

# Soil and Water Management Plans



***'Do it right on site' is a project to help the construction industry protect the environment and achieve the many benefits that come from doing so.***

## Soil and Water Management Plans

### What are they?

A Soil and Water Management Plan (also called an erosion and sediment control plan) is the formal plan designed to control erosion and sedimentation on a building site. It details the specific methods of erosion and sediment control that will be used to meet the specific site conditions at the various stages of construction. A Soil and Water Management Plan will be required by Council prior to issuing a construction certificate (either at DA stage or as a condition of consent).

### Why are they important?

The Building and Construction Industry has a large impact on the environment, in particular our waterways. Sand, soil, cement slurry, paint and other building materials that enter our waterways kill fish and aquatic plants, silt up streams, and block stormwater pipes, leading to increased flooding. Due to the high number of construction sites even small amounts of pollution from each site is enough to cause significant damage to our waterways. Soil and Water Management Plans help in reducing pollution from building sites.

### What do I need to do?

Develop a Soil and Water Management Plan along with other site documentation. The plan needs to include a minimum of:

- Basic site information
- Property boundary
- North point
- Contours initial and final
- Date
- Author
- Construction details
- 'Site' or 'disturbed area'
- Vehicle access point
- Location of stockpiles and secure chemical storage area
- Location and details of all temporary and permanent soil and water management controls
- Staging of works - the Soil and Water Management Controls will need to be altered as the site is developed and drainage patterns altered. The phases and controls to be used for each phase should be specified (major projects only)
- Location of all drains, downpipes, pits and watercourses
- Location of vegetation to be removed
- Revegetation program
- Stormwater management
- Integration with onsite detention / infiltration
- Stormwater discharge point if proposed

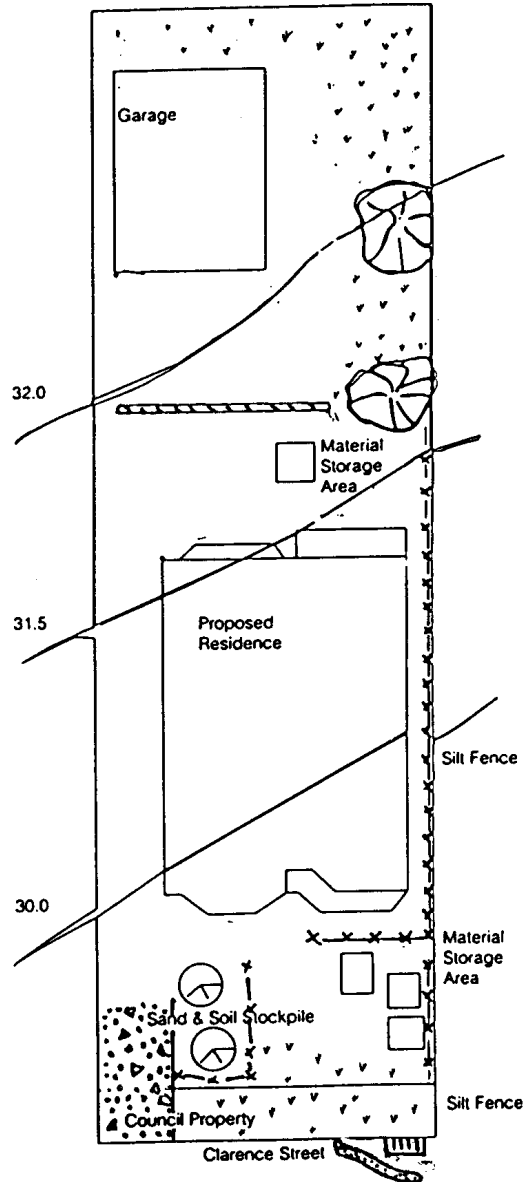
Other details may be required depending on the scale of the development and the specific requirements of the site- Council can advise on this and provide you with example Plans. Remember the example Plan will need to be modified to meet the needs of your specific site.

Councils may accept written plans stating what you will do to control sediment and erosion for smaller sites and developments that involve a minimum amount of earthworks, clearing or delivery of building materials. Contact the local Council for more information.



# Example: Soil & Water Management Plan for Larger Sites


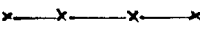





sample  
only



## Note

- 1 All erosion and sediment control measures to be inspected and maintained daily by site manager
- 2 minimise disturbed areas
- 3 all stockpiles to be clear from drains, gutters and footpaths
- 4 drainage is to be connected to stormwater system as soon as possible
- 5 roads and footpath to be swept daily
- 6 If you do not comply you may be liable to a \$750 or \$1500 fine

## Legend

- Undisturbed vegetation 
- Silt Fence 
- Stockpiles 
- Gravel access 
- Geotextile fabric filled with gravel 
- water diversion 
- Stormwater pit 

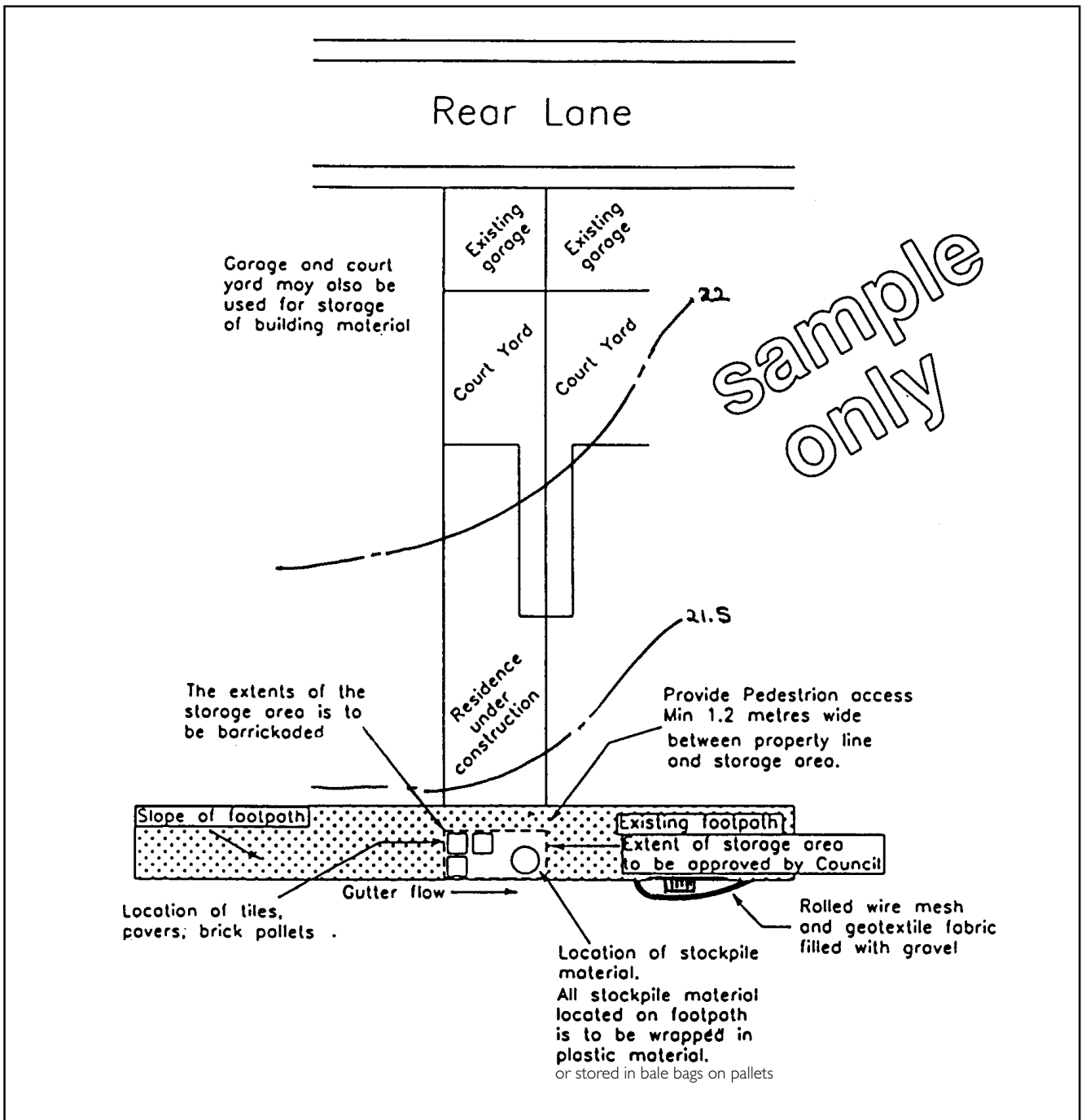
Drawn by: Mr House  
Date: 02/08/00

Location:  
3 Smith Street, Bankstown

Scale: Not to Scale

Applicant: Mr Andrews





# Example: Soil & Water Management Plan for Small Restrictive Site



## Note

- 1 All erosion and sediment control measures to be inspected and maintained daily by site manager
- 2 Existing garage and court yard can be used as storage area for building materials
- 3 Council approval must be obtained prior to the placement of any materials on the footpath
- 4 all stockpiles to be clear from drains, gutters and footpaths
- 5 drainage is to be connected to stormwater system as soon as possible
- 6 roads and footpath to be swept daily
- 7 If you do not comply you may be liable to a \$750 or \$1500 fine

## Legend

- Stockpiles 
- Geotextile with gravel 
- Footpath 
- Stormwater pit 

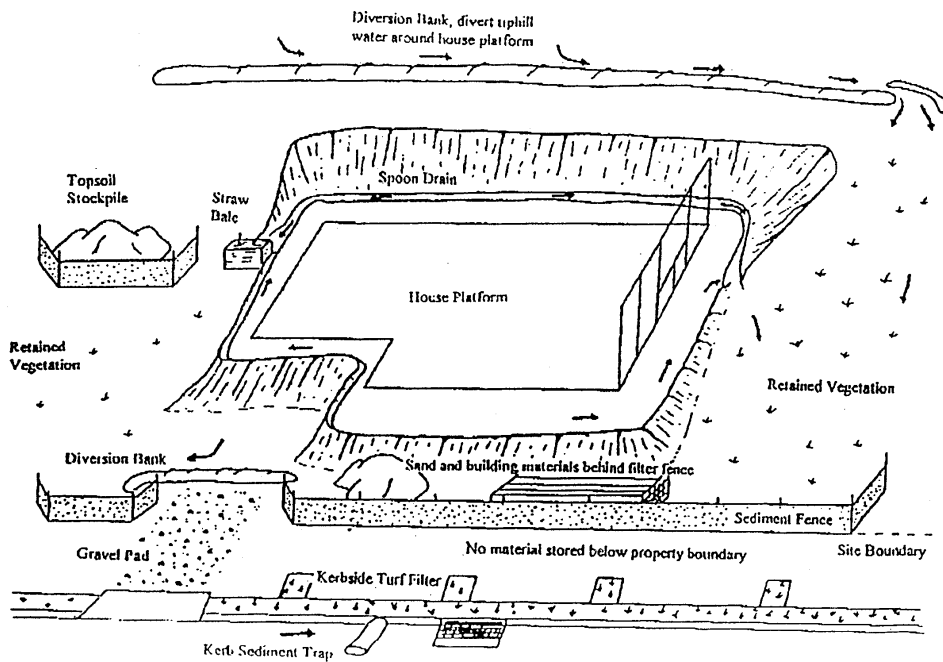
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Location:  
3 Smith Street, Bankstown

Scale: Not to Scale

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## Example: Soil & Water Management Plan for Larger Site



### Remember:

Everyone has a responsibility to protect the environment. The site supervisor is required to make sure that all workers, including sub-contractors are doing the right thing and all workers are required to notify their supervisors and Council if they see pollution occurring.

It is illegal for any substance other than rainwater to enter the stormwater system. If you do have an accident and pollution occurs you are required by law to notify the Council so that they can work with you to minimise any harm to the environment.

Penalties for polluting the stormwater system range from \$750 on the spot fines to \$1 million and seven years in gaol. Both companies and individuals can be fined.

Council Officers and the EPA enforce the environmental legislation and do routine inspections of building sites. They can issue notices to make companies clean up sites, change the way they are managing the sites and if necessary, cease work. They will attempt to work with you but penalties will be issued if a satisfactory environmental outcome is not achieved.

## List of fact sheets available from Council:

1. Diversion of Upslope Water
2. Dust Control
3. Early installation of Roof Drainage
4. Excavation Pump Out
5. Protected Concrete, Brick and Tile Cutting
6. Protected Concrete Delivery
7. Protected Service Trenches
8. Protected Stockpiles
9. Protected Wash Areas
10. Protected Waste Management and Chemical Storage
11. Protecting Vegetation
12. Protection of Gutter and Street Stormwater Drains
13. Protection of Site Stormwater Pits
14. Sediment Controls
- 15. Soil and Water Management Plans**
16. Stabilised Site Access

For further information on preventing pollution from building and construction sites contact your local council:

'Do it right on site' is funded by the Natural Heritage Trust and the Southern Sydney Regional Organisation of Councils – Bankstown, Botany Bay, Canterbury, Hurstville, Kogarah, Marrickville, Randwick, Rockdale, South Sydney, Sutherland Shire, Waverley and Woollahra.

# THE DRAIN IS JUST FOR RAIN



Southern Sydney Regional  
Organisation of Councils