umbrella dismantled at Springs club for repair with newly restored umbrella installed, repaired umbrella shade cloth returned.  
Street light timers changed to 1745 – 1900Hrs.  
Concrete slab with bunting finished at Nursery for Chemical Bay with pipe work and stainless bench to be fitted.  
China Club pool trough caps over existing downpipes were leaking, silicon removed and resealed with a more suitable silicon product, concrete wall repainted to cover up water stain on sub level rendered wall.  
Springs and China Club stainless steel areas treated with new cleaning products.  
14 x Deck Lounge chairs oiled and 2 x chairs repaired.  
Estate effluent pump stations blown out.  
1 x Microwave and 6 x Bar Fridges and Kettles ordered.  
Water depth signs replaced on China Club pool.

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

LEM vehicle fitted with Spray tanks and hose reel for roadside spraying.  
Brush cutting of Lot 139-149 and 160 Easements.  
Springs Club garden areas planted and irrigation installed.  
Bloodwood Nth and Sth roadside areas brush cut, stick picked and weed sprayed.  
China Beach Club area beneath pool sprayed and hand weeded.  
Lot 95-96 and 139 easements mowed.  
Lots 79-81 roadside easement brush cut.  
Front gate areas weed sprayed and new planting treated with insecticide.  
Hawkesbill, Sunbird and Osprey roadside and weed outbreak areas sprayed.  
Lot 137 easement planting and consultation with owner.  
Vegetation stockpile weed sprayed.  
Weed spray of Lot 91 easement and Sunbird.  
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.  
Brush cutting of roadside easements Grevillea Court

## WHS

Mobile Fire Fighting Units serviced and tested.

Chubb inspected estate fire extinguishers and fire blankets.

<https://drive.google.com/file/d/1p6QgRpwTjaz1O7qMRIwZu-t9gSFozY9D/view?usp=sharing>

General Equipment Monthly Inspections completed.

Contractor/Visitor Inductions up to date.

Areas sign posted during front gate and roadside works.

Improved PPE for chemical spraying with in Nursery.

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

Chemical Spraying Boom fitted to LEM vehicle to reduce the risk of overspray and chemical contact.

Sensor Lights x 3 fitted to China Club BBQ Pavilion on northern side to illuminate pavilion stairs.



## STP, Water Plant and Bores

Technicians have been operating the STP weekly.

Water samples (Potable and treated effluent) sent off for testing.

[https://drive.google.com/drive/folders/1p\\_l6pRZ1qoaHaH7t01O6hlhs9-K9WtRN?usp=sharing](https://drive.google.com/drive/folders/1p_l6pRZ1qoaHaH7t01O6hlhs9-K9WtRN?usp=sharing)

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 7am – 7pm after noise complaint, quote for further noise reduction of this equipment to be submitted by ARRIS.

Representative from NALCO Water visited site for inspection of STP and Potable Water treatment plants.

## 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 153 – Third Inspection completed.

Lot 2 – Earthworks started.

## Tradesmen/Contractors

Electrician:

Repaired transfer pump outlet and switch on STP.

Removed unserviceable heating elements on Compound Generator and replaced with 13 new elements.

Bollard lights Osprey and Sunbird repaired x 12.

Sensor Lights x 3 fitted to China Club BBQ Pavilion.

LED light pointing at the south gate 'Sunrise Logo' fitted.

Grevilia bollard light RCD replaced.

Cnr Bloodwood Sth and Grevilia street sign light transformer replaced.

Plumber:

Initial pipe work setup before concrete pouring of Chemical Bay at Nursery.

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

Gordon Bobcat:

Vegetation Refuge Pile pushed up.

Gillies Homes:

Concrete slab with bunting built for Nursery Chemical Bay.

