

FACT SHEET 8A

PLANNING FOR EROSION AND SEDIMENT CONTROL

This brochure outlines the information to be contained in a plan for a single residential allotment in Lake Macquarie City.

When is an Erosion Prevention and Sediment Control Plan required?

All builders/developers are required to prepare an Erosion Prevention and Sediment Control Plan (EP&SCP) showing how they will minimise soil erosion and trap sediment that may be eroded from the site during the construction. The complexity of the Plan depends upon the nature and the scale of the development, especially the amount of land likely to be disturbed. In Lake Macquarie, proposals involving disturbed areas larger than 250m² require an EP&SCP. All plans must be in accordance with Council's Development Control Plan No. 1 (Revision 5) Section 2.1.11 Erosion Prevention and Sediment Control (DCP).

Small-scale development, such as house extensions or the construction of standard driveways, may not require a Plan, but should still be undertaken in a manner that reduces pollution risk. This may include the installation and maintenance of appropriate erosion and sediment control measures.

What goes in a Plan and what are my responsibilities?

Responsibilities for stormwater management arise from the Protection of the Environment Operations (POEO) Act 1997. You can help comply with the POEO Act by preparing an EP&SCP showing how you will minimise stormwater pollution and implement the Plan after Council development approval.

The plan should be a stand-alone document consisting of drawings and a commentary that can be understood easily by all site workers. Make sure everyone working on the site understands the Plan and how important it is to not pollute stormwater.

A more detailed Soil and Water Management Plan (SWMP) is required for larger scale developments, where more than 2500m² of land is to be disturbed, in accordance with the DCP.

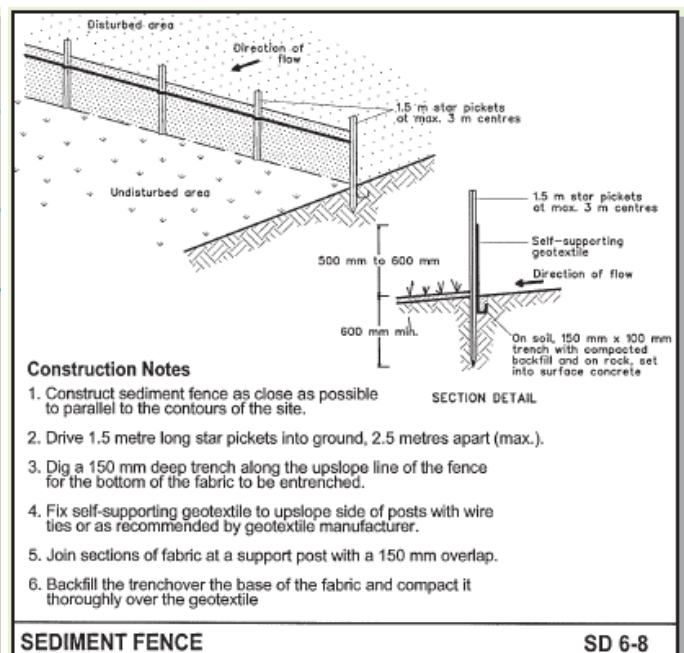
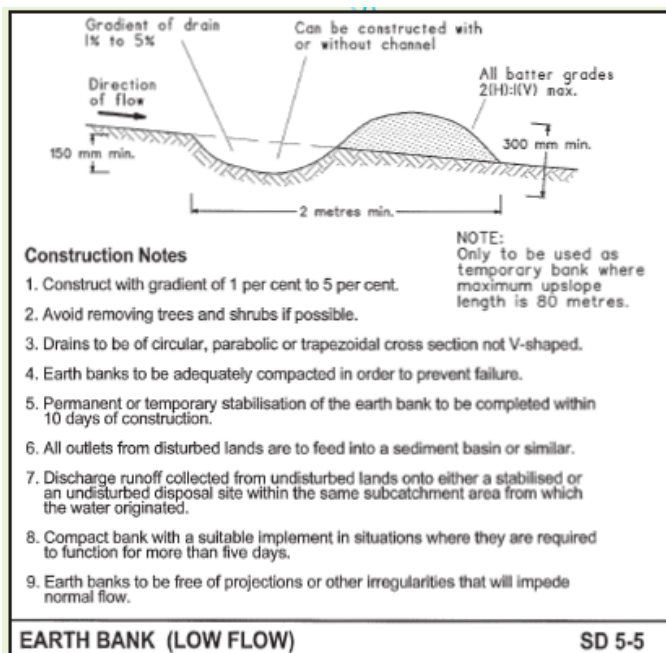
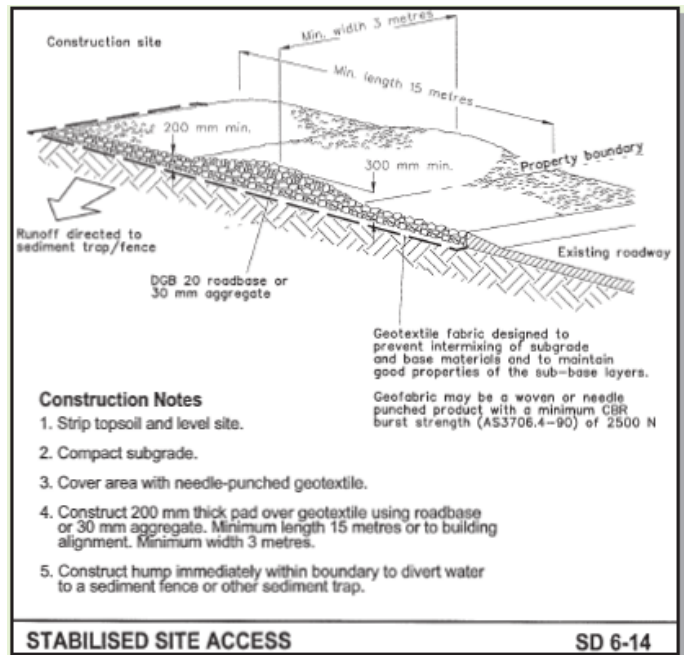
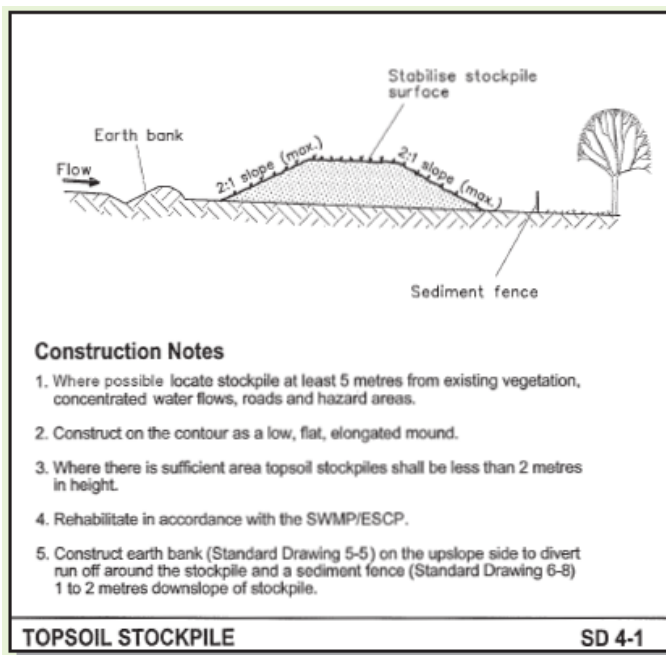
Builders/developers have the responsibility to manage the following pollution sources:

- air pollution, including dust emissions;
 - discharges, including erosion, leakage or spills of construction materials, soil, sand, gravel slurries, brick (paver) tile cutting and/or concrete that may enter stormwater;
 - trade and domestic rubbish, including litter packaging, off-cuts and spoiled materials;
 - toxic chemicals, including fuels, paints, solvents, sealants, adhesives, lubricants and pesticides; and
 - noise that might interfere with neighbouring properties.
- A number of these matters may be addressed in the EP&SCP or SWMP.
- The POEO Act gives Council the powers to issue Clean-up or Prevention notices and on the spot fines of up to \$3,000. Higher penalties may be imposed for serious pollution incidents. You are required to notify Council when a pollution incident occurs that causes or threatens environmental harm.



Standard Drawings

Copies of all drawings are available from LMCC on request.



Maintenance of Controls

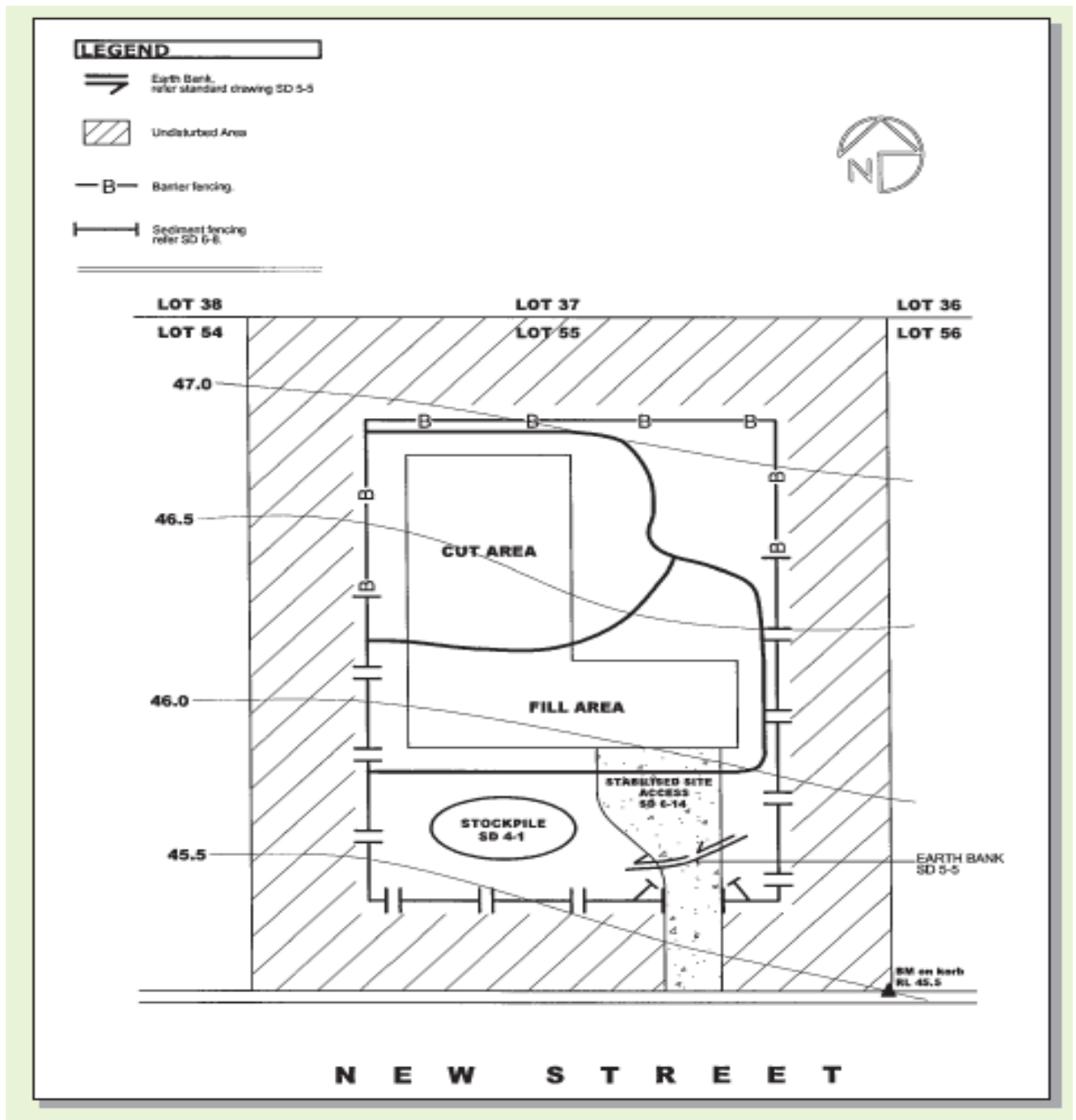
All erosion and sediment control works should be checked daily (at a minimum weekly) and after each rainfall event to ensure they are working properly. Maintenance might include:

- a) Removing sediment trapped in sediment fences, catch drains, road surfaces and gutters or other areas. DO NOT USE A HOSE;
- b) Topping up the gravel on the stabilised access;
- c) Repairing any erosion of drainage channels;
- d) Repairing damage to sediment fences; and/or
- e) Installing additional measures where required.

Remember that the erosion and sediment control works might need to change as the slope and drainage paths change during the development phase. Best practice includes anticipation of the likely risks and being prepared for unusual circumstances, e.g. having spare sediment fence material on the site.

A Model Erosion Prevention and Sediment Control Plan

(For block sloping towards street)

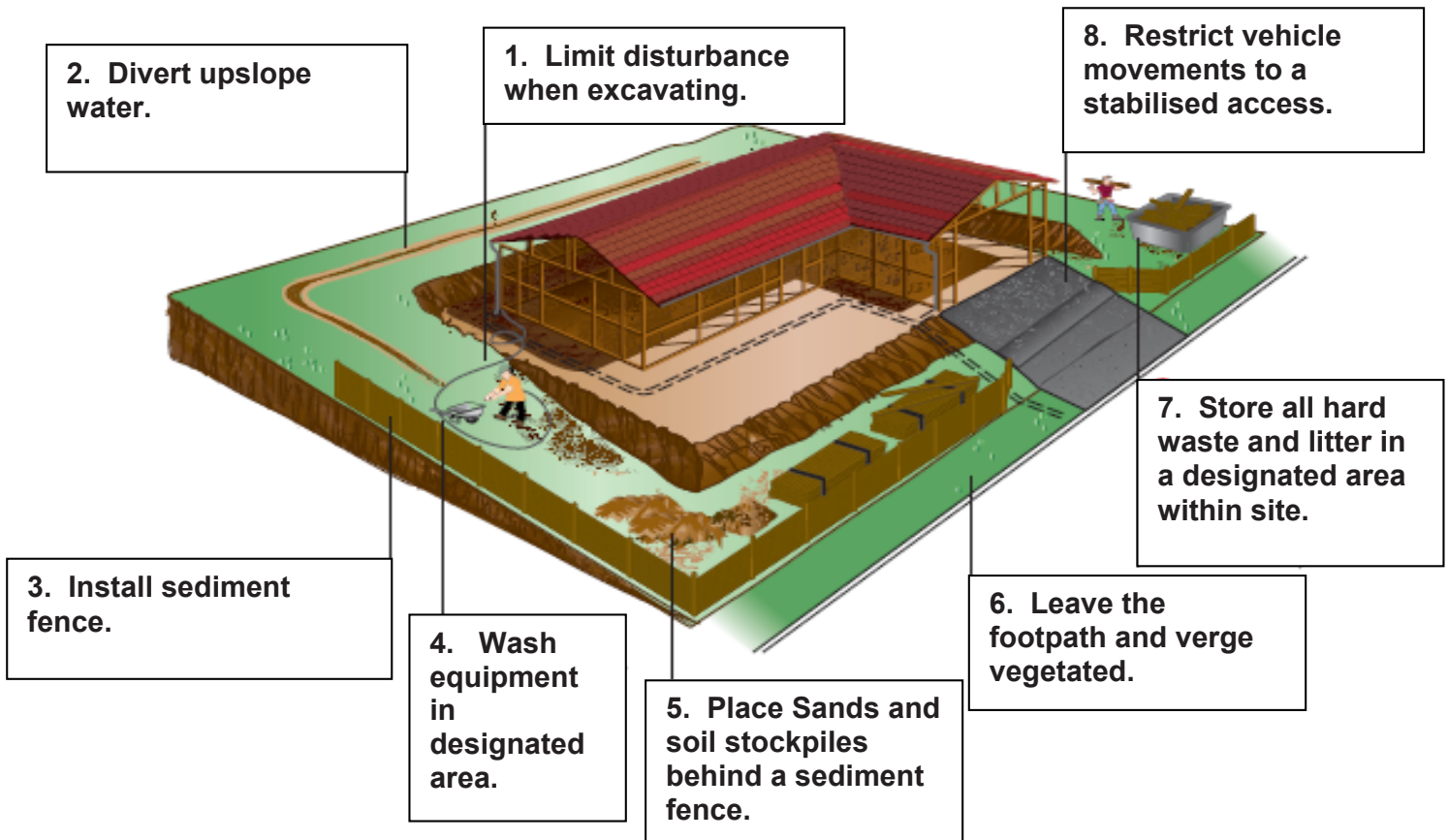


Notes

1. Site works are not to start until the erosion and sediment control measures are installed and functional.
2. Entry and departure of vehicles is to be confined to the stabilised site access.
3. Topsoil is to be stripped and stockpiled for later use in landscaping the site. Topsoil is to be respread and all disturbed areas rehabilitated (turfed) within 20 working days of completion of works.
4. The footpath, other than the stabilised site access is not to be disturbed, including stockpiling of materials. Where essential works (eg drainage) are required, the footpath is to be rehabilitated as soon as possible.
5. Bins are to be provided within the development site (NOT on footpath or roadway) for building waste and arrangements are to be made for regular collection and disposal.
6. Roof guttering is to be connected to the stormwater system as soon as practicable.
7. All erosion controls are to be checked daily (at a minimum weekly) and after all rain events to ensure they are maintained in fully functional condition.

WAYS YOU CAN REDUCE EROSION AND CONTROL SEDIMENT ON A BUILDING OR CONSTRUCTION SITE

Follow these site management practices and you will help reduce impact on our waterways and avoid incurring a fine.



Site Rehabilitation

The rehabilitation of construction sites should be carried out quickly, progressively stabilising disturbed areas with vegetation or landscaping. Maintenance of sediment controls will continue to be necessary until all pollution sources from the site are stabilised (e.g. maintain sediment fences until turf establishes).

Further information

- Fact Sheet 8B- A Guide to Understanding Erosion Prevention and Sediment Control
- www.lakemac.com.au
- Council's Sediment and Erosion Control Officer – Phone Council 0249 210 333
- The “Blue Book” Landcom (2004) Managing Urban Stormwater: Soils and Construction, 4th ed.

Acknowledgements and Disclaimer:

This brochure has been prepared utilising information from Landcom (2004) 'Planning for Erosion and Sediment Control on Single Residential Allotments', and Newcastle City Council's 'A Guide to Understanding Erosion Prevention and Sediment Control'. It is for general information only and is not intended to cover every situation. It is not a regulatory document and you may need to seek independent professional advice.

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