



# Managers Report

## January 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 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.

Lot and estate infrastructure water meter readings recorded to determine source of excessive usage over Christmas period.

Estate roads and access gates blown down twice a week during this month due to high winds.

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.

Pool deck chair cushions steam cleaned x 13.

Removal of 6 x large trees blown over roads with high winds.

Palms removed from Cnr Bloodwood Sth and Sunrise Cl to improve visibility for traffic and pedestrians.

Roadside easement Lots 38, 55-58, 93 and Sunrise Close brushcut.

Mowing of Nth and Sth Bloodwood roadside easements and Springs roadside down to compound.

## Estate Amenities and Infrastructure

Redrock beach track boards x 40 replaced with 50 rolled over.  
North and South front gate palms and trees pruned.  
Both front gate open/close motors serviced.  
New Sentinel Access keypad installed at North Gate.  
Moping of all BBQ pavilions weekly.  
South gate limits and stops recalibrated.  
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.  
Timber street signs oiled x 6.  
Timber bollards Springs Club and China Club oiled.  
Wet n Forget treatment of pebblecrete areas Springs Club, China Club, Tennis Courts, Surf Tower and Front Gates.  
Wet n Forget treatment of Carwash Bay.  
Mould treatment Springs Club amenities building.  
Club deck chairs and small table minor repairs completed x 3.  
Walkway boards x 20 replaced along Tennis Court to Playground walkway.  
Springs and China Club blown down light bulb replacement.  
Estate infrastructure and fencing spraying for spider infestations.

## Land and Environment Management/Nursery

Checked owner's irrigation systems again to stop over watering and reduce non-potable water usage.  
China Club planting below pool areas irrigation turned off with upper system run time reduced.  
Nursery and Springs Club planting irrigation run times reduced.  
Weed spraying of China Club planting below pool area, vegetation pile and compound.  
Insecticide and fungicide treatment of new plantings at Springs Club and China Club plantings  
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.  
Spray treatment of Lantana on Lot 122 and 122/123 easement.  
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

Electrical Test N Tag completed on hand tools.  
Main backup generator in compound requires further inspection to ascertain cause of Crank Speed sensor fault (awaiting technician support)

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.  
Planting of bore field areas.  
Brush cutting of northern boundary fence line.  
Bushfire Management meeting with BHA and Committee – 07/01/21

## **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.  
Excessive use of Non-Potable water over the Holidays by owners using sprinklers on gardens caused a huge strain on the STP with the main pumps servicing the estate having to be turned off on several occasions to allow the bore top up system to catch up.  
Potable water and bore top up filters backwashed and/or replaced weekly due to increase operation and low aquifer level.  
Nth Bore lifted and screen unblocked – flow rate increased.  
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 twice a week to keep up with pool lift tanks, processing roughly 15-25K a week.  
Ben Kele onsite – walkaround to arrange automation of STP and infrastructure updates to the Potable Plant.

## **DRP Inspections**

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

Lot 2 – Second inspection completed.

Lots 36 – First inspection completed, front easement pegs to front of building measured to ensure it's within the approved design.

Lot 129 – First inspection completed.

Lot 108 – Meeting with Owners, Fire Safety Inspector (Fred Feathers), Committee members (Robyn Hauser & Gary Pritchard) and Wayne (LEM) at Lot to discuss BAL requirements.

## Tradesmen/Contractors

Electrician:

Installation of Nth Gate Keypad.

Big Dawgs Mechanical:

Awaiting ALLIGHT technical support technician for Generator Low Oil Level and Cam Speed faults.

Roy Hobbs:

Vegetation refuge pile pushed up.

Wilco Plumber:

Inspection of new holding tank location for installation quote.