

Reservoir Maintenance Priorities 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:	11/5/2012	Inspection Due:	11/5/2014

External

Area	Priority	Status	Comments
Compound	Na	Na	There is no secure compound around the tank
Vandalism	4	D	Appears to be in good order
Walls	4	D	Appears to be in good order
Ladder External	2	F	The external ladder is to be climbed by experienced personnel only
Entry Hatch	1	A	The entry hatch is not sealed against contamination around the edges
Roof Platforms	1	A	The platform area is not sealed against contamination - there are a significant amount of leaves inside the tank
Walkways	Na	Na	No Comment
Roof	4	D	Appears to be in good order
Roof Hatches	1	A	The roof hatch is not secure against unauthorized access and there are a significant amount of leaves entering the tank
Handrails	2	A	An improved guard rail system is required to upgrade personnel safety around the platform area
Davit	Na	Na	No Comment
Ventilation	Na	Na	No Comment
Bird Proofing	4	D	Appears to be in good order
Electrical	Na	Na	No Comment
Level Indicator	Na	Na	No Comment

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.

Status A = Attention Required

Status F = Item to be Reassessed

Status D = Item to be Deferred until next Inspection

Internal

Area	Priority	Status	Comments
Walls	4	D	Appears to be in good order
Columns	N/A	N/A	No Comment
Roof Spider	N/A	N/A	No Comment
Roof Framing	4	D	Appears to be in good order
Floor	4	D	Appears to be in good order
Inlet	4	D	Appears to be in good order
Outlet	4	D	Appears to be in good order
Scour	4	D	Appears to be in good order
Overflow	2	A	The overflow riser is heavily corroded
Mixer Motor	N/A	N/A	No Comment
Motor Type	N/A	N/A	No Comment
Supports	N/A	N/A	No Comment
Supports Type	N/A	N/A	No Comment
Ladder Internal	1	A	The ladder is heavily corroded and should be replaced with a Nextep vertical FRP system 6800mm long when the platform is renovated
Electrical	N/A	N/A	No Comment

Comments

External Comment:

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

Internal Comment:

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.

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Reservoir Maintenance Priorities 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

External

Area	Priority	Status	Comments
Compound	3	F	The compound fence has been impacted in several areas and repairs are required
Vandalism	4	D	Appears to be in good order
Walls	4	F	There is some graffiti on the lower sections
Ladder External	4	D	Appears to be in good order
Entry Hatch	4	D	Appears to be in good order
Roof Platforms	2	A	The kick plates are sealed and allowing debris and water ponding to occur - large drainage holes need to be cut into the base areas
Walkways	Na	Na	No Comment
Roof	3	F	There are a number of missing roof screws around the centre roof vent area
Roof Hatches	Na	Na	No Comment
Handrails	4	D	Appears to be in good order
Davit	Na	Na	No Comment
Ventilation	4	D	Appears to be in good order
Bird Proofing	4	D	Appears to be in good order
Electrical	Na	Na	No Comment
Level Indicator	Na	Na	No Comment

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Internal

Area	Priority	Status	Comments
Walls	3	A	Corrosion is developing on some of the lower welds
Columns	3	A	Corrosion nodules are forming on the lower areas and around the bases
Roof Spider	4	D	Appears to be in good order
Roof Framing	3	F	Minor corrosion is appearing on the joining areas
Floor	1	A	Corrosion nodules are forming over most of the floor - Cathodic protection will help prolong the coating life if it is installed promptly
Inlet	2	A	The inlet needs a flange and diversion nozzle fitted during re-coating to direct the water flow upwards and away from the floor area
Outlet	4	D	Appears to be in good order
Scour	4	D	Appears to be in good order
Overflow	3	D	Appears to be in good order
Mixer Motor	Na	Na	No Comment
Motor Type	Na	Na	No Comment
Supports	Na	Na	No Comment
Supports Type	Na	Na	No Comment
Ladder Internal	3	F	The ladder and platform are galvanized steel with corrosion present on the rungs
Electrical	Na	Na	No Comment

Comments

External Comment:

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 Comment:

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.

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Reservoir Maintenance Priorities 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

External

Area	Priority	Status	Comments
Compound	Na	Na	There is no compound around the tank, but security is not a priority as there are houses close by
Vandalism	4	D	Appears to be in good order
Walls	2	F	There is a high carbonation factor of 76%, due to shallow steel covering
Ladder External	2	F	The vertical external ladder has no effective security system fitted and it should only be climbed by experienced personnel
Entry Hatch	2	A	The hatch cover is not effectively sealed onto the surrounding frame area and contamination can enter the tank
Roof Platforms	2	A	There is no solid area present on the roof to set up a rescue system
Walkways	Na	Na	No Comment
Roof	1	A	The asbestos roof is unsafe to walk on and the centre gutter is unsealed and draining back into the tank
Roof Hatches	Na	Na	No Comment
Handrails	2	A	An improved guard rail system is required to upgrade personnel safety around the platform area
Davit	Na	Na	No Comment
Ventilation	1	A	Most of the 12 side wall vents are open, as the mesh has corroded away
Bird Proofing	1	A	The defective side wall vents will allow small birds to enter the tank
Electrical	Na	Na	No Comment
Level Indicator	3	F	There is a small unsealed hole in the roof where the level indicator cable enters the tank

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Internal

Area	Priority	Status	Comments
Walls	4	D	Appears to be in good order
Columns	4	D	Appears to be in good order
Roof Spider	Na	Na	No Comment
Roof Framing	2	F	There is corrosion present in the galvanized Z purlins, where moisture is collecting in the channel areas
Floor	4	D	Appears to be in good order
Inlet	2	F	The inlet elbow is heavily corroded - the pipework runs across the floor on piers
Outlet	2	A	Sediments can enter the pipework because the outlet penetration is level with the floor - a riser section is required
Scour	4	D	Appears to be in good order
Overflow	2	A	The overflow base and riser sections are heavily corroded
Mixer Motor	Na	Na	No Comment
Motor Type	Na	Na	No Comment
Supports	Na	Na	No Comment
Supports Type	Na	Na	No Comment
Ladder Internal	3	F	The internal ladder is lightly corroded and should be replaced with a Nextep vertical FRP system 5300mm long when the tank is re-roofed
Electrical	Na	Na	No Comment

Comments

External Comment:

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 Comment:

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.

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Reservoir Maintenance Priorities 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:	21/9/2008	Inspection Due:	17/6/2015

External

Area	Priority	Status	Comments
Compound	2	F	There is a compound around the external ladder, but it will not keep out determined persons - there has been dumping activity around the site so regular checks are required
Vandalism	3	F	Graffiti is an ongoing problem with this site, as it is used as a parking and dumping area
Walls	2	A	There is concrete spalling under three of the rafter connection areas - a more detailed structural inspection should be carried out and repairs made as necessary
Ladder External	4	D	Appears to be in good order
Entry Hatch	1	A	The hatch cover is sealed but the roof is draining in under the hatch frame area, where the roof sheets join the platform
Roof Platforms	1	A	There is an open area under the platform where it sits on top of the wall - this needs to be sealed off ASAP to stop possums from entering the tank
Walkways	Na	Na	No Comment
Roof	1	A	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
Roof Hatches	Na	Na	No Comment
Handrails	4	D	Appears to be in good order
Davit	Na	Na	There is no davit fitted
Ventilation	4	D	Appears to be in good order
Bird Proofing	0	A	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 and needs to be sealed off ASAP
Electrical	Na	Na	No Comment
Level Indicator	Na	Na	No Comment

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Internal

Area	Priority	Status	Comments
Walls	2	A	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
Columns	4	D	Appears to be in good order
Roof Spider	4	D	Appears to be in good order
Roof Framing	4	D	Appears to be in good order
Floor	4	D	Appears to be in good order
Inlet	4	D	The inlet is common with the outlet
Outlet	4	D	Appears to be in good order
Scour	4	D	Appears to be in good order - the screen should be removed to assist in cleaning out the tank
Overflow	2	A	The overflow riser is heavily corroded
Mixer Motor	Na	Na	No Comment
Motor Type	Na	Na	No Comment
Supports	Na	Na	No Comment
Supports Type	Na	Na	No Comment
Ladder Internal	2	A	The ladder, cage and platform areas have significant corrosion present and should be replaced with a Nextep vertical FRP system 9400mm long
Electrical	Na	Na	No Comment

Comments

External Comment:

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 Comment:

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.

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Reservoir Maintenance Priorities Report



27/06/2023

Date:	7/07/2011	Client Name:	All State City Council
WS #:	0	Reservoir Name:	Reservoir Hill No3
Asset No:	0	Location:	off Reservoir Hill Lane
Job No:	024961	Project Number:	0
Cleaning Due:	7/7/2012	Inspection Due:	7/7/2012

External

Area	Priority	Status	Comments
Compound	4	D	Appears to be in good order
Vandalism	4	D	Appears to be in good order
Walls	2	F	There are several weeping areas on the upper wall joint - these could be crack injected with good results
Ladder External	4	D	Appears to be in good order
Entry Hatch	1	A	A raised edge and fitted cover are required to efficiently seal the tank against natural or deliberate contamination
Roof Platforms	1	A	The platform area is not sealed - leaf debris and other natural contaminants are entering the tank
Walkways	Na	Na	No Comment
Roof	2	F	The gutter adjacent to the platform area is blocked with leaves and there is a tree overhanging the roof @ 4 o'clock
Roof Hatches	Na	Na	No Comment
Handrails	4	D	Appears to be in good order
Davit	Na	Na	No Comment
Ventilation	4	D	Appears to be in good order
Bird Proofing	4	D	Appears to be in good order
Electrical	Na	Na	No Comment
Level Indicator	Na	Na	No Comment

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Priority 4 Item is in good condition.

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Internal

Area	Priority	Status	Comments
Walls	4	D	Appears to be in good order
Columns	Na	Na	There are no posts fitted
Roof Spider	4	D	Appears to be in good order
Roof Framing	4	D	Appears to be in good order
Floor	4	D	Appears to be in good order
Inlet	4	D	Appears to be in good order
Outlet	4	D	Appears to be in good order
Scour	4	D	Appears to be in good order
Overflow	3	D	The overflow is corroded on the flange
Mixer Motor	Na	Na	No Comment
Motor Type	Na	Na	No Comment
Supports	Na	Na	No Comment
Supports Type	Na	Na	No Comment
Ladder Internal	2	A	The ladders and platform are heavily corroded - they are being replaced with a Nextep vertical FRP system 7800mm long
Electrical	Na	Na	No Comment

Comments

External Comment:

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 Comment:

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

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Priority 4 Item is in good condition.

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Reservoir Maintenance Priorities 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

External

Area	Priority	Status	Comments
Compound	4	D	There is no secure compound around the tank
Vandalism	4	D	Appears to be in good order
Walls	4	D	Appears to be in good order
Ladder External	4	D	Appears to be in good order
Entry Hatch	2	A	The hatch cover is not sealed where the ladder stiles pass through
Roof Platforms	4	D	Appears to be in good order
Walkways	Na	Na	No Comment
Roof	4	D	Appears to be in good order
Roof Hatches	Na	Na	No Comment
Handrails	4	D	Appears to be in good order
Davit	Na	Na	No Comment
Ventilation	3	D	One roof vent has had impact damage but is still sealed
Bird Proofing	4	D	Appears to be in good order
Electrical	Na	Na	No Comment
Level Indicator	Na	Na	No Comment

Internal

Area	Priority	Status	Comments
Walls	4	D	Appears to be in good order
Columns	2	A	The aluminium posts are heavily corroded with deep pitting
Roof Spider	Na	Na	No Comment
Roof Framing	2	A	The water level may be set too high - the major roof beams are showing signs of semi submersion on a regular basis
Floor	4	D	Appears to be in good order
Inlet	3	F	Heavily corroded around the edges
Outlet	4	D	Appears to be in good order
Scour	4	D	Appears to be in good order
Overflow	3	A	The overflow is heavily corroded on the riser
Mixer Motor	Na	Na	No Comment
Motor Type	Na	Na	No Comment
Supports	Na	Na	No Comment
Supports Type	Na	Na	No Comment
Ladder Internal	1	A	The light weight aluminium ladder is heavily corroded and not safe to use
Electrical	Na	Na	No Comment

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Comments

External Comment:

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 Comment:

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.

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Priority 2 Item is to receive precedence during maintenance

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Priority 4 Item is in good condition.

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*Status D = Item to be Deferred until next
Inspection*