



Erosion and Sediment Control Plan

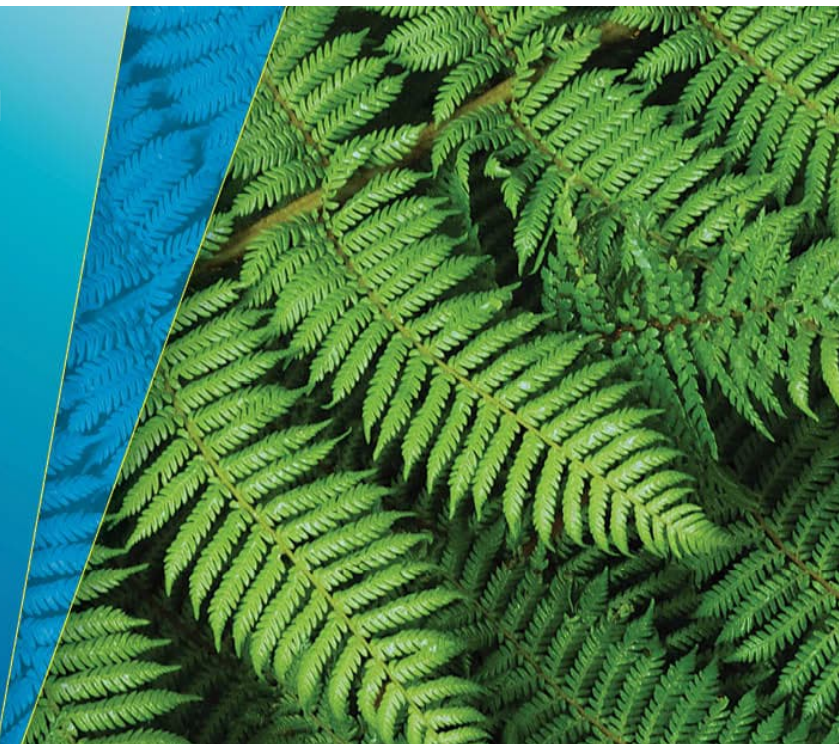
188 Beaumont Street, Auckland Central

Prepared for
Westhaven Residential Limited Partnership

Prepared by
Tonkin & Taylor Ltd

Date
February 2026

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Document control

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Distribution:

Westhaven Residential Limited Partnership

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1 Overview

1.1 Introduction

This management plan has been prepared in relation to a substantive application submitted by Westhaven Residential Limited Partnership for a referred project under the Fast-track Approvals Act 2024 (FTAA) in respect of the 188 Beaumont Street project (the 'Project'). The Project is an urban development project in Auckland's city centre involving a residential-led mixed use building comprising residential apartments, ground floor retail and ancillary car parking. The location for the project is 188 Beaumont Street, Auckland Central.

Westhaven Residential Limited Partnership has engaged Tonkin & Taylor Ltd (T+T) to prepare an Erosion and Sediment Control Plan (ESCP). This ESCP should be read in conjunction with the Preliminary Civil Design Report¹ prepared.

This ESCP outlines the erosion and sediment control principles, practices and procedures to be implemented to minimise erosion, and the effects of sediment generation and discharge to the receiving environment associated with the proposed earthworks activities for the Project.

Erosion and sediment control measures will be put in place to minimise potential adverse effects. These control measures outlined meet industry best practice guidelines² referenced in the Auckland Council's Erosion Sediment Control Guide (GD05) document.

It is noted that Contractor once selected will be required (as a likely condition of consent) to confirm and provide further details to its own construction methodology where a finalised erosion and sediment control plan will be prepared prior to commencing earthworks construction.

1.2 Background

The site (LOT 1 DP 541270) is located at the corner of Jellicoe Street to the north, Beaumont Street to the east, and Orams Boatyard and Marina to the south and the coastal marine area to the west. The site is located on predominately flat reclaimed land and is bordered by St. Marys Bay along its western boundary where an existing seawall is located. The site is currently used as an at-grade non-accessory carpark.

2 Project Description

2.1 Description of work

The overall construction phase is indicatively programmed to begin in Q3 2027 and will continue for approximately 33 - 36 months³. The earthworks phase of the construction is likely to start in in Q3 2027 and potentially extend into the winter period of 2028, therefore the earthworks stage on this project is proposed to have no seasonal restrictions. Additional erosion and sediment control measures would be implemented during the winter months and this would enable the subsurface excavations and substructure to be completed without the need to temporarily shut down the site during winter (refer to Section 3.5).

The earthworks phase is to commence for approximately 15-18 months approximately between Q3 2027 through to Q1 2029. Given the proximity to adjacent roads, buildings and public amenities, it is considered most practical to continue the earthworks operation through the winter period to allow

¹ Tonkin + Taylor, Civil Preliminary Design Report [DRAFT] 188 Beaumont Street, Westhaven. November 2025. Version 0.1

² Erosion and Sediment Control Guide for Land Disturbing Activities in the Auckland Region, June 2016, Guideline Document 2016/005, Incorporating Amendment 3, Reprinted August 2023

³ AECOM, Construction Management Plan [DRAFT] 188 Beaumont Street, Westhaven. November 2025. Revision 00

earthworks on the site to be completed and sealed off as soon as practicable. Refer to Table 1 for a summary of the construction stages, approximate durations and work scope.

Table 1: Construction Stages, Approximate Durations and Scope of works

Stage	Proposed Construction Quarter, Duration	General Scope of works
Site Establishment and Enabling works	Q3 to Q4 2027 (2 - 3-months)	Site clearance Boundary establishment Site scrape Services clearance and removal Establishment of environmental and consent controls
Piling and substructure	Q4 2027 to Q3 2028 (6 - 8-months)	Establishment of piling plant Installation of circa 150 no. bored piles Installation of pile caps and ground beams
Civil and Podium works	Q2 2028 to Q1 2029 (9-11-months)	Installation of ground floor services Site level establishment and ground floor construction Construction of shared podium
Tower Construction (Tower, Marina, and Beaumont)	Q4 2028 to Q2 2030 (20-24-months)	Construction of tower element Construction of Beaumont element Construction of Marina element
External works and completion	Q4 2029 to Q2 2030 (7-months)	Civil works completion

2.2 Extent of Earthworks

The site has a parcel area of 5,215 m². A boundary adjustment will be required following construction of the development with a final lot area of 4,938m².

For the extents of the excavation for the proposed site refer to the control plan in Appendix A: Drawing 1096948-0120. The earthworks accounts for a site-wide scrape cut of 1.5m depth, three concrete core caps, building piles, and the service trenches.

The approximate earthworks excavation volume for the proposed site works is 13,480m³. The approximate earthworks fill volume for the site works is 2,040m³. Refer to Table 2 below.

The management of excavated material containing PFAS contamination will be managed in accordance with the requirements set out in the Contaminated Land Reporting.

Table 2: Cut and fill volume details

Item	Assumptions based on preliminary design	Area (m ²)	Depth (m)	Volume ¹ (m ³)
Site-wide localised cut to remove obstructions for piling	1.5m excavation across entire site	5,000	1.5	7,500
Piles	Refer Table 3 for more details	Varies (incl. in site-wide area)	Varies	4,870
Core cap #1	4m excavation across cap area	120 (incl in site-wide area)	4	300 ²
Core cap #2	4m excavation across cap area	160 (incl in site-wide area)	4	400 ²
Core cap #3	4m excavation across cap area	60 (incl in site-wide area)	4	150 ²
DN300 SW connection	3m deep excavation, 1m trench width	20	3	60
DN225 WW connection	3m deep excavation, 1m trench width	20	3	60
PW WS24 connection	2m deep excavation, 1m trench width	20	2	40
PW WS19 connection x2	2m deep excavation, 1m trench width	10	2	40
22kV power duct	1.5m deep excavation, 1m trench width	20	1.5	30
Gas connection x2	1m deep excavation, 0.5m trench width	10	1	20
Comms connection	1m deep excavation, 0.5m trench width	10	1	10
Total cut area:				5,110m ²
			Total cut volume:	13,480m ³
Total Fill (service connections + site-wide cut – piles volume – cores volume):				7,070m ³

¹All areas and volumes rounded up to the nearest 10 m³ to be conservative

²Assume the volume of the building footprint cut has been subtracted from the volume of the core cap over its extent (1.5m deep)

The fill volume is subject to confirmation of ground beam levels. Fill volume provided assumed to be the largest fill volume. Extent of material reuse and filling to be confirmed during construction and portion of site material to be used as fill is to be confirmed.

The earthworks do not result in adverse changes in flood hazard beyond the site. Refer T+T's report *188 Beaumont Street, Westhaven Coastal and flood hazard and risk assessment (1098609 v5)*.

The ground level within the 100 year annual exceedance probability flood plain will be raised by the construction of the building and not earthworks. The impact of the building within the floodplain is addressed in T+T's report *188 Beaumont Street, Westhaven Coastal and flood hazard and risk assessment (1098609 v5)* and there are not adverse changes in flood hazard.

2.2.1 Earthworks Sequencing

Before piling activities commence, environmental controls will be established. Since the site naturally falls to the west, the runoff will drain towards the marina. Earthworks will begin with an earthwork trench being excavated outside the building footprint. This trench runs along the western boundary to intercept the stormwater runoff for the site. At a depth of approximately 0.5 m, surface water can drain north where a temporary catchpit is located to pump to a temporary settling tank.

Piles are then to be installed at approximately 50 m deep using temporary steel casings to support the upper levels of the earthwork's excavations. These piling activities will generally be completed from the west of the site to the east. An excavator will be present to remove piled material and a site-based dumper to remove spoil.

Thereafter, the substructure will be installed which consists of the construction of three building cores will likely commence first as they require the deepest excavations, sheet piling and specific dewatering activities. These cores are built upon the piled foundations and require an excavation depth of 4 m below ground level. The excavation procedure of these cores is likely to be sheet piles. The suitability of sheet piling for core construction is due to the proximity of the piles, dewatering conditions and excavation depths.

Ground beams will be constructed to connect the pile heads to the primary structure. The ground beams may be up to approximately 2 m deep with varying widths. Construction of these beams include localised excavations over a vapour system that will be installed under the ground floor slab and beams. Localised excavations will also be required for present services as well.

2.2.2 Piling

The building piles have been detailed in the structural design package. These were accounted for in the earthworks analysis and can be found in Table 3 below.

Table 3: Pile types and relative volumes (Assuming ECBF at 30m depth)

Pile Type	Count	Diameter (mm)	Embedment into ECBF (m)	Total Length (m)	Volume (m ³ per pile)	Total volume ¹ (m ³)
750 mm Type A	23	750	3	33	14.6	340
750 mm Type B	19	750	6	36	15.9	310
750 mm Type C	2	750	9	39	17.2	40
900 mm Type A	18	900	4	34	21.7	400
900 mm Type B	19	900	8	38	24.3	470
900 mm Type C	1	900	12	42	26.9	30
900 mm Type D	2	900	16	46	29.5	60
1200 mm Type A	4	1200	5	35	39.6	160
1200 mm Type B	29	1200	12	42	47.5	1380
1200 mm Type C	22	1200	18	48	54.3	1200
1200 mm Type D	8	1200	22	52	58.9	480
Total Cut						4,870m ³

Note: ¹All volumes rounded up to the nearest 10 m³ to be conservative

2.3 Potential effects associated with earthworks

A list of potential effects that may be associated with activities related to earthworks if appropriate mitigations are not in place are:

- Sediment tracked out onto local roads, which can enter road catch pits and into the stormwater network and be discharged into the receiving environment.
- As the 1% AEP flood plain is located within Jellicoe Street and Beaumont Street, during a flood event water from the road could enter the site and inundate the excavation.
- Pumps accidentally left on during dewatering of excavations could potentially lead to secondary treatment devices overflowing and draining into the stormwater network and discharged into the receiving environment.
- Dust generation and associated effects on neighbouring properties and/or the public.
- Groundwater in excavation contact with wet concrete, management of acidic water.
- Groundwater is contaminated and harmful if discharged into the receiving environment.
- Back to back high intensity rain events could potentially overwhelm the dewatering activities and flood the site with the potential for discharge of sediment loads to the receiving environment.

The specific erosion and sediment control measures to address the above potential effects are addressed in Section 3.

3 Specific erosion and sediment control measures

The following sections provide guidance on the selection of erosion and sediment control measures that can be implemented over the course of the project. The control measures outlines are based on the controls and principles outlined in GD05.

Refer to Appendix A: Drawing 1096948-0110, for a drawing of the erosion and sediment control measures.

3.1 Construction Access

There are two site access point locations identified as SAP1 and SAP4 that are likely to be used. SAP1 is accessed off Beaumont Street, SAP4 accessed off Jellicoe Street. Non articulating trucks will generally access the site through SAP1 exiting through the same location or through the exit denoted as SAP3. SAP4 can be used as an access point for the Marina building construction. These entrances/exits are to be stabilised and final locations of such confirmed with the Contractor once selected. Dependant on the chosen methodology from the contractors, wheel wash areas can be installed using the existing hardstand or as part of the new stabilised access. Portable trailer mounted water blasters can be kept on standby for the wheel washing as required.

Sediment laden run off from these wheel wash areas can be collected and pumped to secondary treatment devices.

The access points, Jellicoe Street, and Beaumont Street, will be monitored and a towable road sweeper or similar will be used to clear up any deposited sediment as required.

3.2 Perimeter Controls

A perimeter bund will be installed (as required) to surround the proposed site boundary. This perimeter bund can be constructed from hot mix (asphalt) or sandbags.

The perimeter bund will isolate the site from clean runoff from entering the proposed earthworks area. This prevents clean water runoff entering the site from sources such as adjacent foot paths and vehicle crossings. The bund also prevents contaminated runoff from within the site's earthwork area from exiting the site boundary.

3.3 Stormwater inlet protection

Inlet protection will be installed as a precautionary measure at two street catchpit inlets along Beaumont Street, and another two on Jellicoe Street. The method of protection can be determined by the contractor e.g. silt socks.

There are ten rain gardens located along Jellicoe Street immediately north of the site. Installing protection measures at each of these locations (e.g., silt fencing) would not be practical, as the intent is to keep the public roads clean from sediment deposits. The approach will be to closely monitor Jellicoe Street (as outlined in Section 3.1) and sweep up any soil or debris as required to maintain a clean road surface.

3.4 Dewatering of excavations

There are two main sources of water that will need to be collected and discharged from the proposed site which are from groundwater inflows and rainwater surface runoff.

The groundwater inflows are expected to occur within the 4m deep excavations for the lift cores and the 2.5m deep stormwater drainage trench. The groundwater level is expected to be at 2m below ground level and so the bases of the three lift cores sit approximately 2.0 m below the groundwater table and the stormwater trench 0.5m below. These locations will require dewatering to enable construction and as the groundwater is expected to be contaminated it should be handled separately and treated to prevent further contamination of water on the site.

All pumping activities would be monitored and recorded (refer to Section 4). Methods of dewatering the excavation site will be based as outlined in Sections 3.4.1 and 3.4.2.

3.4.1 Drainage trench

There is an existing low point located at the western edge of the site and will remain after excavation across the proposed building footprint. A drainage trench will be formed at this low point to intercept rainwater runoff from the site. The runoff is expected to be directed to this western side of the site due to this being the lowest point of the site.

A pump will be installed at the drainage trench to pump the runoff directly into the secondary treatment devices outlined below.

3.4.2 Pumping into secondary treatment device.

This control involves pumping into a secondary treatment device, typically installed at existing ground level. The purpose of the secondary treatment device is to allow for sediment within the stored water volumes to settle out before being discharged to the stormwater network, or to trade waste (with a permit applied separately with Watercare at the construction stage). Due to space constraints, options for secondary treatment devices are:

- Proprietary rainwater tanks up to 25,000 L being purposed as settling tanks
- Portable open top steel rectangular settlement chambers (sizes of these chambers vary and are typically containerised)
- Portable sediment tank featuring screens/baffle walls. The approximate size of these units similar to the dimensions of a 20-foot shipping container (approx. 6.06m x 2.44m).

Prior to the discharge into the public stormwater network or to trade waste, the treated water from the secondary treatment devices is to be tested to confirm the quality of the treated water does not contain unacceptable levels of contamination or elevated pH levels.

3.5 Dewatering during winter period

As the earthworks are to continue throughout the winter period, it is expected that the groundwater inflow and rainfall run off volumes entering the excavation site will be higher than the summer periods. To address the increased runoff volumes, the following contingency measures can be implemented if required during the winter period to aid in the mitigation of these peak flow rates:

- Additional pumps may be installed as required to improve the dewatering rate and capacity.
- Additional secondary treatment devices and rainwater tanks can be installed to increase the treatment and storage volumes if required.

The perimeter bund along Jellicoe Street and Beaumont Street will be monitored during heavy rainfall events as the 1% AEP flood plain is located at these boundaries. Additional measures such as sandbags would be placed (if required) to protect the excavation from flood inundation.

3.6 Procedures for extreme weather events

It will be the responsibility of the Contractor to prepare an extreme weather site procedure. The procedure may involve shutting down the site and allowing the sediment laden and runoff to collect within the excavation in the meantime. This sediment laden and runoff can then be dewatered and treated accordingly before being discharged.

3.7 Contamination Risk Mitigation

Coordination with Williamson Water and Land Advisory has identified that the groundwater dewatered from the deepest excavations is very likely to have low levels of PFAS contamination. The options to manage PFAS contaminated water are:

- a Treatment prior to discharge into the stormwater network by a proprietary treatment device containing activated carbon or similar. The treated groundwater would be tested and confirmed to be within acceptable limits before any controlled discharge is made into the local stormwater network. The treatment process can take time and potentially constrain the rate at which the excavation can be dewatered and so this would need to be managed to avoid adversely impacting the Contractors earthworks construction programme.
- b Subject to Watercare approval, the contaminated groundwater could potentially be discharged into the wastewater network as trade waste. Watercare may impose conditions such as ongoing testing of contamination levels to verify that they remain within any agreed limits.

All procedures for the management of contaminated groundwater containing PFAS, will follow the requirements and recommendations set out in the Land Contamination Reporting.

In addition, any runoff which has contacted fresh concrete may have an elevated pH. In this case this runoff will need to be controlled before discharge into the stormwater system. Chemical dosing would ensure the pH of the water is within acceptable limits (typically pH in the range of 6.0 – 10).

A dosage tank (typically a 25,000L rain tank) would be adopted where discharges from this tank will be from a floating inlet to ensure that any sediment settles out and is retained prior to discharge. Clean water discharge from the secondary treatment devices adopted by the Contractor (outlined in Section 3.4 of this report) will have a piped inlet in through the top of the dosing tank.

The pH will be monitored by checking the levels before discharge. If it is found to be outside the required level (typically 6.0 - 10) the water within the discharge tank can be dosed with sodium carbonate or bisulphate or another acceptable dosing agent to adjust this pH before discharge.

During periods of forecast heavy rainfalls and winter periods, additional dosing tanks may be used to increase the dewatering volume capacity.

3.8 Dust control

Sufficient water should be made available for dust control and used to wet excavation works or work areas if necessary. Where possible this will be recycled from the top water surface (where the water is clearer) of secondary treatment devices, subject to there being no contamination risk (e.g., PFAS impacted water).

Excavated material will generally be placed directly into trucks to minimise the need for stockpiling.

4 Monitoring, maintenance and reporting

Refer to the maintenance checklist in Appendix B.

The seven-day weather forecast shall be monitored and the erosion and sediment control measures adjusted in preparation for the conditions. Monitoring of all measures shall be undertaken regularly with a checklist recorded and kept on site, this includes monitoring of site conditions and ensuring additional measures are implemented as required. Maintenance of the control devices are to be accordance with Auckland Council's GD05 document.

When sediment build up in any secondary treatment devices reaches 20% of the storage volume, the secondary treatment device shall be de-silted.

The location at the public stormwater outfalls (if discharge to stormwater is acceptable) where the treated runoff will be discharged to will be monitored daily for visible plumes and unexpected sediment discharge.

The monitoring of pumping activities will be completed and recorded on monitoring sheets to ensure pumps are not left unattended to mitigate the risk of treatment devices overflowing and discharging into the receiving environment (refer to Appendix C).

Dust emissions shall be monitored daily.

5 Applicability

This report has been prepared for the exclusive use of our client Westhaven Residential Limited Partnership, with respect to the particular brief given to us and it may not be relied upon in other contexts or for any other purpose, or by any person other than our client, without our prior written agreement.

We understand and agree that our client will submit this report as part of an application under the Fast-track Approvals Act 2024 and that an Expert Panel as the consenting authority will use this report for the purpose of assessing that application. We understand and agree that this report will be used by the Expert Panel in undertaking its regulatory functions.

Tonkin & Taylor Ltd
Environmental and Engineering Consultants

Report prepared by:



Steven Lopati
Senior Civil Engineer

Authorised for Tonkin & Taylor Ltd by:



Andrew Hope
Project Director

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Appendix A Erosion and Sediment Control Drawing

NOTES

1. ALL DIMENSIONS ARE IN MILLIMETERS UNLESS NOTED OTHERWISE.
2. CO-ORDINATE DATUM: NZGD 2000, MT EDEN CIRCUIT.
3. LEVEL DATUM: NZVD 2016.
4. ALL SEDIMENT CONTROL MEASURES TO BE BUILT IN ACCORDANCE WITH GD05.
5. TOTAL EXCAVATION AREA 5,000m².
6. AERIAL IMAGERY SOURCE FROM AUCKLAND COUNCIL GEMAP
7. EXISTING STORMWATER, WASTEWATER AND POTABLE WATER SOURCED FROM YEOMANS SURVEY DATA OCTOBER 2025.
8. EXISTING COMMUNICATIONS, POWER AND GAS SOURCED FROM BeforeUDig REQUEST RECEIVED 30/07/2025
9. PRELIMINARY DESIGN FLOOR PLAN SUPPLIED BY WAM ON 3/12/2025.

PROPOSED LEGEND

- 15 ——— EXISTING CONTOUR MAJOR
- EXISTING CONTOUR MINOR
- ▭ EXTENT OF 1.5m DEEP EARTHWORKS
- ▭ EXTENT OF 4m DEEP EARTHWORKS
- ▭ PERIMETER OF HOT MIX BUND
- ▭ STABILISED ENTRANCE WAY
- ▭ DEWATERING PUMP
- INLET PROTECTION

STABILISED ENTRANCE WAY SHOWN INDICATIVELY. CONTRACTOR TO CONFIRM ON SITE. PORTABLE TRAILER MOUNTED WATER BLASTER ON STAND-BY.

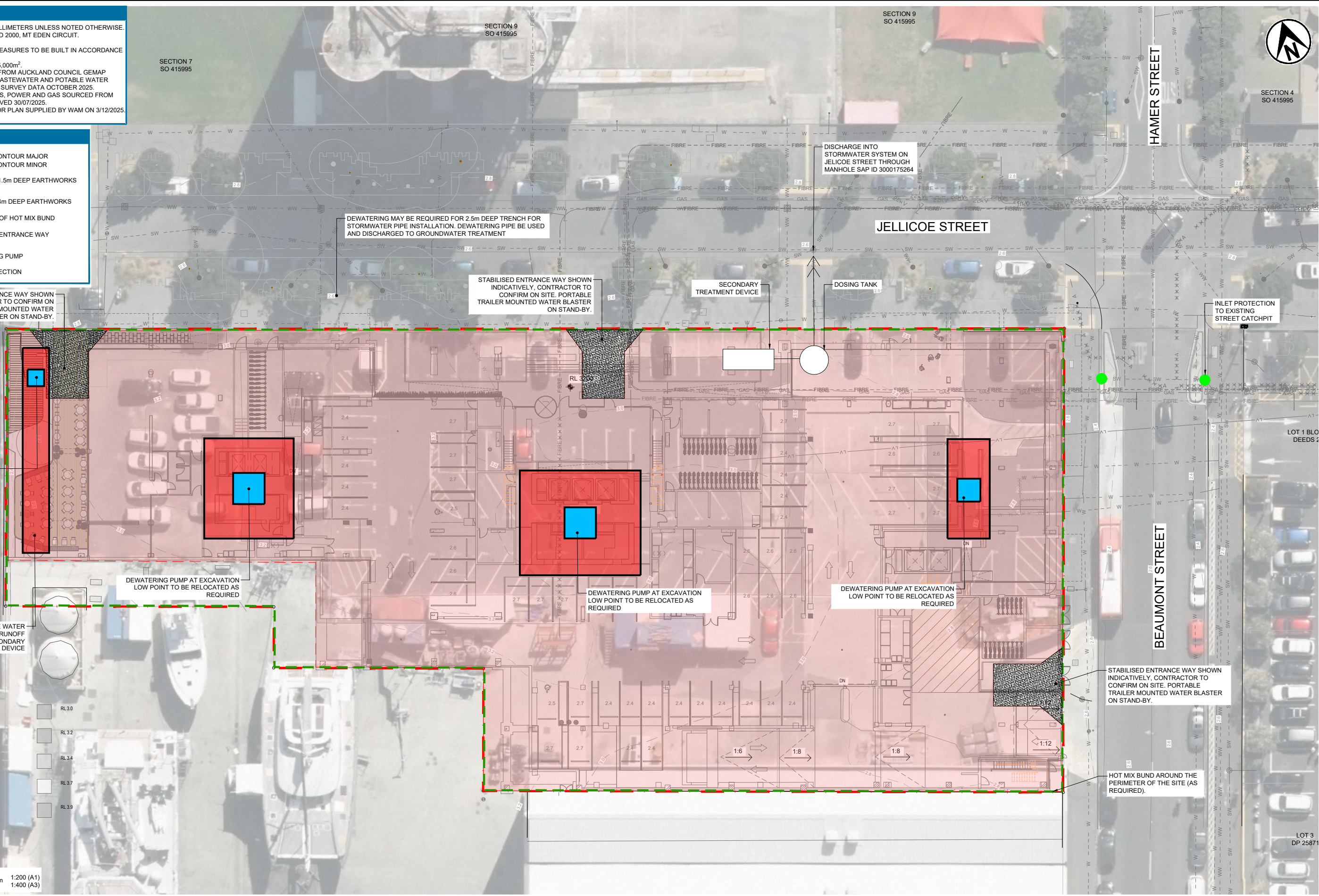
PART LOT 1
DP 133386

DEWATERING PUMP AT EXCAVATION LOW POINT TO BE RELOCATED AS REQUIRED

DEWATERING PUMP AT EXCAVATION LOW POINT TO BE RELOCATED AS REQUIRED

SITE TO DRAIN TO SURFACE WATER INTERCEPTION TRENCH. RUNOFF TO BE PUMPED TO SECONDARY TREATMENT DEVICE

- RL.30
- RL.32
- RL.34
- RL.37
- RL.39



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1	DRAFT PRELIMINARY DESIGN ISSUE	ALPO	CJC	24.11.25
2	100% PRELIMINARY DESIGN ISSUE	ABMO	CJC	17.12.25
REV	DESCRIPTION	CAD	CHK	DATE

DESIGNED	SL	NOV.25	DRAWING STATUS INFORMATION ONLY
DRAWN	ALPO	NOV.25	
DESIGN CHECKED	CJC	17.12.25	
DRAWING CHECKED	NSW	17.12.25	PROJECT PHASE PRELIMINARY DESIGN
APPROVED		DATE	

THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION PURPOSES UNLESS SIGNED AS APPROVED

CLIENT	WESTHAVEN RESIDENTIAL LTD PARTNERSHIP
PROJECT	188 BEAUMONT STREET CIVIL PRELIMINARY DESIGN
TITLE	EARTHWORKS EROSION AND SEDIMENT CONTROL PLAN
SCALE (A1)	1:200
DWG No.	1098609.2000-0110
REV	2

Appendix B Monitoring and Maintenance Checklist

SITE EROSION & SEDIMENT CONTROL INSPECTION CHECKLIST

Site: 188 Beaumont Street, Auckland Central

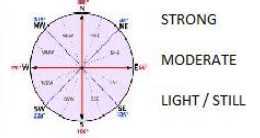
Project No: 1098609

Inspection by: Date: Time:

Current Weather Condition: (circle)



Wind Direction / Conditions



Area Inspected (tick): Cleanfill Clay extraction Other (please specify):

ITEM / SCOPE OF INSPECTION	(circle)	COMMENTS
EROSION & SEDIMENT CONTROL		
Is the stabilised entranceway clean?	Y N N/A	
The cleaner water is always dewatered at the top first, then the residual sediment-laden water is pumped to a tank/truck	Y N N/A	
The outlet to any pumped water is not creating any erosion issues. In some cases, an energy dissipater and a stabilised area may need to be constructed to discharge the pumped flows into	Y N N/A	
The discharge is monitored to ensure it consistently meets required standards.	Y N N/A	
A minimum of 100 mm water clarity is required to pump directly offsite. If there is not 100 mm water clarity, the water is either: • Treated in situ until the clarity is achieved and then pumped offsite • Pumped to a sediment retention device, tank or skip for settlement or flocculant treatment device before discharge offsite (Note: If pumping to a DEB or SRP, the outlet should be capped until it has been checked that 100 mm clarity has been achieved before the water is released) • Pumped to a tanker and removed offsite	Y N N/A	
Check perimeter bunds have not been compromised	Y N N/A	
Check stormwater inlet protection measures remain in place.	Y N N/A	

	SITE EROSION & SEDIMENT CONTROL INSPECTION CHECKLIST	
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RECOMMENDATIONS			
Priority (H/M/L)	Action	By whom	By when

**Reviewed and Accepted
by**

Date:.....

.....

Appendix C Pumping monitoring sheet

