



# Managers Report

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

8 x large fallen trees removed from estate.

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

Estate Substations pruned and blown out.

Beach Access tracks pruned, brushcut and blown out.

Several dead palms removed from within estate.

Stainless fence panel wires around pools inspected and tightened as required.

Pruning of palms and overhanging trees at Tennis Courts and Playground areas.

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

Front gate motors inspected and serviced.

Estate non-potable pipeline flushed at end points due to build-up of soap bubbles in sewerage treatment system with increased numbers of renters in estate.

## Estate Amenities and Infrastructure

Third restored shade umbrella installed at Springs Club with last umbrella removed for restoration.  
Carwash pressure washed and mould treatment applied.  
Second playground roof and further railings and supports removed and painted.  
'Private Property Surveillance Cameras in use' signs erected at Sunrise Close beach access.  
Rendered walls, bearers, steel footings and posts painted underneath Kids Pool deck.  
Timber decking wall and outer bearers oiled and painted below Springs Lap pool deck.  
120 x hardwood timber boards delivered for beach access tracks, preparation work to be completed on boards before installation.  
Main treated effluent water pump for estate removed for repair/servicing in Bundaberg.  
Mould treatment of club amenity blocks.  
North gate render repaired by Brightlife painted.  
4 x street signs up-lights replaced and wiring repaired.  
Springs Club/Lot 1 easement clearing and stacking for back to earth mulcher started on the 30<sup>th</sup>.

## Land and Environment Management/Nursery

Planting of easements and irrigation set up Lot 157  
Hand weeding of pots with in nursery.  
Weed spraying around Clubs and infrastructure/amenity areas.  
105/106 easement planted to prevent erosion and irrigation installed.  
105 front easement planted out and irrigation installed.  
Front gate areas weed sprayed and new planting south gate treated with insecticide.  
Large common property area behind carwash sprayed for weeds and larger regrowth treated.  
Insecticide, fungicide and nutrient spraying treatments of Nursery.  
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.  
Pressure wash and chemical treatment of shade tunnels in nursery.  
Lot 105/106 front easements brushcut.  
Lot 92 planting southern and roadside easements.

## WHS

Staff WHS training day conducted Wednesday 8<sup>th</sup>.  
Ladder/trestle inspection checklist completed for Kids pool painting.  
General Equipment Monthly Inspections completed.  
Risk assessment completed by staff for working on trestles.  
Contractor/Visitor Inductions up to date.  
Emergency Diesel and Electric fire pump start-up and operational procedure revision with staff.  
Areas sign posted during roadside works.  
Chemical storage shed inventory spreadsheet updated.  
New Safe Work Procedures implemented for Spray Painting, forklift and Pool pump room operations.  
New Chemical Risk Assessments completed for several new chemicals in use.  
Vehicle mounted 'Chemical Spraying in Progress' sign used on OEM's vehicle during chemical spraying operations.  
Estate First Aid Stations and Kits inspected by ALPHA first aid supplies.

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

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.

## STP, Water Plant and Bores

ARRIS Technicians have been operating the STP weekly or as required due to increase occupancy this month.

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.

Chris Devitt communications technician replaced sonic sensor in the treated effluent holding tank with a pressure sensor to improve water depth readings, new time-lapse graphs developed displaying tank levels to better monitor water inputs and outputs.

Pressure switch cut off sensor failed on treated effluent holding tank, replaced with new sensor by electrician.

Aluminium cover for aerator noise damping foam fabricated and installed.

Committee meeting with Ben Kele from ARRIS to discuss further automation of STP and replacement options for Sonic Disintegrator.

## 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 of areas requiring erosion control with Ron Michel, banks have been battered back with further rock and silt fences installed to prevent further erosion of these areas.  
Lower level of house painted, awaiting Form 21 and Plumbing final from owner.

Lot 2 – Frames and trusses erected.

Lots 36 and 129 – Final Concept Design submitted.

## Tradesmen/Contractors

Plumber:

Emergency firefighting fill points Nth and Sth ends continued with several alterations required.

Managers house septic pump replaced and tree roots removed from tanks.

New potable water pump installed Springs Club.

Electrician: 3 phase treated effluent pump disconnected.

Power point installation at compound.

**Solar:**

Solar installation on Managers House continued expected completed mid-August.

**Brightlife:**

Repairs to north gate render damaged by delivery truck repaired.