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5th December 2018

Purdon Planning Pty Ltd
Unit 4, Cooyong Centre
1 Torrens Street
BRADDON ACT 2612

Att: Rob Purdon

Re: 180494

**SEDIMENT EROSION CONTROL STATEMENT
PROPOSED SUBDIVISION
BLOCK 5 SECTION 103 SYMONSTON**

Sellick Consultants Pty Ltd on behalf of Purdon Planning Pty Ltd has prepared this Sediment Erosion Control Statement for the proposed subdivision of Block 5 Section 103 Symonston.

The site currently houses 4 residential dwellings. The development proposal consists of site subdivision that would permit the construction of up to a further 4 residential dwellings across a total of 8 proposed allotments – refer Purdon Planning Development Plan. It is noted that this development application does not include any residential dwelling proposals, just indicative building envelopes with indicative house sites.

The potential cumulative impact on sediment and erosion control by future construction of 4 dwellings under future development application/s has been considered as part of this assessment. From the subdivision of the development in question, the smaller blocks produced are expected to increase vegetation and land management. Providing the subdivision works and future residential construction works are carried out in accordance with requirements set out below, it is expected that the residential dwellings and associated landscaping and higher levels of land management, through more manageable smaller parcels of land, will have a long term positive impact on the sediment erosion properties of the site post development.

All works for this development and future residential dwelling construction are required to adhere to the *Environment Protection Guidelines for Construction and Land Development in the ACT*. In addition to complying with this document, the sediment erosion control measures implemented on site are also to adhere to the following;

- All erosion and sediment control measures are to be installed prior to the commencement of any work, including cutting and filling.
- All sediment control measures are to be constructed to prevent sediment from leaving the site or entering downstream properties, drainage lines or water courses.
- Limit the area of soil disturbance to the minimum required. Damage to the ground cover should be minimised and confined to the works site. Identify areas, including vegetated buffers, around the works site to preserve throughout the works period. Mark these areas as machinery exclusion zones on the ground and on the SECP. Ensure that the operators of earthmoving equipment are aware of the machinery exclusion zone(s).
- Keep groundcover along surface drainage areas and on steeper slopes. Where possible, retain significant areas of healthy grass down-slope of the works site, these strips can be highly effective for filtering out coarse sediment. The flatter and wider the strips are, the more effective they become.

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- Vegetation along watercourses should be retained and protected from sediment by installing additional sediment control measures up-slope. Where riparian vegetation needs to be removed, leave it in place for as long as possible and stage earthworks to minimise the amount of site cleared at any time.
- Limit disturbance to existing watercourses. Existing crossings should be used to move equipment across a watercourse. If there is no crossing and a watercourse must be crossed, any disturbance should be minimised. If crossing once, the machinery should be carefully 'walked' across the watercourse. If crossing many times, a temporary crossing should be made by laying a pad of clean rock at a shallow point of the channel. The rock should be removed when works have finished.
- Ensure machinery is operated from the bank of the watercourse and not in the channel where practicable, to minimize impacts and to better enable mitigation of sedimentation.
- A sediment control fence must be installed at the downslope perimeter of the disturbed area to prevent sediment and other debris from leaving the site. Sediment fencing is to be trenched in at least 150mm and buried with the ends turned upslope.
- Where catchment area is more than 0.5ha direct up slope runoff around the site, by the use of a diversion bank or channels. These devices may require measures to control erosion depending on the volume of flow anticipated.
- Vehicular access is to be restricted to one stabilised access point which is to be constructed of 40mm crushed stone aggregate or recycled concrete 150mm deep, 2.5m wide and extend from the kerb line to the slab or building line or for at least 15m on rural allotments.
- Stockpiles of erodible materials (sand, soil, spoil and vegetation) must be protected by a sediment fence or bund around their lower edges. If the stockpile area is prone to high winds or is to be there for a long time, then the stockpile must be covered.
- Stockpiled material must be stored clear of any drainage line or watercourse and within the property boundary. NOTE: stockpiles are not permitted on footpaths or roads.
- All erosion and sediment control measures are to be regularly maintained in good working order at all times and inspected for adequacy following any rainfall event.
- During works, restrict stock access to the works site and watercourse to avoid additional erosion and resuspend materials. After works are complete, manage stock access to the area to avoid erosion and damage to the vegetation cover.
- All disturbed areas are to be made erosion resistant by revegetation (i.e. min 70% coverage), turfing or stabilised on completion of the works and prior to occupation.

Should you have queries pertaining to the above, please do not hesitate to contact me.

Yours faithfully,

*Ross Costello
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Graduate Civil Engineer
for Sellick Consultants Pty Ltd*