

Reservoir Benchmark Comments Report



27/06/2023

Date:	11/05/2013	Client Name:	All State City Council
WS #:	0	Reservoir Name:	High St No1
Asset No:	0	Location:	RHS off High Street
Job No:	024897	Project Number:	0
Cleaning Due:	11/5/2014	Inspection Due:	11/5/2014

Security Benchmark: ■ 1

Contamination Benchmark: ■ 1

Security Comments:

There is no secure compound around the tank

Contamination Comments:

The entry hatch is not secure against unauthorized access and contamination events can easily occur.

Safety Benchmark: ■ 2

Confined Space Benchmark: ■ 2

Safety Comments:

Guard rails are required around the platform area.

Confined Spaces Comments:

The internal ladder is heavily corroded and unsafe to use in a confined space entry or rescue situation.

Carbonation (%): 0

External Structural Benchmark: ■ 4

External Coating Benchmark: ■ 4

External Inspection Comments:

The entry hatch and platform areas are not sealed against contamination - there are a significant amount of leaves inside the tank.

Internal Structural Benchmark: ■ 4

Internal Coating Benchmark: ■ 4

Internal Inspection Comments:

The ladder is heavily corroded and should be replaced with a Nextep vertical FRP system 6800mm long when the platform is renovated - this ladder length has allowed for a platform renovation higher than the existing entry hatch level.

Priority 0 Item requires immediate attention.

Priority 1 Item is in poor condition or otherwise non functional.

Priority 2 Item is to receive precedence during maintenance

Priority 3 Item is functional but deteriorated/ not in operational order.

Priority 4 Item is in good condition.

Reservoir Benchmark Comments Report



27/06/2023

Date:	23/05/2011	Client Name:	All State City Council
WS #:	0	Reservoir Name:	High St No2
Asset No:	0	Location:	off High Street
Job No:	024913	Project Number:	0
Cleaning Due:	23/5/2013	Inspection Due:	23/5/2013

Security Benchmark: 4

Contamination Benchmark: 2

Security Comments:

Contamination Comments:

The kick plates are allowing debris and water ponding to occur.

Safety Benchmark: 4

Confined Space Benchmark: 4

Safety Comments:

Confined Spaces Comments:

Carbonation (%): 0

External Structural Benchmark: 4

External Coating Benchmark: 4

External Inspection Comments:

The kick plates are sealed and allowing debris and water ponding to occur - large drainage holes need to be cut into the base areas.

Internal Structural Benchmark: 4

Internal Coating Benchmark: 2

Internal Inspection Comments:

Corrosion nodules are forming over most of the floor - Cathodic protection will help prolong the coating life if it is installed promptly. The 1993 PWD coating report stated - minor pitting on the floor, and this problem has developed significantly over the last 15 years.

Priority 0 Item requires immediate attention.

Priority 1 Item is in poor condition or otherwise non functional.

Priority 2 Item is to receive precedence during maintenance

Priority 3 Item is functional but deteriorated/ not in operational order.

Priority 4 Item is in good condition.

Reservoir Benchmark Comments Report



27/06/2023

Date:	14/06/2011	Client Name:	All State City Council
WS #:	01	Reservoir Name:	Reservoir Hill No1
Asset No:	0	Location:	off Reservoir Hill Lane
Job No:	024937	Project Number:	0
Cleaning Due:	14/6/2015	Inspection Due:	14/6/2015

Security Benchmark: ■ 4

Contamination Benchmark: ■ 0

Security Comments:

Contamination Comments:

The roof gutter is unsealed and full of leaf debris - the entry hatch area is also unsealed around the edges.

Safety Benchmark: ■ 2

Confined Space Benchmark: ■ 2

Safety Comments:

The asbestos roof is not safe to walk on and unauthorised persons could fall through it and into the tank.

Confined Spaces Comments:

There is no solid area on the roof to set up a rescue system.

Carbonation (%): 76

External Structural Benchmark: ■ 2

External Coating Benchmark: ■ 4

External Inspection Comments:

The entry hatch cover is not effectively sealed onto the surrounding frame area and contamination can enter the tank . The asbestos roof is unsafe to walk on and the centre gutter is unsealed and draining back into the tank. Most of the 12 side wall vents are open, as the mesh has corroded away, allowing small birds to enter the tank.

Internal Structural Benchmark: ■ 3

Internal Coating Benchmark: ■ 4

Internal Inspection Comments:

There is corrosion present in the galvanized Z purlins, where moisture is collecting in the channel areas. Sediments can enter the pipework because the outlet penetration is level with the floor - a riser section is required.

Priority 0 Item requires immediate attention.

Priority 1 Item is in poor condition or otherwise non functional.

Priority 2 Item is to receive precedence during maintenance

Priority 3 Item is functional but deteriorated/ not in operational order.

Priority 4 Item is in good condition.

Reservoir Benchmark Comments Report



27/06/2023

Date:	17/06/2011	Client Name:	All State City Council
WS #:	0	Reservoir Name:	Reservoir Hill No2
Asset No:	MA 01	Location:	off Reservoir Hill Rd
Job No:	024944	Project Number:	0
Cleaning Due:	17/6/2026	Inspection Due:	17/6/2015

Security Benchmark:  3


Contamination Benchmark:  0

Security Comments:

There is no secure compound around the tank and there has been some dumping activities around the site.

Contamination Comments:

There is a history of dead possums inside the tank. They are entering under the platform area, where it sits on the concrete wall.

Safety Benchmark:  3

Confined Space Benchmark:  2

Safety Comments:

There is a cage on the ladder.

Confined Spaces Comments:

A confined space rescue would be difficult to carry out.

Carbonation (%): 36

External Structural Benchmark:  3

External Coating Benchmark:  4

External Inspection Comments:

There is concrete spalling under three of the rafter connection areas - the carbonation factor of 35% is significant for the age of the tank. Water is ponding and draining back into the tank, where the roof joins the entry hatch frame - a gutter flashing needs to be fitted to drain the water away. Possums have been entering this tank on a frequent basis - the area under the platform, where it sits on top of the wall has been identified.

Internal Structural Benchmark:  4

Internal Coating Benchmark:  4

Internal Inspection Comments:

Three areas of external spalling were noted where the rafters sit on top of the wall - the internal walls need to be checked in more detail for similar issues. The ladders, cages and platform have significant corrosion present and should be replaced with a Nextep vertical FRP system 9400mm long - this will improve safety and water quality.

Priority 0 Item requires immediate attention.

Priority 1 Item is in poor condition or otherwise non functional.

Priority 2 Item is to receive precedence during maintenance

Priority 3 Item is functional but deteriorated/ not in operational order.

Priority 4 Item is in good condition.

Reservoir Benchmark Comments Report



27/06/2023

Date: 7/07/2011
WS #: 0
Asset No: 0
Job No: 024961
Cleaning Due: 7/7/2012

Client Name: All State City Council
Reservoir Name: Reservoir Hill No3
Location: off Reservoir Hill Lane
Project Number: 0
Inspection Due: 7/7/2012

Security Benchmark:  4

Contamination Benchmark:  1

Security Comments:

Contamination Comments:

The entry hatch frame does not have a sealed front edge – natural or deliberate contamination events can occur.

Safety Benchmark:  2

Confined Space Benchmark:  2

Safety Comments:

The internal ladder system needs to be upgraded to improve the safety of the personnel using it.

Confined Spaces Comments:

A confined space entry or rescue situation would be difficult to carry out.

Carbonation (%): 0

External Structural Benchmark:  3

External Coating Benchmark:  4

External Inspection Comments:

A raised edge and fitted cover are required to efficiently seal the tank against natural or deliberate contamination . The platform area is also not sealed - leaf debris and other natural contaminants are entering the tank.

Internal Structural Benchmark:  4

Internal Coating Benchmark:  4

Internal Inspection Comments:

The ladders and platform are heavily corroded - they are being replaced with a Nextep vertical FRP system 7800mm long.

Priority 0 Item requires immediate attention.

Priority 1 Item is in poor condition or otherwise non functional.

Priority 2 Item is to receive precedence during maintenance

Priority 3 Item is functional but deteriorated/ not in operational order.

Priority 4 Item is in good condition.

Reservoir Benchmark Comments Report



27/06/2023

Date:	12/08/2014	Client Name:	All State City Council
WS #:	0	Reservoir Name:	Reservoir Hill No4
Asset No:	0	Location:	Lot 100 Reservoir Hill Rd,
Job No:	026079	Project Number:	0
Cleaning Due:	12/8/2022	Inspection Due:	12/8/2018

Security Benchmark:  3


Contamination Benchmark:  1

Security Comments:

There is no secure compound around the tank and there is extensive graffiti.

Contamination Comments:

The entry hatch does not seal around the ladder stiles and the platform is not sealed.

Safety Benchmark:  1

Confined Space Benchmark:  2

Safety Comments:

The internal ladder is heavily corroded and should not be used.

Confined Spaces Comments:

Carbonation (%): 0

External Structural Benchmark:  4

External Coating Benchmark:  4

External Inspection Comments:

The entry hatch cover needs to be modified to seal against contamination - the internal ladder stiles need to be removed where they pass through the cover.

Internal Structural Benchmark:  3

Internal Coating Benchmark:  4

Internal Inspection Comments:

The light weight aluminium ladder is heavily corroded and not safe to use - it needs replacing with a Nextep vertical FRP ladder 6600mm long. The posts will also deteriorate over time and will effect water quality due to the heavy aluminium corrosion present.

Priority 0 Item requires immediate attention.

Priority 1 Item is in poor condition or otherwise non functional.

Priority 2 Item is to receive precedence during maintenance

Priority 3 Item is functional but deteriorated/ not in operational order.

Priority 4 Item is in good condition.