

Soil & Water Management Plans



What are these?

Soil and water management plans are specific site plans or drawings that detail sediment and erosion control measures on building and construction sites. The Soil and Water Management Plan (SWMP) shows the type, location, design, installation and maintenance schedule for all these measures and should be considered as the blueprint for controlling all anticipated erosion and for preventing sediment from leaving a site.

Subdivisions or activities that create greater than 250 m² of ground disturbance typically need to submit a SWMP to council with their building or development proposals prior to any site disturbance. Once approved by council, all building and construction works need to be conducted in accordance with the SWMP.

Why is it important?

Sediment generated from erosion on building and construction sites can be a major source of pollution to local waterways. Follow the practices discussed in this fact sheet and you will minimise erosion and control sediment run-off from your site, meet your legal requirements and help protect our waterways.

Fact Sheet 3

WHAT DO I NEED TO DO?

Prepare a SWMP (see Figure 3A):

A SWMP can easily be developed by overlaying information on a copy of the engineering site drawings. The plan must detail the site development and all the systems intended to minimise erosion and trap sediment. On the SWMP show the following:

- 1) Date and author.
- 2) North point and scale.
- 3) Property boundaries.
- 4) General soil description.
- 5) Location and amount of ground disturbance.
- 6) Initial and final contours, location of watercourses, surface drainage and existing stormwater infrastructure.
- 7) Stormwater discharge point, if proposed.
- 8) Location of all proposed temporary drainage control measures.
- 9) Construction details (e.g. building or subdivision layout).
- 10) Location of vegetation to be retained and removed.
- 11) Location of stabilised site access.
- 12) Location of soil, sand or other material stockpiles.
- 13) Location and details of all proposed erosion control measures.
- 14) Location and details of all proposed sediment control measures.
- 15) A statement of who is responsible for establishing and maintaining all erosion and sediment control measures.
- 16) The installation sequence of the different sediment and erosion controls.
- 17) The maintenance program of the sediment and erosion controls.
- 18) The revegetation and rehabilitation program.

Note: Other details may be required depending on the specific requirements of the site, scale of the development and level of ground disturbance. Contact your local council for what information you are required to submit on your SWMP.

Submit the SWMP to council for approval:

A SWMP may be a requirement of your planning or building permit. Ensure that the council has approved your SWMP; otherwise you may be in breach of your permit.

Implement the SWMP and update as needed:

- 1) Keep a copy of the council-approved SWMP at the site at all times.
- 2) Ensure that all on-ground workers understand the SWMP.
- 3) Implement, update and maintain the control measures shown in the SWMP.

List of fact sheets

1. Soil & Water Management on Large Building & Construction Sites
2. Soil & Water Management on Standard Building & Construction Sites

3. Soil & Water Management Plans

4. Dispersive Soils – High Risk of Tunnel Erosion
5. Minimise Soil Disturbance
6. Preserve Vegetation
7. Divert Up-slope Water
8. Erosion Control Mats & Blankets
9. Protect Service Trenches & Stockpiles
10. Early Roof Drainage Connection
11. Scour Protection – Stormwater Pipe Outfalls & Check Dams
12. Stabilised Site Access
13. Wheel Wash
14. Sediment Fences & Fibre Rolls
15. Protection of Stormwater Pits
16. Manage Concrete, Brick & Tile Cutting
17. Sediment Basins
18. Dust Control
19. Site Revegetation

Remember:

Everyone working on building and construction sites has a responsibility to prevent pollution. If you do have an accident and pollution occurs you are required by law to notify the site supervisor. If the site supervisor cannot be contacted, workers should immediately notify the local council so they can work with you to minimise any harm to the environment.

Acknowledgement:

Figure 3A from Gold Coast City Council "Best Practice Guidelines for the Control of Stormwater Pollution from Building Sites". Text in this brochure has been obtained and modified from the "Do It Right On Site" brochure series, kindly provided by the Southern Sydney Regional Organisation of Councils.

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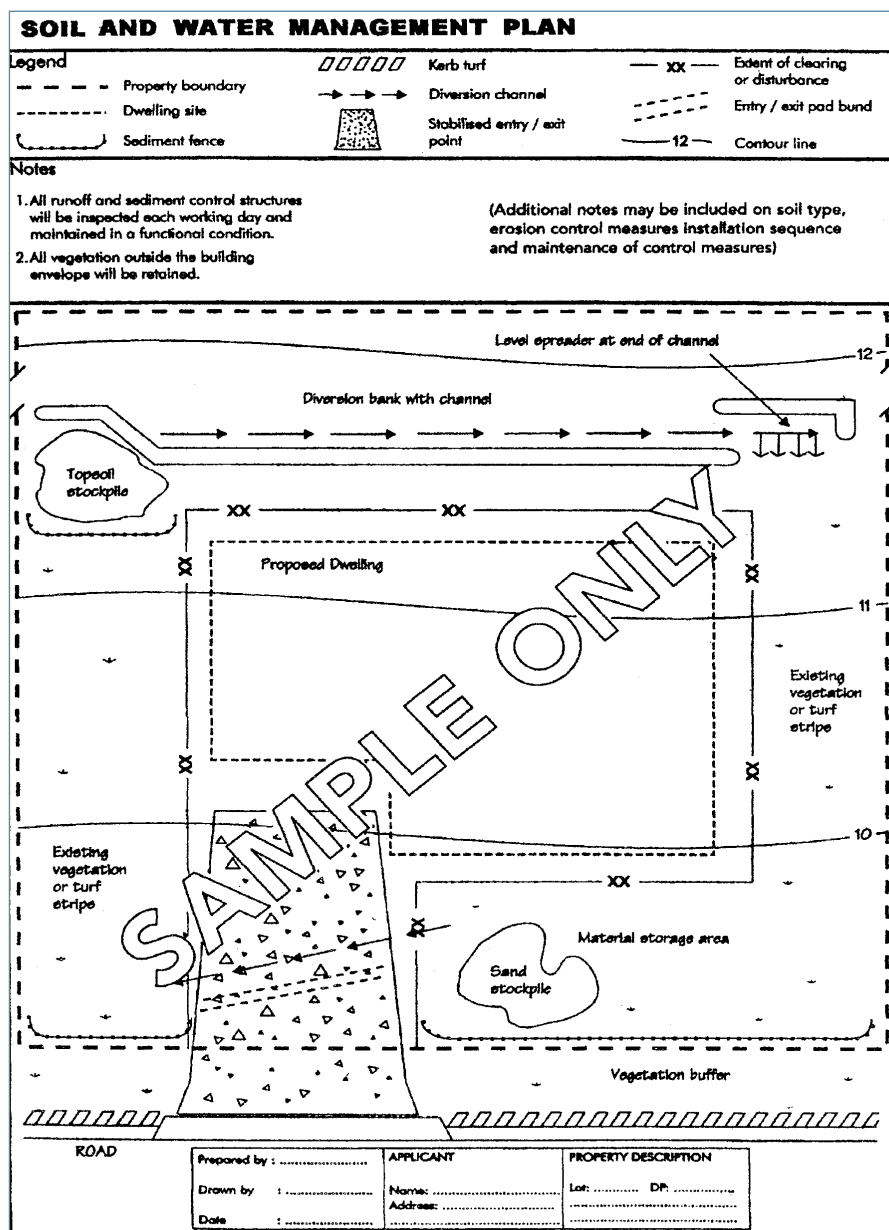


Figure 3A: Example of a SWMP