

STORMWATER MANAGEMENT PLAN

PROPOSED APARTMENT BUILDING

2-4 VIMY STREET, BANKSTOWN

GENERAL NOTES:

- THE BUILDER/CONTRACTOR SHALL LOCATE ALL EXISTING PUBLIC UTILITY SERVICES WITHIN THE SITE, FOOTPATH AREA AND ROAD RESERVE PRIOR TO THE COMMENCEMENT OF ANY WORKS. ALL LOCATIONS AND LEVELS OF SERVICES SHALL BE REPORTED TO THE STORMWATER ENGINEER PRIOR TO THE COMMENCEMENT OF ANY WORKS TO ENSURE THERE ARE NO OBSTRUCTIONS IN THE LINE OF THE DRAINAGE DISCHARGE PIPES.
- THE BUILDER IS TO VERIFY ALL LEVELS ON SITE PRIOR TO COMMENCING CONSTRUCTION. SILT FENCE IS TO BE ERECTED PRIOR TO COMMENCING WORK. FENCE TO BE MAINTAINED IN WORKING ORDER DURING TIME OF CONSTRUCTION.
- W.A.E. DRAWING BY A REGISTERED SURVEYOR IS REQUIRED PRIOR TO CERTIFICATION OF DRAINAGE.
- ALL THE CLEANING EYES (OR INSPECTION EYES) FOR THE UNDER GROUND PIPES HAVE TO BE TAKEN UP TO THE FINISHED GROUND LEVEL FOR EASY IDENTIFICATION AND MAINTENANCE PURPOSES.
- ALL TERRACE FLOOR & PLANTER GRATES TO HAVE FIRE COLLARS FITTED.
- ALL PITS HAVING AN INTERNAL DEPTH THAT EXCEEDS 1.0m SHALL BE PROVIDED WITH GALVANISED STEEL IRONS AT 300mm CENTRES PLACED IN A STAGGERED PATTERN AND SHALL BE IN ACCORDANCE WITH THE AUSTRALIAN STANDARDS AS 4198-1994.
- ALL LEVELS SHALL RELATE TO THE ESTABLISHED BENCH MARK.
- THE BASE OF ALL DRAINAGE PITS SHALL BE BENCHMARKED TO THE INVERT OF THE OULET PIPE.
- ALL GUTTERS SHALL BE MINIMUM 145 x 75mm AND DOWNPIPES SHALL BE MINIMUM 100 x 75mm UNLESS NOTED OTHERWISE.
- ALL STORMWATER DRAINAGE PIPES SHALL BE A MINIMUM Ø100mm PVC LAID AT 1% MINIMUM GRADE UNLESS NOTED OTHERWISE ON THE DRAWING. WHERE GROUND COVER OVER THE PIPES IS LESS THAN 300mm THE STORMWATER PIPES SHALL BE SEWER GRADE UPVC.
- THE BUILDER SHALL ENSURE THAT THE STORMWATER ENGINEERING DRAWINGS CORRESPOND TO THE ARCHITECTURAL, STRUCTURAL AND LANDSCAPE DRAWINGS.
- IF THERE EXISTS ANY DISCREPANCIES BETWEEN THE DRAWINGS THE BUILDER SHALL REPORT THE DISCREPANCIES TO THE ENGINEER PRIOR TO COMMENCEMENT OF ANY WORKS.
- ALL MULCHING TO BE USED WITHIN THE AREA DESIGNATED AS ON SITE DETENTION STORAGE SHALL BE OF A NON-FLOATABLE MATERIAL SUCH AS DECORATIVE RIVER GRAVEL. PINE BARK MULCHING SHALL NOT BE USED WITHIN THE DETENTION STORAGE AREA.
- ALL WORKS WITHIN THE FOOTPATH AREA SHALL BE SUITABLY BARRICADED AND SIGNPOSTED IN ACCORDANCE WITH A TRAFFIC MANAGEMENT PLAN THAT HAS BEEN PREPARED BY A QUALIFIED AND RMS ACCREDITED TRAFFIC ENGINEER AND APPROVED BY COUNCIL.
- IT IS THE RESPONSIBILITY OF THE BUILDER OR CONTRACTOR CARRYING OUT THE WORKS WITHIN THE FOOTPATH AREA AND ROAD RESERVE TO OBTAIN THE NECESSARY APPROVED DOCUMENTS AS OUTLINED ABOVE.
- ALL RETAINING WALLS SHALL BE CONSTRUCTED COMPLETELY WITHIN THE PROPERTY BOUNDARY LIMITS TO DETAILS PREPARED BY THE STRUCTURAL ENGINEER. WALLS FORMING THE ON SITE DETENTION SYSTEM SHALL BE OF MASONRY/BRICK CONSTRUCTION AND SHALL BE WATER TIGHT.
- ALL SUB-SOIL DRAINAGE SHALL BE A MINIMUM OF Ø65mm AND SHALL BE PROVIDED WITH A FLITER SOCK. THE SUBSOIL DRAINAGE SHALL BE INSTALLED IN ACCORDANCE WITH DETAILS TO BE PROVIDED BY THE LANDSCAPE ARCHITECT.
- PRIOR TO COMMENCING ANY WORKS ON THE SITE, THE BUILDER SHALL ENSURE THAT THE INVERT LEVELS OF WHERE THE SITES STORMWATER SYSTEM CONNECTS INTO THE COUNCIL'S KERB/DRAINAGE SYSTEM MATCHES THE DESIGN LEVELS. ANY DISCREPANCIES SHALL BE REPORTED TO THE DESIGN ENGINEER IMMEDIATELY.

SERVICES NOTES:

- IT IS THE CONSTRUCTORS RESPONSIBILITY TO NOTIFY THE RELEVANT SERVICES AUTHORITIES OF THE WORKS AND VERIFY THE LOCATION OF ALL EXISTING SERVICES PRIOR TO ANY CONSTRUCTION ACTIVITIES COMMENCING.
- THE CONSTRUCTOR SHALL LIAISE AND COORDINATE THE TIMING OF THE CONSTRUCTION OF THE WORKS WITH THE RELEVANT SERVICES AUTHORITIES AND/OR OTHER CONSTRUCTORS INSTALLING SERVICES CONCURRENTLY AT THIS SITE.
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- THE CONSTRUCTOR SHALL BE RESPONSIBLE FOR ALL DAMAGE CAUSED TO EXISTING SERVICES AS A RESULT OF THE CONSTRUCTION WORKS.
- THE COORDINATION OF TELECOMMUNICATIONS, ELECTRICAL, GAS, WATER, SEWER, STORMWATER AND ANY OTHER SERVICE SHALL BE THE RESPONSIBILITY OF THE CONSTRUCTOR.

BOX GUTTER NOTES:

- ALL BOX GUTTERS TO HAVE A MINIMUM UNIFORM SLOPE OF 0.5% OVER THE ENTIRE GUTTER LENGTH U.N.O.
- PLUMBER/BUILDER IS TO ENSURE THAT ALL EMERGENCY OVERFLOW PROVISIONS DETAILED ARE IMPLEMENTED IN ACCORDANCE WITH THE APPROVED PLANS AS WELL AS ADDITIONAL MEASURES WHERE DEEMED NECESSARY ON SITE.
- BOX GUTTER WIDTH AND DEPTH SHOWN ON THIS PLAN ARE THE MINIMUM ALLOWABLE DIMENSIONS AT THE UPSTREAM END/CREST OF GUTTER U.N.O.
- ALL RESIDENTIAL BOX GUTTERS TO HAVE A MINIMUM WIDTH OF 200MM.

LEGEND:

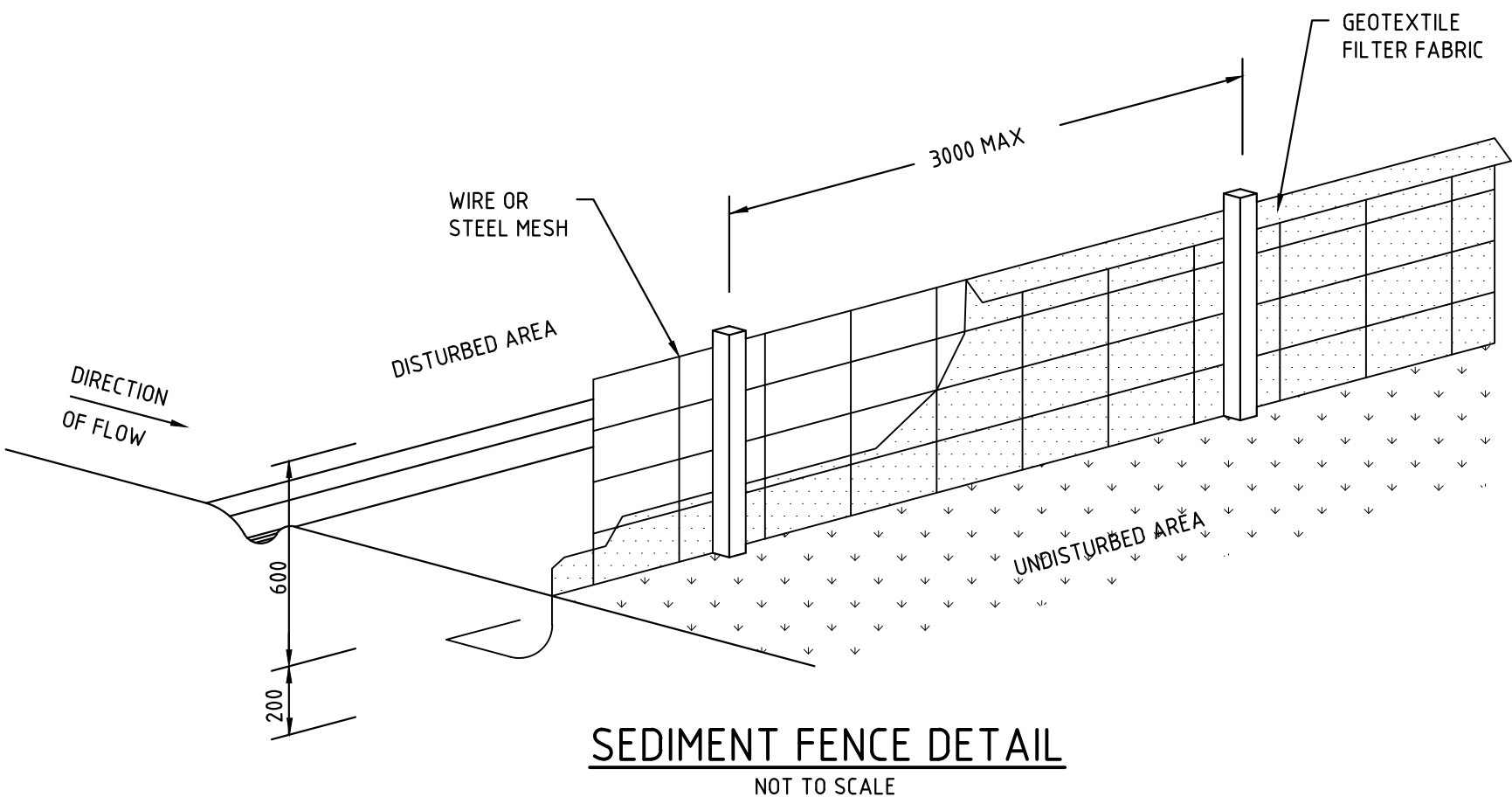
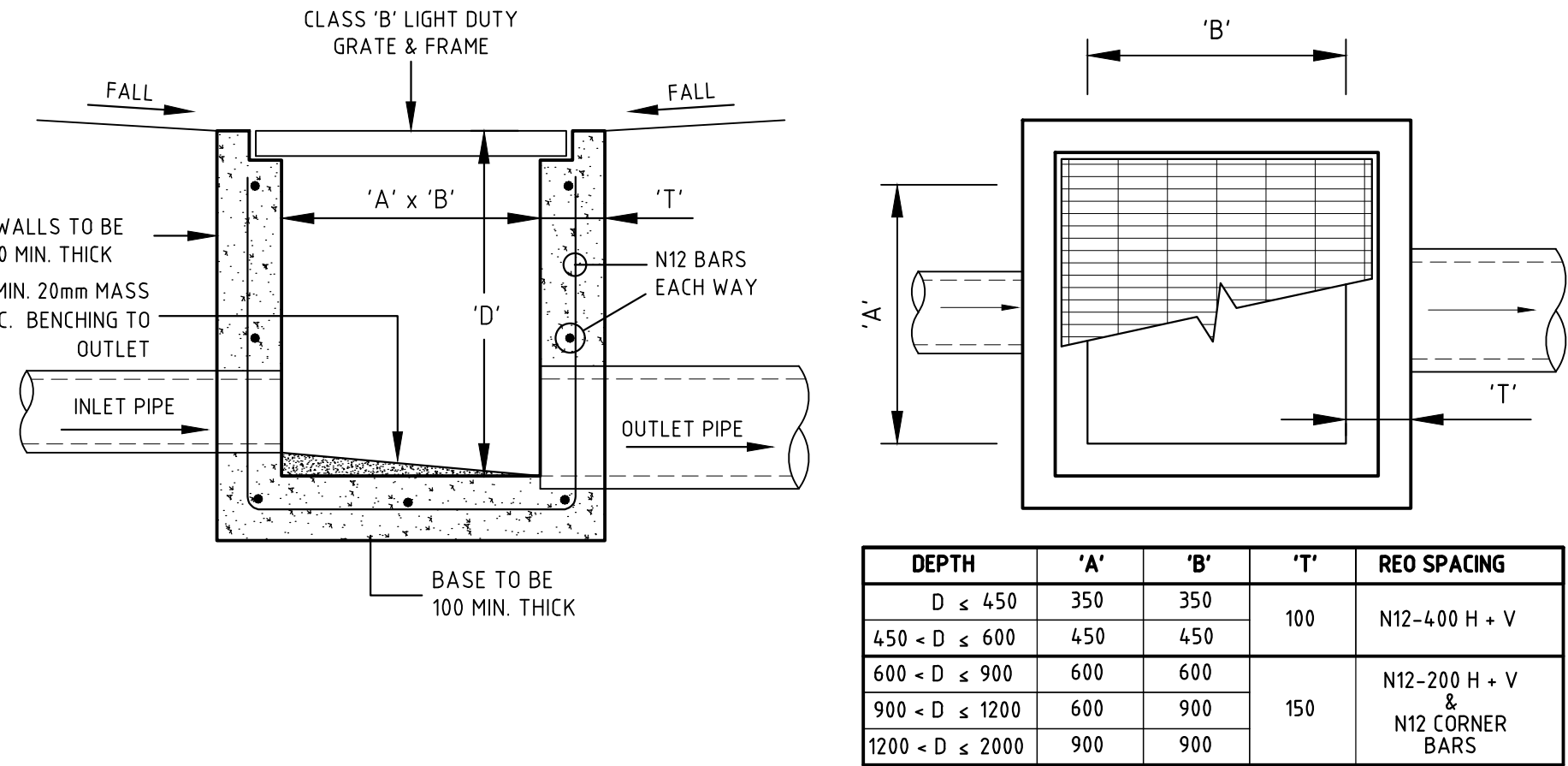
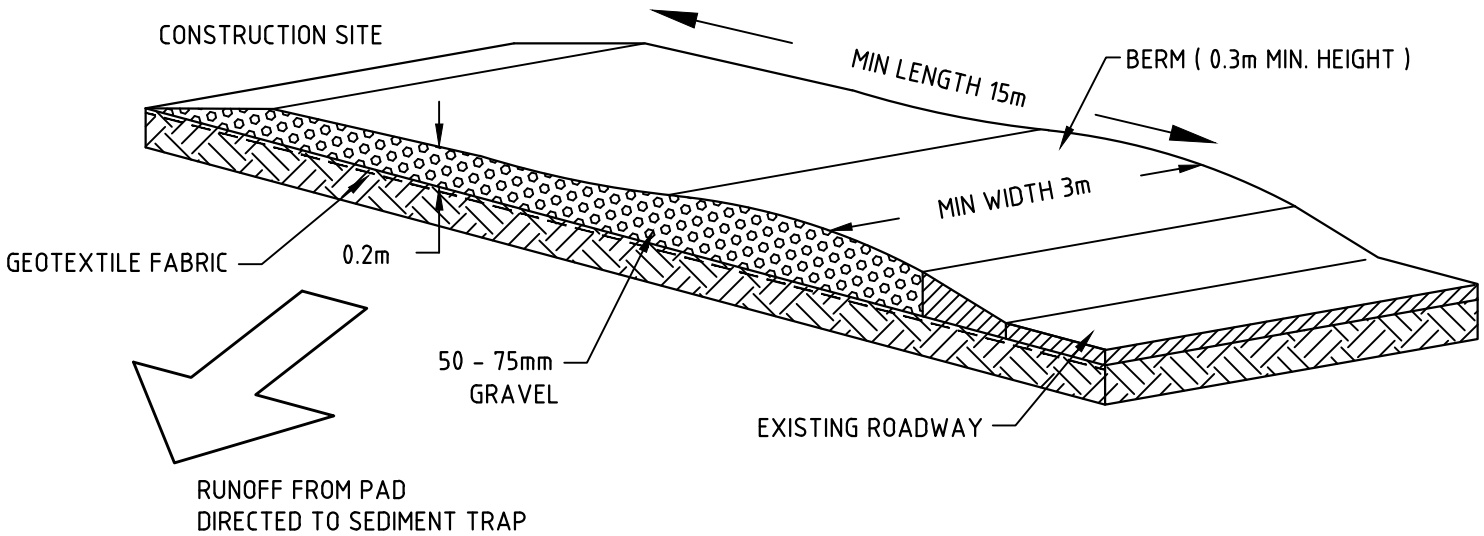
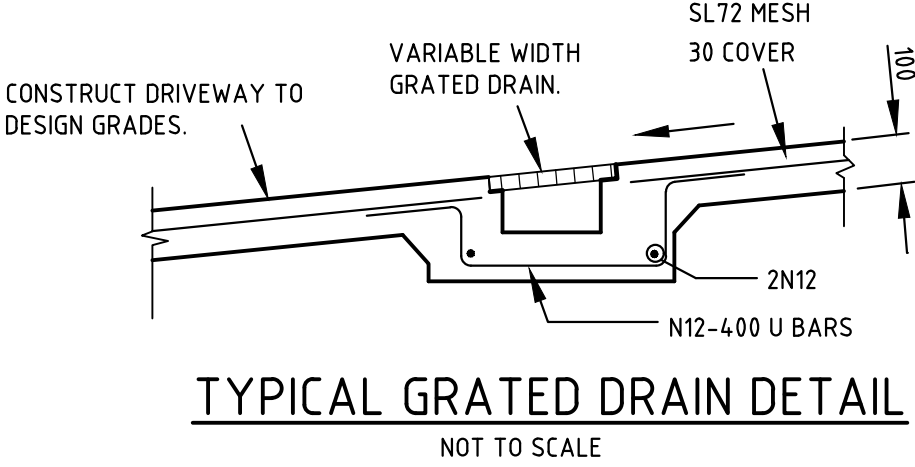
- PROPOSED PIEWORK
--- PROPOSED PUMP RISER
--- PIPE CAST IN SLAB
--- PROPOSED AG. LINE
--- SILT FENCE
--- DOWNPIPE
--- EXISTING LEVEL
--- PROPOSED LEVEL
--- ROOF / SURFACE FALL
--- FG
--- SPS FG
--- PG
--- GRATED DRAIN
--- SURFACE INLET PIT
--- SEALED JUNCTION PIT
--- CLEANING EYE
- PIT P1
S.L. 10.45
I.L. 10.00
PIT NO.
PIT SIZE
SURFACE LEVEL
INVERT LEVEL
- GD1
200X100
S.L. 10.45
I.L. 10.00
GRATED DRAIN NO.
WIDTH & DEPTH
SURFACE LEVEL
PIPE INV. LEVEL
- F.F.L. denotes FINISHED FLOOR LVL
F.G.L. denotes FINISHED GARAGE LVL
S.L. denotes SURFACE LEVEL
I.L. denotes PIT/PIPE INVERT
C.L. denotes ORIFICE CENTERLINE
T.K. denotes TOP OF KERB
G.I. denotes GUTTER INVERT
L.I.P. denotes LIP LINE
L.B. denotes LAY BACK
B.P. denotes BACK of PATH
F.P. denotes FRONT of PATH
B.D.Y. denotes BOUNDARY
E.B. denotes EDGE OF BITUMEN
C.R. denotes CENTRELINE
P.P. denotes POWER POLE
S.C. denotes SAW CUT

RAINWATER TANK NOTES:

- LABELS SHALL BE FIXED ADJACENT TO ALL OUTDOOR WATERING TAPS STATING THAT THE WATER IS NOT TO BE CONSUMED.
- AN EMERGENCY MAINS TAP SHALL BE PROVIDED ADJACENT TO THE WATER METER AND CONNECTED TO THE MAINS SUPPLY.
- RAINWATER TANK SUPPLY SHALL NOT BE CONNECTED TO DRINKING AND BATHING WATER TAP OUTLETS.
- FIRST FLUSH DEVICES TO BE FITTED TO ALL DOWNPIPES CONNECTED TO RAINWATER TANK.
- TANK SHALL BE CONNECTED TO A SYDNEY WATER APPROVED CONTROL PANEL TO ENSURE MAINS WATER SUPPLY IS PROVIDED WHEN TANK EMPTIES.
- ALL PIPES WITHIN CHARGED RAINWATER COLLECTION SYSTEM TO BE MIN. Ø100 uPVC AND ALL JOINTS SOLVENT WELDED.
- ALL PLUMBING WORKS SHALL BE CARRIED OUT BY A LICENSED PLUMBER IN ACCORDANCE WITH SYDNEY WATER GUIDELINES AND THE "NSW CODE OF PRACTICE: PLUMBING & DRAINAGE".

SEDIMENT & EROSION CONTROL NOTES:

- ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE CONSTRUCTED, PLACED AND MAINTAINED IN ACCORDANCE WITH THE HILLS SHIRE COUNCIL STANDARDS AND THE DEPARTMENT OF HOUSING'S "MANAGING URBAN STORMWATER: SOILS AND CONSTRUCTION" MANUAL.
- NO CONSTRUCTION WORKS ARE TO COMMENCE ON SITE UNTIL ALL EROSION AND SEDIMENT CONTROL MEASURES ARE IN PLACE AND HAVE BEEN INSPECTED AND APPROVED BY THE PRINCIPAL CERTIFYING AUTHORITY.
- ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REGULARLY INSPECTED, IN PARTICULAR AFTER STORMS, AND REPAIRED OR MAINTAINED AS REQUIRED TO ENSURE THE MEASURES' CORRECT AND EFFICIENT FUNCTION THROUGHOUT THE DURATION OF THE WORKS, UNTIL SUCH TIME AS THE PRINCIPAL CERTIFYING AUTHORITY AUTHORISES THE REMOVAL OF SUCH MEASURES.
- ALL STOCKPILES SHALL BE CLEAR OF ALL TREES AND DRAINAGE LINES (INCLUDING OVERLAND FLOW PATHS) AND PROTECTED FROM EROSION.
- DUST CONTROL MEASURES SHALL BE IMPLEMENTED CONTINUOUSLY DURING CONSTRUCTION.
- ALL AREAS OF THE SITE DISTURBED AND GRADED SHALL BE REVEGETATED AS SOON AS CONSTRUCTION WORKS HAVE BEEN COMPLETED.



SCALE BAR 1:100		0 1 2 3 4 5 10	
MJW		CIVIL & STORMWATER CONSULTING ENGINEERS	
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A	ISSUED FOR APPROVAL	MJW	23/04/2025
A	ISSUED FOR CO-ORDINATION	MJW	17/04/2025
ISSUE	DESCRIPTION	BY	DATE
PROJECT			
PROPOSED APARTMENT BUILDING			
2-4 VIMY STREET			
BANKSTOWN			
DRAWING TITLE			
STORMWATER LAYOUT PLAN			
TITLE PAGE, NOTES & DETAILS			
		ISSUED FOR COUNCIL APPROVAL	
CHECKED AND APPROVED BY:		Date:	
Signature: <i>Mathew J. Wahbe</i>		23/04/2025	
MATHEW J. WAHBE		DIRECTOR - B.E.Hons (CIVIL) MIEAust NO. 6163505	
DESIGNED	MJW	JOB NUMBER	ISSUE
CHECKED	MJW	1140-DA	A
DATUM	AHD	SHEET NUMBER	A1
SCALE	1:100	SW001	

PUMP CAPACITY CALCULATIONS

PUMP STORAGE			
AREA	=	85.8	Sq.m
100^3	=	88.2	mm
VOL	=	88.2 x 85.8	Cu.m
	=	7.57	

FLOW RATE			
Q	=	CAI/3600	
WHERE: C	=	1.0	
I	=	204	
	mm/hr		
THEREFORE: Q	=	4.86 l/s	

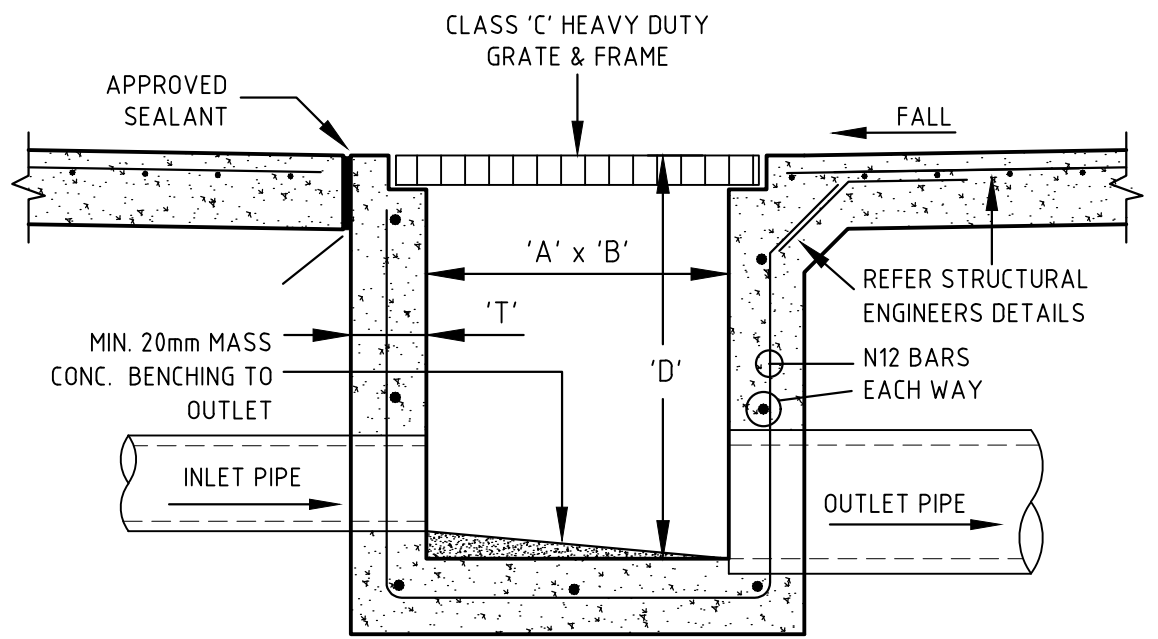
SELECTED PUMP
2 OFF SABRE MODEL KS-05 WITH 65mm CLASS '6'
PVC RISING MAIN

NOTE:

- PRIOR TO THE FORMING AND POURING OF PUMP OUT TANK, BUILDER IS TO ADVISE DESIGNER OF SEEPAGE CONDITIONS IN BASEMENT EXCAVATION.

STANDARD PUMP-OUT INSTALLATION NOTES

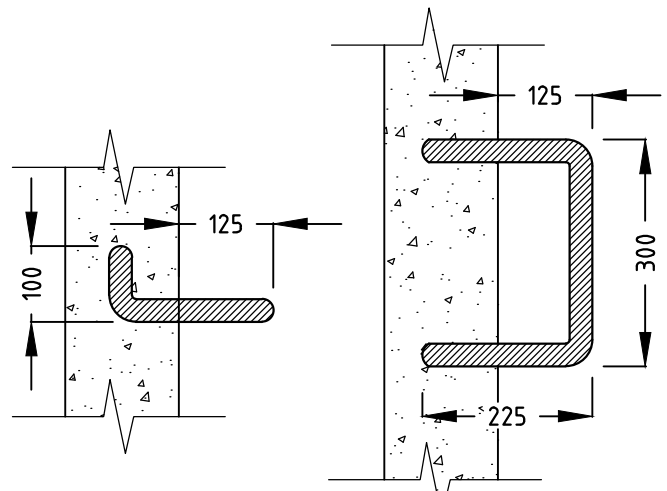
1. THE PUMP OUT SYSTEM SHALL CONSIST OF DUAL SUBMERSIBLE DEWATERING PUMPS AS SPECIFIED BY DESIGNING ENGINEER.
2. THE PUMPS SHALL BE CONFIGURED TO RUN ALTERNATIVELY SO AS TO ALLOW BOTH PUMPS TO HAVE AN EQUAL OPERATIONAL LOAD AND PUMP LIFE.
3. A LOW LEVEL FLOAT SHALL BE PROVIDED TO ENSURE THAT THE MINIMUM REQUIRED WATER LEVEL IS MAINTAINED WITHIN THE SUMP AREA OF THE TANK. IN THIS REGARD THIS FLOAT WILL FUNCTION AS AN OFF SWITCH FOR THE PUMPS.
4. A SECOND FLOAT SHALL BE PROVIDED AT A HIGHER LEVEL, APPROXIMATELY 300MM ABOVE THE MINIMUM WATER LEVEL, WHEREBY ONE OF THE PUMPS WILL OPERATE AND DRAIN THE TANK TO THE LOW LEVEL FLOAT.
5. A THIRD FLOAT SHALL BE PROVIDED AT A HIGH LEVEL, WHICH IS APPROXIMATELY THE ROOF LEVEL OF THE TANK. THIS PUMP SHALL THE IDLE PUMP AND ACTIVATE THE ALARM.
6. AN ALARM SYSTEM SHALL BE PROVIDED WITH A FLASHING STROBE LIGHT AND A PUMP FAILURE WARNING SIGN WHICH ARE TO BE LOCATED AT THE DRIVEWAY ENTRANCE TO THE BASEMENT LEVEL. THE ALARM SHALL BE PROVIDED WITH A BATTERY BACKUP IN CASE OF POWER FAILURE.



DEPTH	'A'	'B'	'T'	REO SPACING
D ≤ 900	600	600	150	N12-200 H + V & N12 CORNER BARS @ 200 C-C
D > 900	900	900		

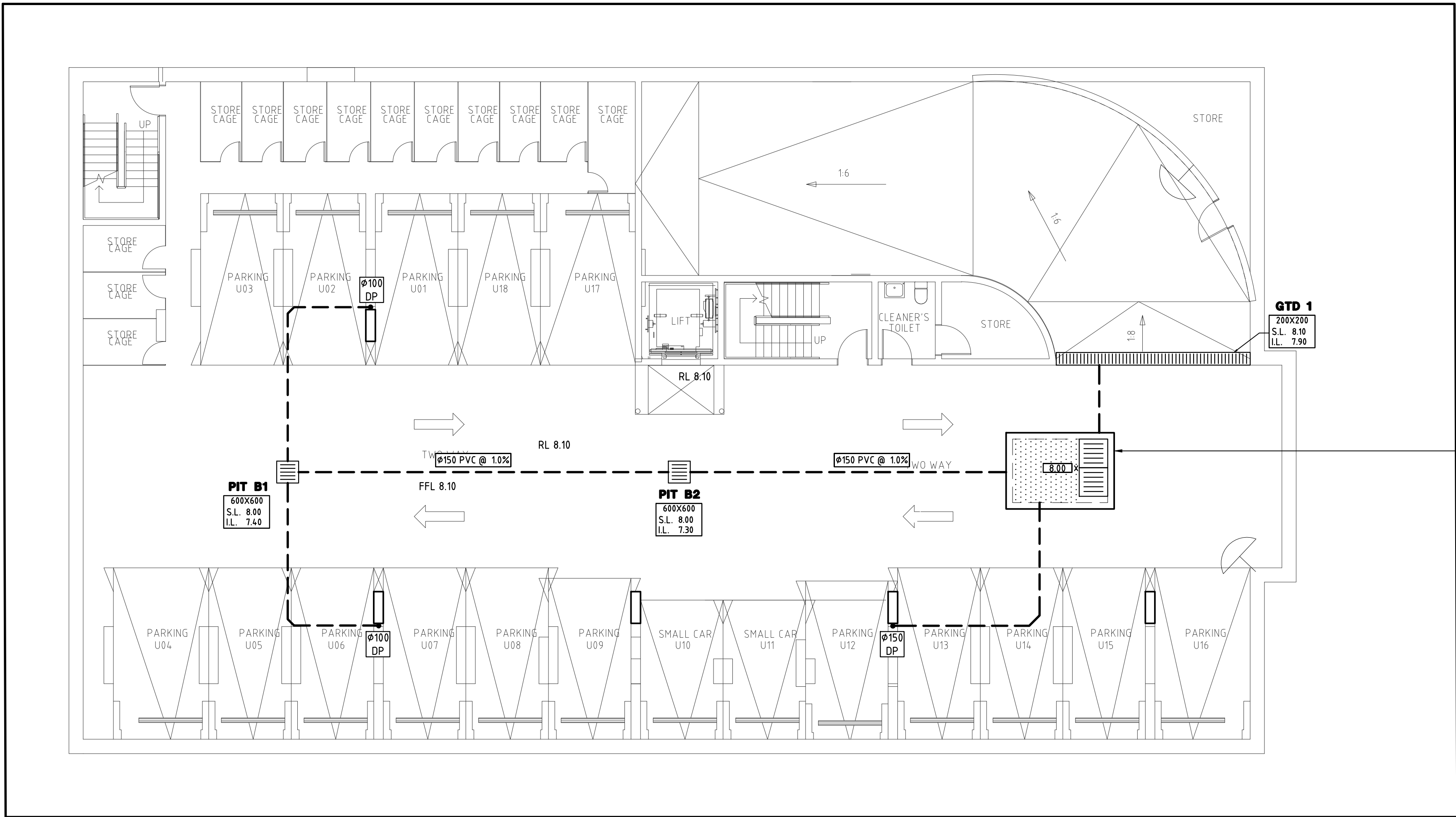
TYPICAL BASEMENT PIT DETAIL

SCALE 1:10



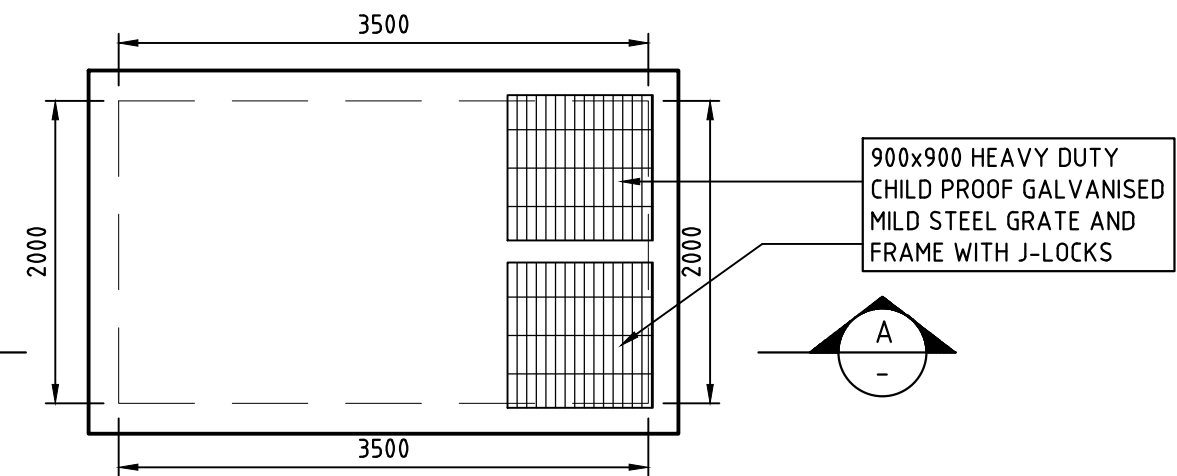
STEP IRON DETAILS

SCALE 1:10



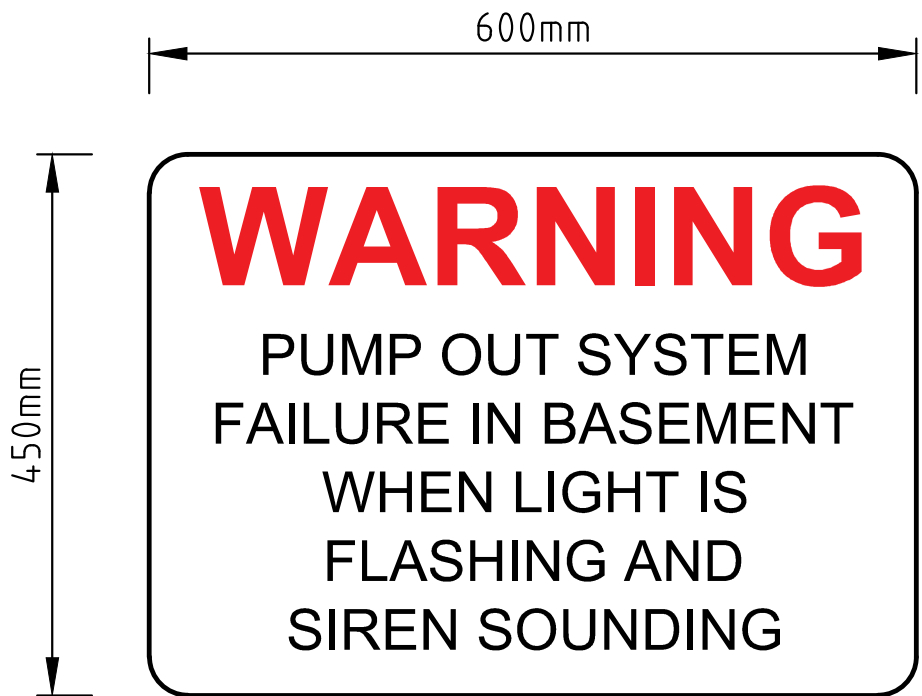
STORMWATER LAYOUT PLAN
BASEMENT LEVEL 2

SCALE 1:100



BASEMENT PUMP-OUT TANK PLAN VIEW

SCALE 1:50



PUMP OUT FAILURE WARNING SIGN

NOT TO SCALE

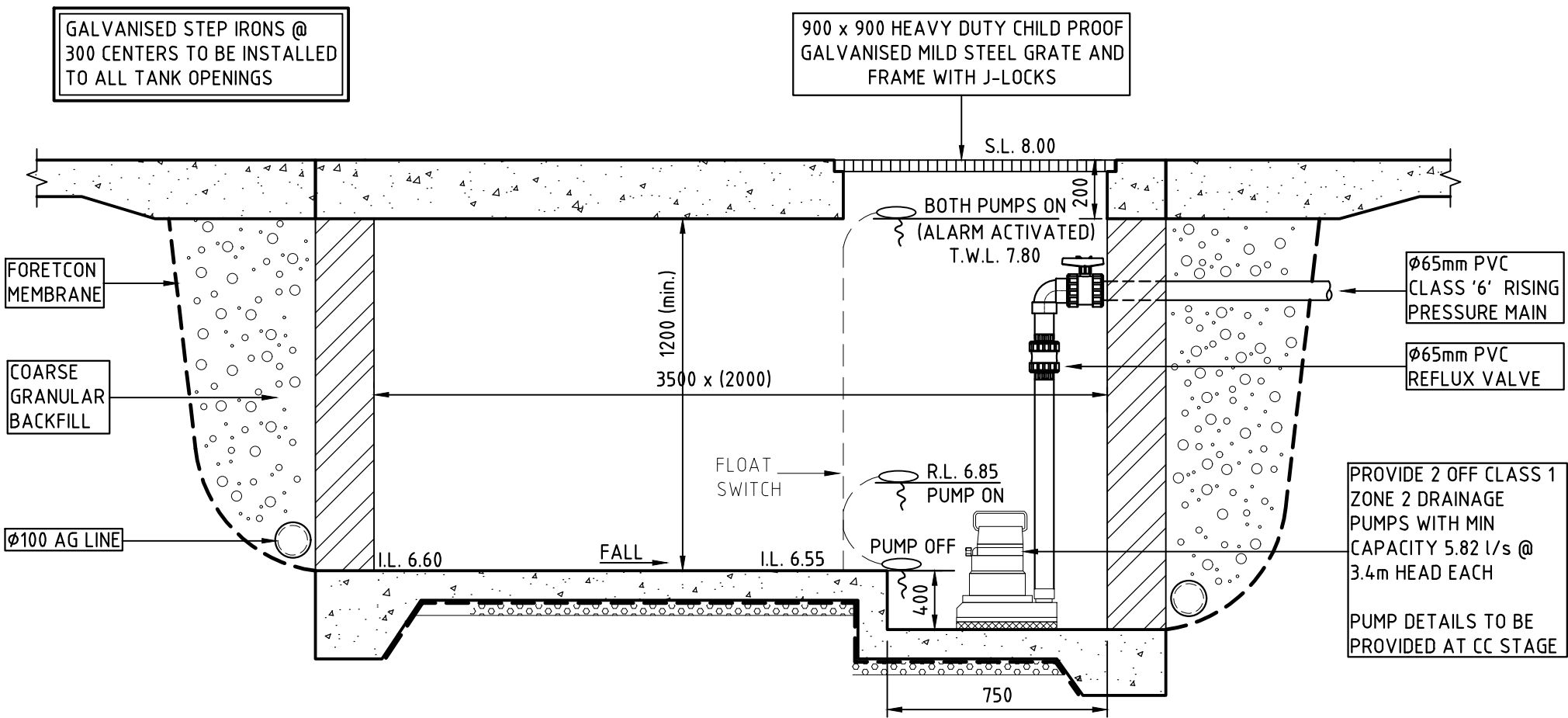
- NOTES:
- WARNING SIGN TO BE PLACED IN A CLEAR AND VISIBLE LOCATION WHERE VEHICLES ENTER THE BASEMENT AND WITHIN CLOSE PROXIMITY TO FLASHING STROBE LIGHT AND SIREN
- COLOURS: - 'WARNING' - RED
- BORDER AND OTHER LETTERING - BLACK



CONFINED SPACE WARNING SIGN

NOT TO SCALE

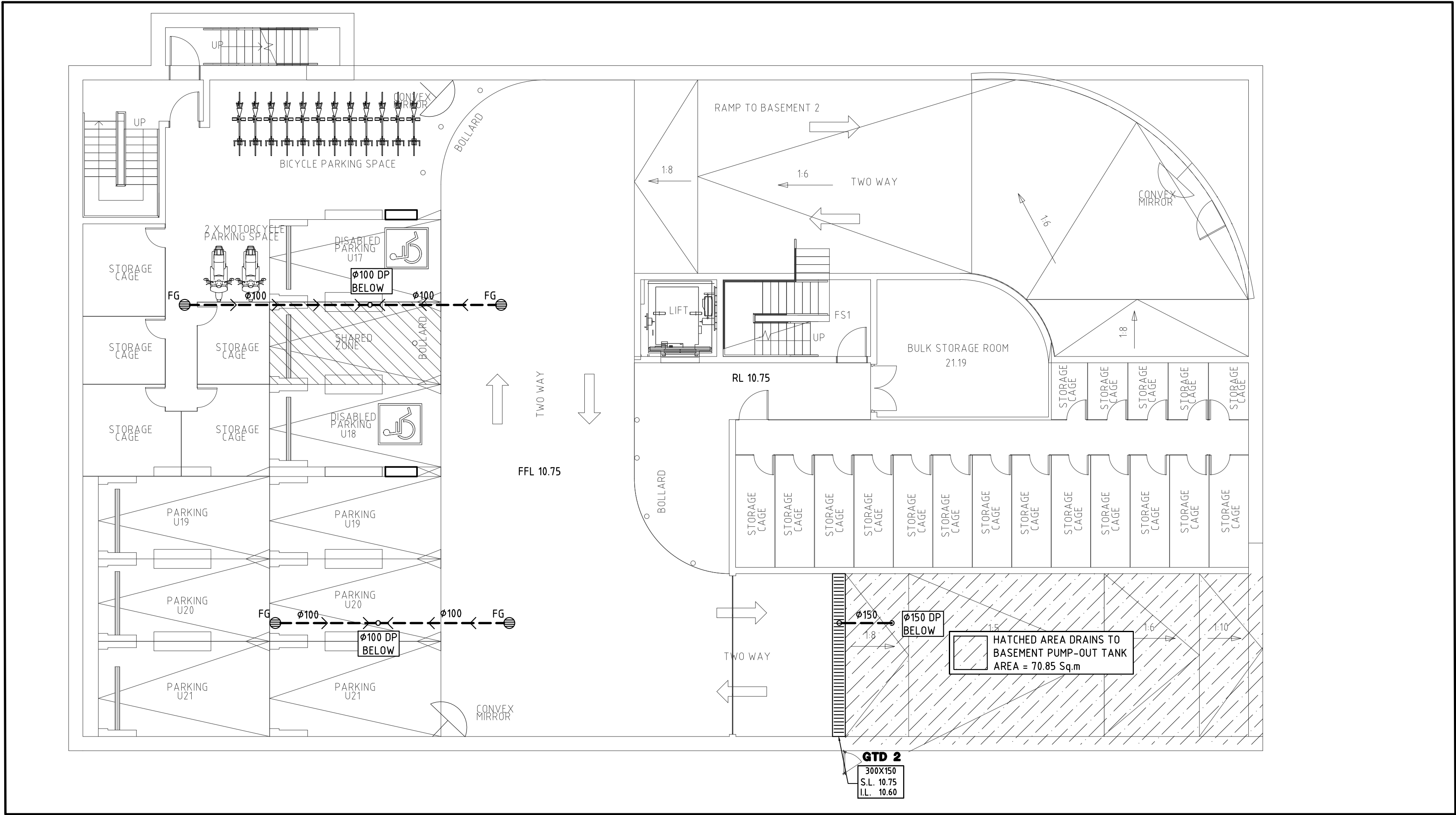
- NOTES:
- PROVIDE CONFINED SPACE WARNING SIGN TO ALL BASEMENT PUMP HOLDING TANK AND BELOW GROUND DETENTION TANK ACCESS INLETS TO DETAIL SHOWN
- SIZE: - 250mm X 187.5mm (SMALL ENTRIES)
COLOURS: - 'DANGER' AND BACKGROUND - WHITE
- ELLIPTICAL AREA - RED
- RECTANGLE CONTAINING ELLIPSE - BLACK
- OTHER LETTERING AND BORDER - BLACK
MATERIAL: - METAL OR OTHER DURABLE SYNTHETIC MATERIAL



SECTION THROUGH BASEMENT PUMP-OUT TANK

SECTION A
SCALE n.t.s.

- NOTE:
1. PUMP-OUT TANK TO BE CONSTRUCTED AS PER STRUCTURAL ENGINEERS DETAILS AND SPECIFICATIONS
 2. REFER TO STRUCTURAL ENGINEER'S PLANS
 3. ALL SUBSOIL DRAINAGE LAID AROUND BASEMENT PERIMETER TO BE CONNECTED TO PUMP-OUT TANK SUMP
 4. "CONFINED SPACE" NOTE TO BE ADDED TO ALL PUMP-OUT TANK ACCESS INLETS IN A CLEAR AND VISIBLE LOCATION - REFER TO NOTE "CONFINED SPACE WARNING SIGN"



STORMWATER LAYOUT PLAN
BASEMENT LEVEL 1
SCALE 1:100



CONFINED SPACE WARNING SIGN

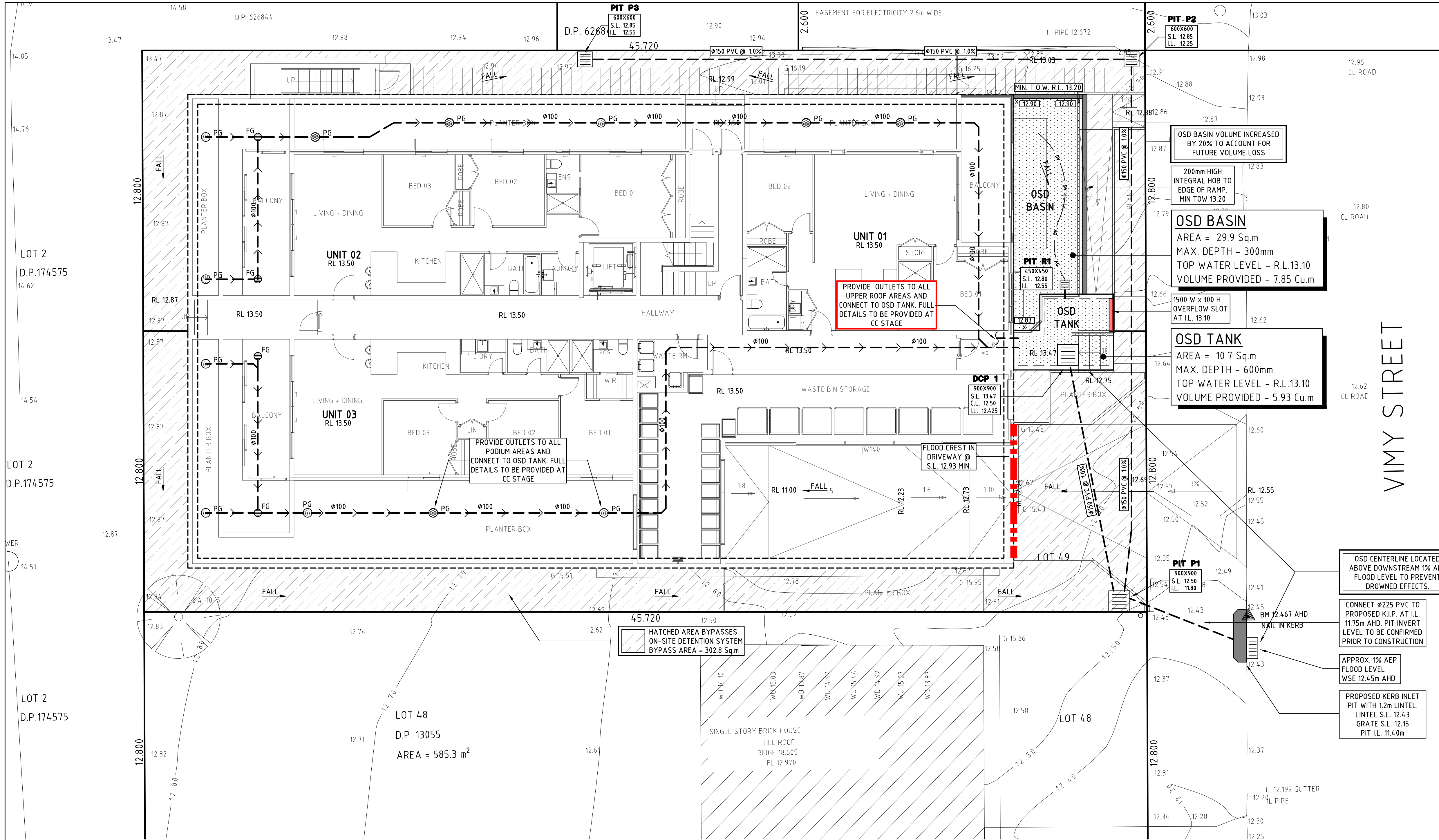
NOT TO SCALE

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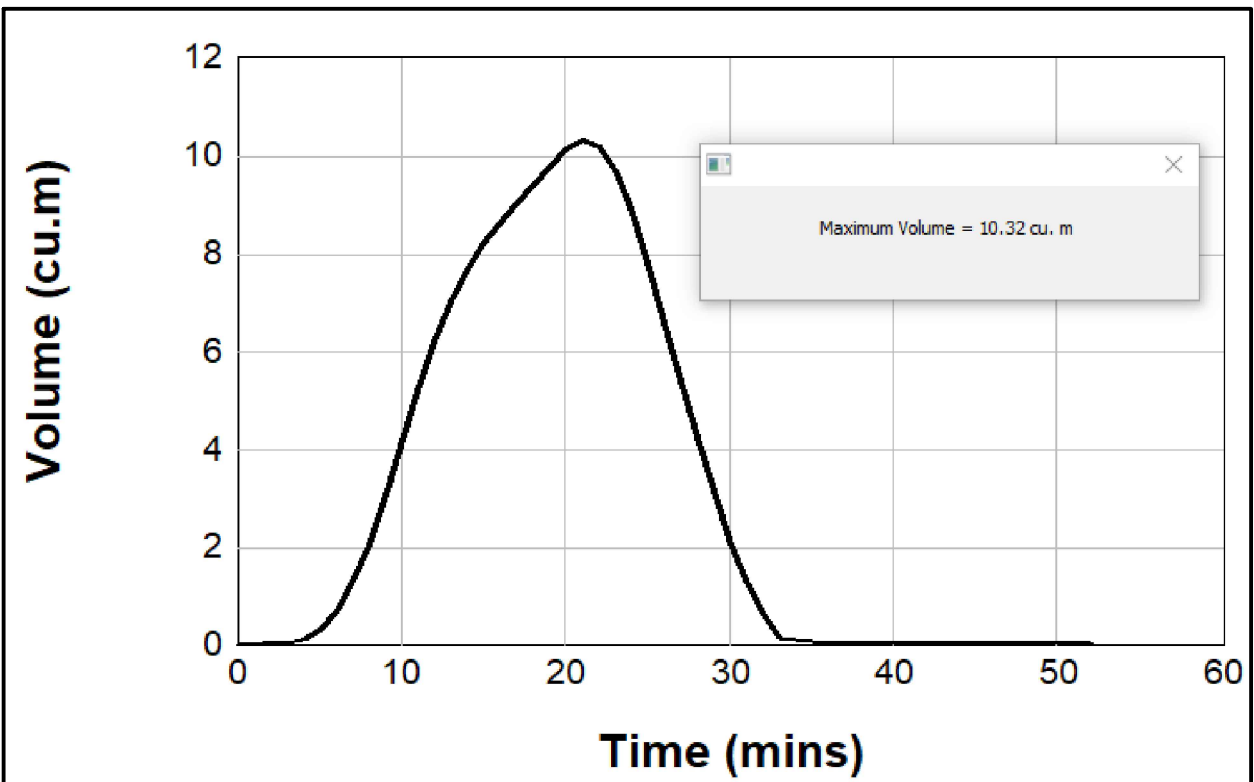
SCALE BAR 1:100		0 1 2 3 4 5 10	
M J W		CIVIL & STORMWATER CONSULTING ENGINEERS	
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A		ISSUED FOR APPROVAL	
A		ISSUED FOR CO-ORDINATION	
ISSUE		DESCRIPTION	
PROJECT		BY	
PROPOSED APARTMENT BUILDING		DATE	
2-4 VIMY STREET		M JW	
BANKSTOWN		23/04/2025	
DRAWING TITLE		DATE	
STORMWATER LAYOUT PLAN		M JW	
BASEMENT LEVEL 1 PLAN, NOTES & DETAILS		17/04/2025	
ISSUED FOR COUNCIL APPROVAL		DATE	
CHECKED AND APPROVED BY:		Date	
Signature		23/04/2025	
Mathew J. Wahbe		MATHIEW J. WAHBE	
DIRECTOR - B.E.Hons (CIVIL) MIEAust NO. 6163505		JOB NUMBER	
DESIGNED		1140-DA	
M JW		SHEET NUMBER	
CHECKED		SW011	
M JW		ISSUE	
DATUM		A	
AHD		A1	
SCALE		1:100	



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- LEGEND:**
- PROPOSED PIEWORK
 - SILT FENCE
 - x EXISTING LEVEL
 - x PROPOSED LEVEL
 - FALL ROOF / SURFACE FALL
 - SURFACE INLET PIT
 - SEALED JUNCTION PIT
 - CLEANING EYE
- PIT P1**
- PIT NO.
 - PIT SIZE
 - SURFACE LEVEL
 - INVERT LEVEL

**STORMWATER LAYOUT PLAN
GROUND FLOOR**
SCALE 1:100



DRAINS MODELLING - OSD VOLUME
1% AEP PEAK STORM VOLUME OUTPUT

LOT AREA (m ²)	PRE-DEV IMPERVIOUS (%)	POST-DEV IMPERVIOUS (%)	STORM (AEP)	PRE-DEV FLOW (m ³ /s)	POST-DEV FLOW (m ³ /s)	CONTROLLED OUTFLOW (m ³ /s)
1170.6	34.8	68.2	20%	0.028	0.034	0.025
			5%	0.041	0.045	0.029
			1%	0.050	0.059	0.033

DRAINS MODELLING RESULTS TABLE
CB CITY COUNCIL

HATCHING LEGEND

- DENOTES EXTENT OF AREA BYPASSING OSD SYSTEM

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SCALE BAR 1:100

MJW **CIVIL & STORMWATER CONSULTING ENGINEERS**

Office: 21 Greens Avenue Oatlands NSW 2117
Phone: 02 8320 0502
Online: www.mjwcivil.com.au
Email: info@mjwcivil.com.au

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A	ISSUED FOR APPROVAL	MJW	23/04/2025
A	ISSUED FOR CO-ORDINATION	MJW	17/04/2025

ISSUE	DESCRIPTION	BY	DATE

PROJECT

PROPOSED APARTMENT BUILDING

2-4 VIMY STREET

BANKSTOWN

DRAWING TITLE

STORMWATER LAYOUT PLAN

GROUND FLOOR PLAN, NOTES & DETAILS

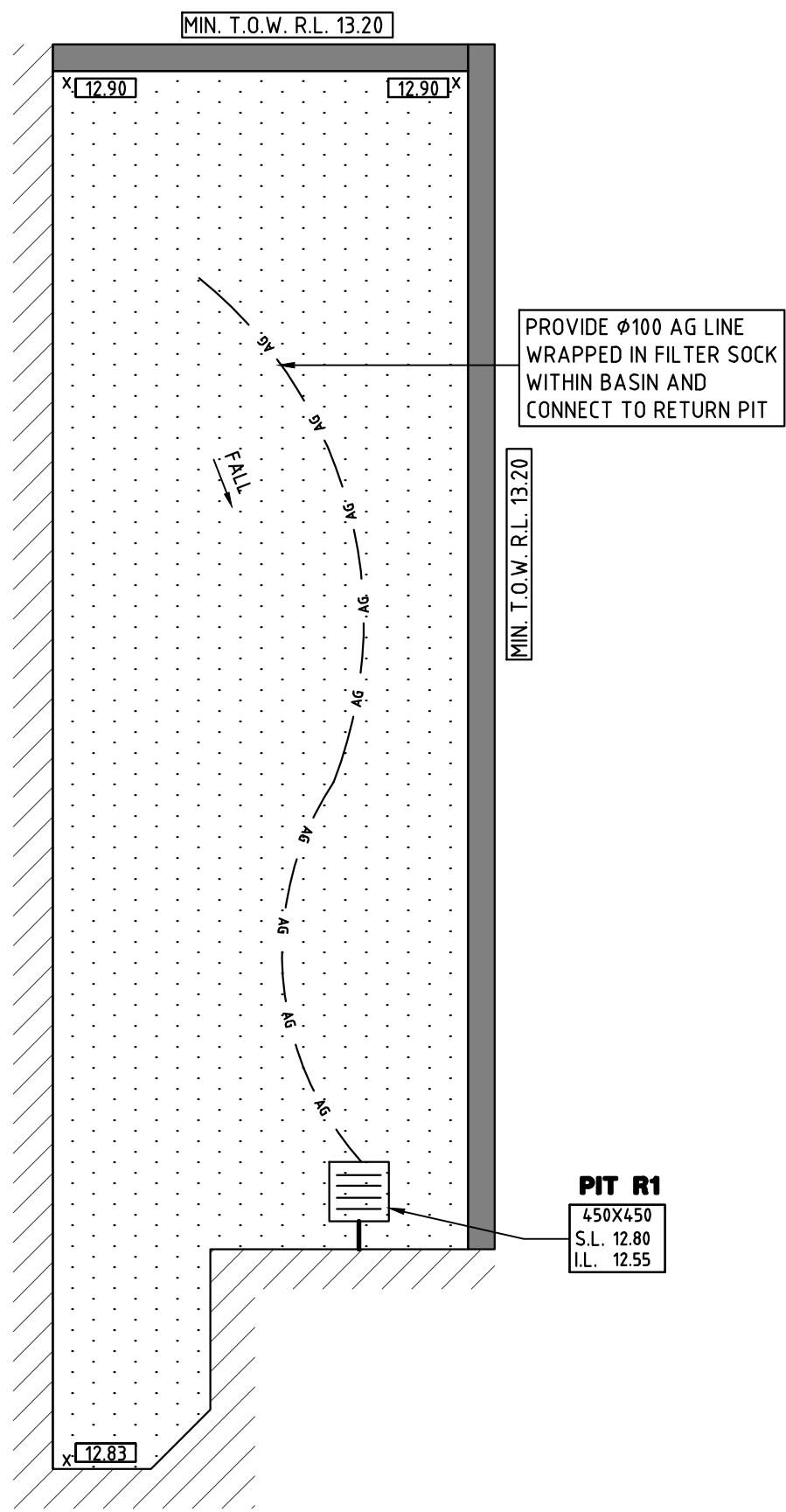
ISSUED FOR COUNCIL APPROVAL

CHECKED AND APPROVED BY:

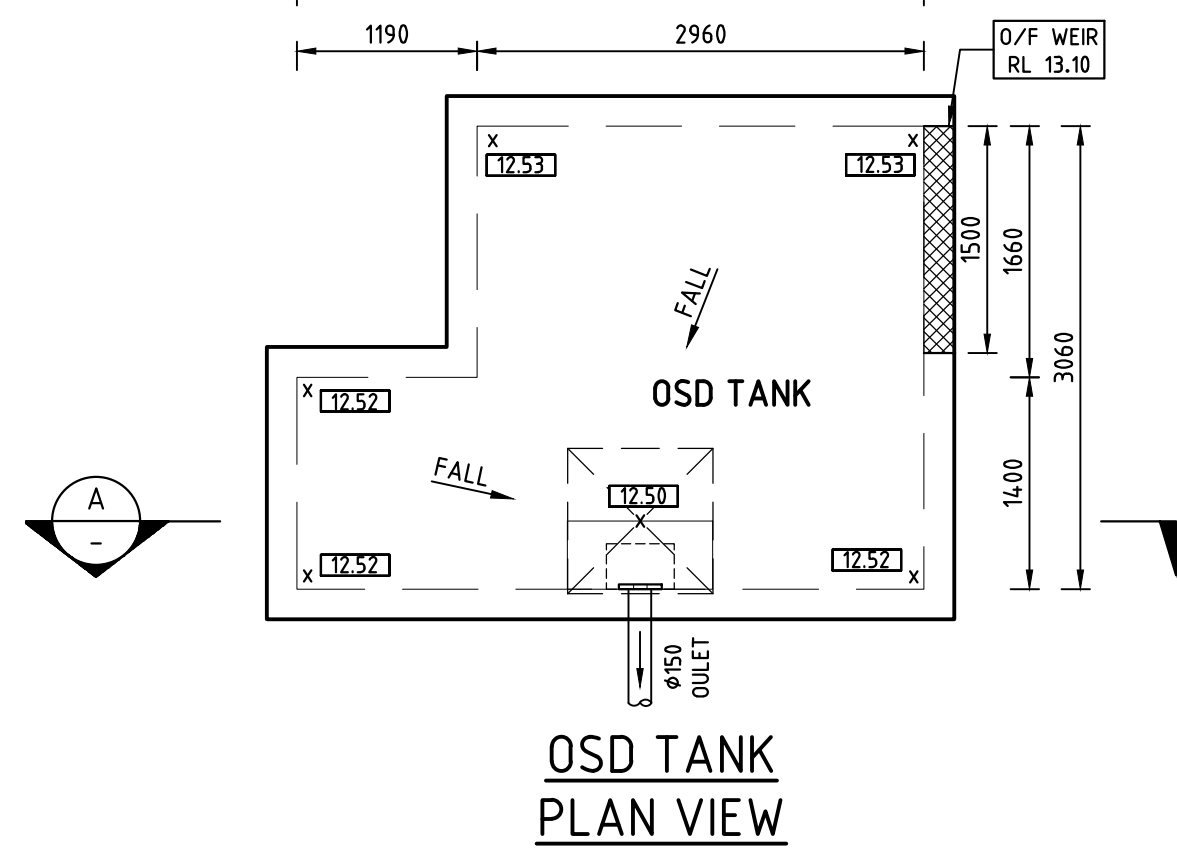
Signature: *Mathew J. Wahbe* Date: 23/04/2025

MATHEW J. WAHBE
DIRECTOR - B.E. HONS (CIVIL) MIEAust NO. 6163505

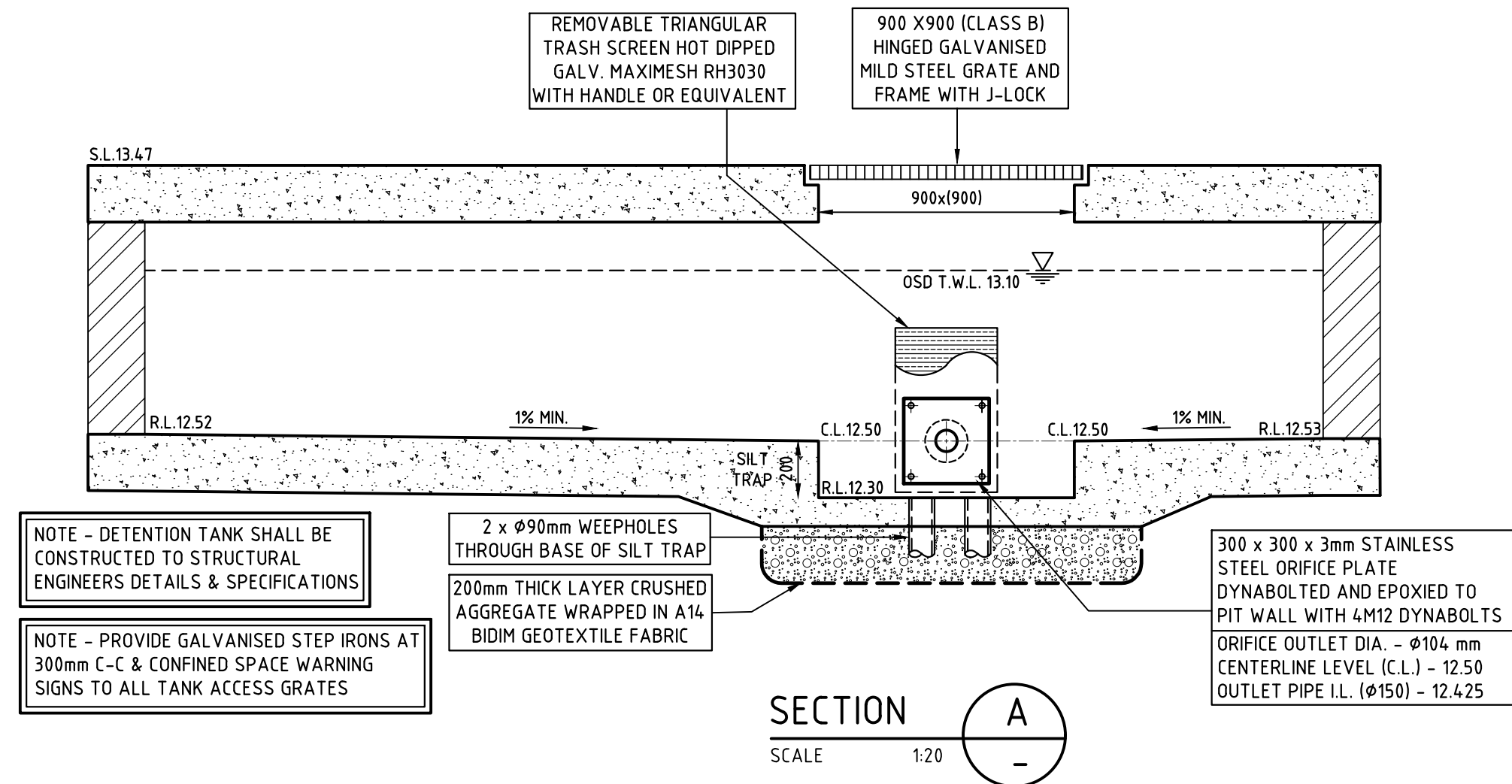
DESIGNED	MJW	JOB NUMBER	1140-DA	ISSUE	A
CHECKED	MJW	SHEET NUMBER	SW020		
DATUM	AHD				
SCALE	1:100				A1



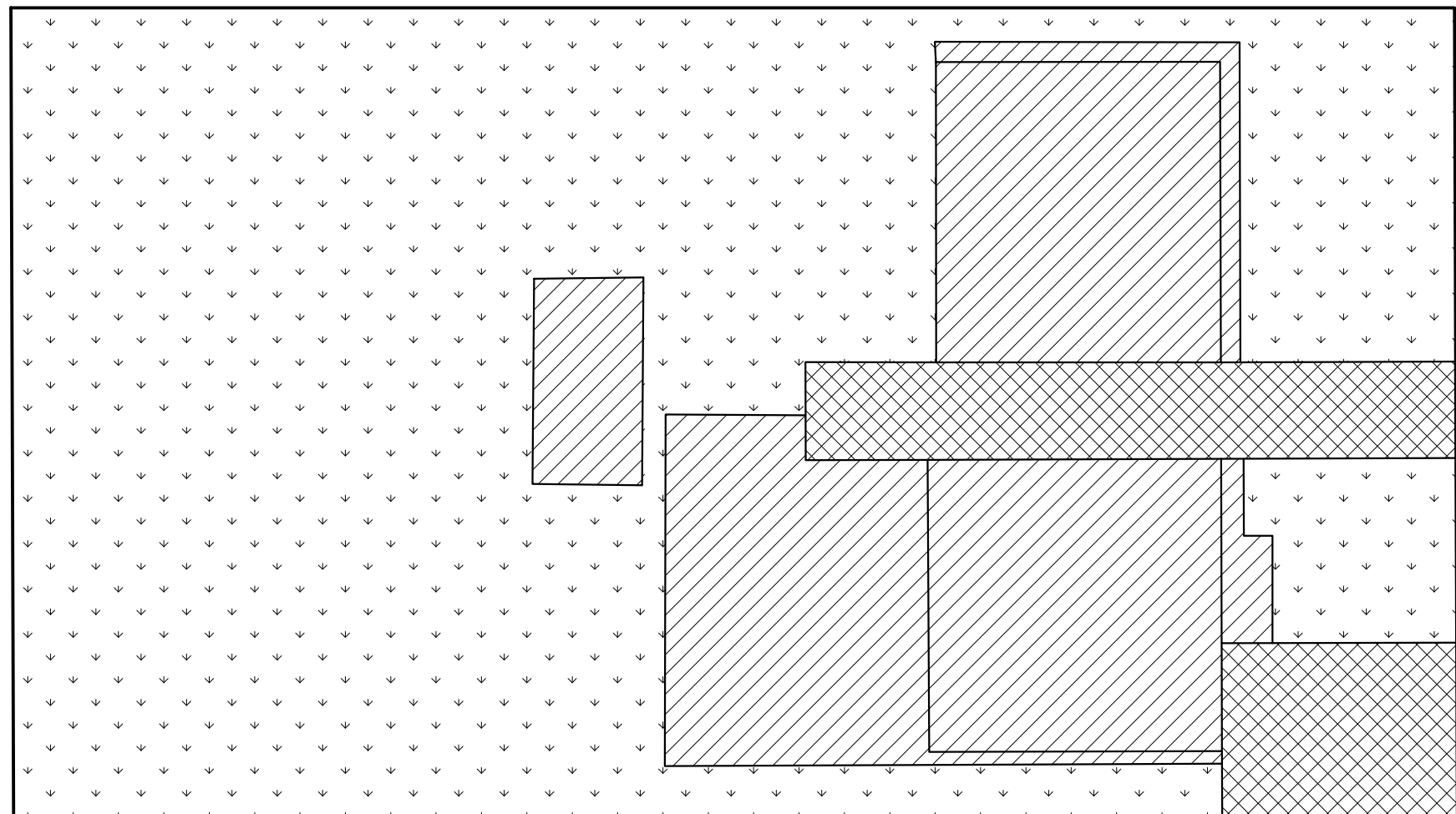
PLAN DETAIL
ABOVE-GROUND OSD BASIN
SCALE 1:50



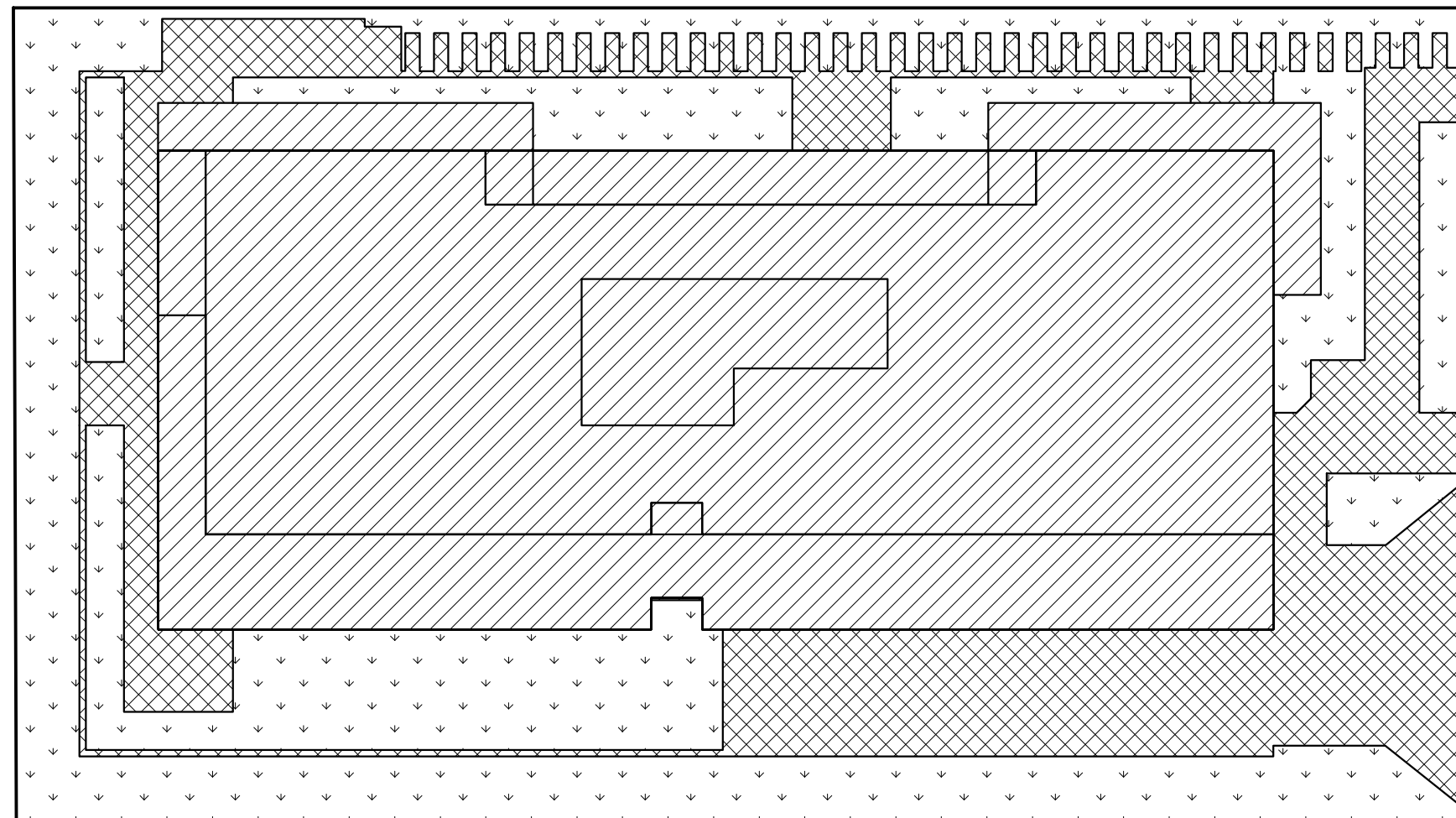
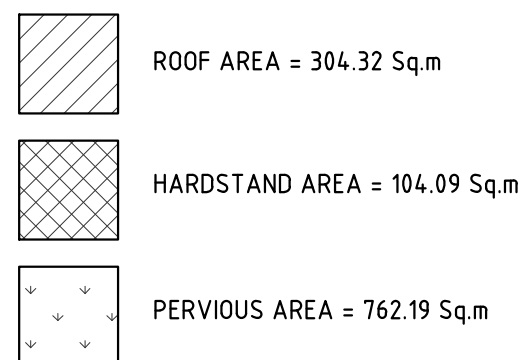
OSD TANK
PLAN VIEW
SCALE 1:20



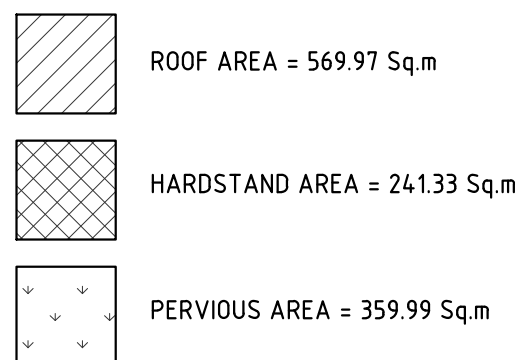
SECTION
SCALE 1:20



PRE-DEVELOPED CATCHMENT PLAN
SCALE 1:200

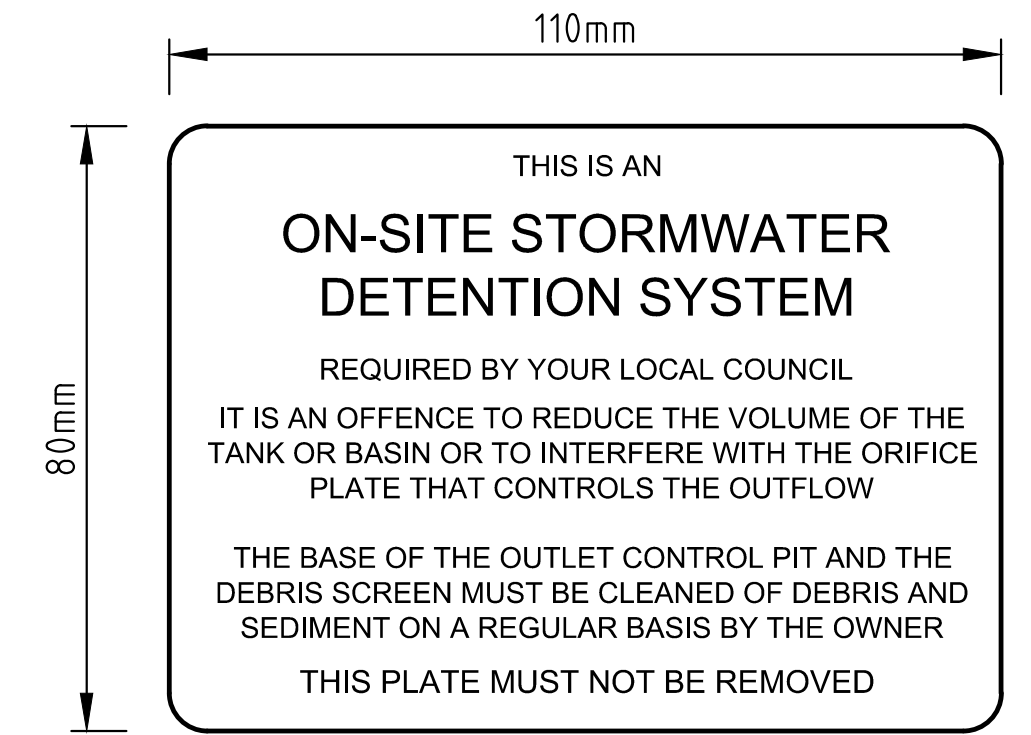


POST-DEVELOPED CATCHMENT PLAN
SCALE 1:200



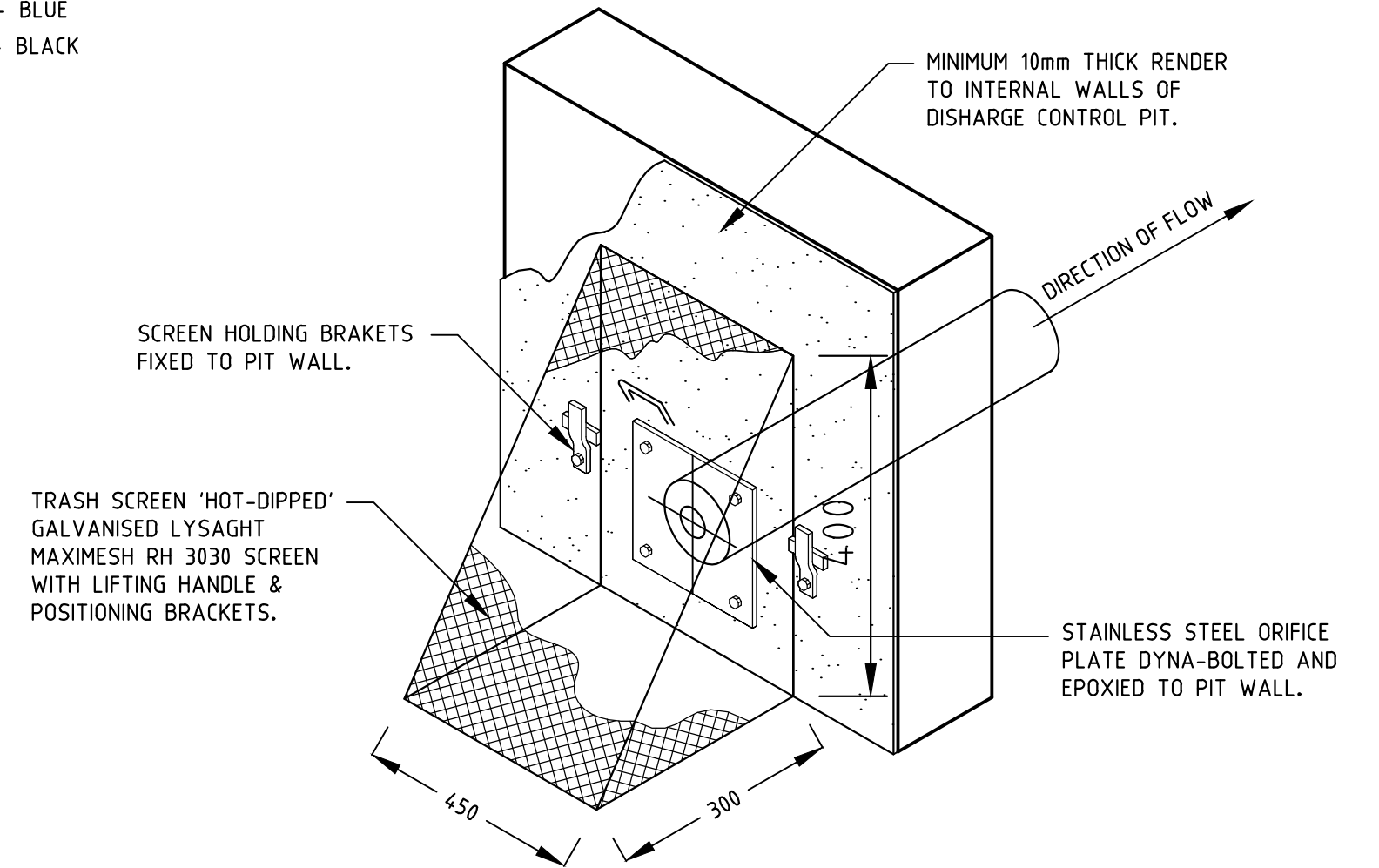
ON SITE DETENTION WARNING SIGN
NOT TO SCALE

- NOTES: -
- SIGN SHALL BE PLACED IN A CLEAR AND VISIBLE LOCATION
 - COLOURS: 1 - TRIANGLE AND "WARNING" - RED
2 - WATER - BLUE
3 - FIGURE AND OTHER LETTERING - BLACK



UPRCT OSD MARKER PLATE
NOT TO SCALE

- NOTES:
- PROVIDE UPRCT/COUNCIL COMPLIANT MARKER PLATE TO DISCHARGE CONTROL PIT
 - SIZE: - 110mm X 80mm
 - COLOUR: - ETCHED AND FILLED BLACK LEGEND ON NATURAL SILVER BACKGROUND
 - MATERIAL: - ALUMINIUM MIN. 0.9MM



TRASH RACK INSTALLATION DETAIL
SCALE 1:10

SCALE BAR 1:100		0 1 2 3 4 5 10	
MJW		CIVIL & STORMWATER CONSULTING ENGINEERS	
Office: 21 Greens Avenue Oatlands NSW 2117		Phone: 02 8320 0502	
Online: www.mjwcivil.com.au		Email: info@mjwcivil.com.au	
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A		ISSUED FOR APPROVAL	
A		ISSUED FOR CO-ORDINATION	
ISSUE		DESCRIPTION	
BY		DATE	
PROJECT			
PROPOSED APARTMENT BUILDING			
2-4 VIMY STREET			
BANKSTOWN			
DRAWING TITLE			
STORMWATER LAYOUT PLAN			
OSD TANK PLAN & SECTION DETAILS			
		ISSUED FOR COUNCIL APPROVAL	
CHECKED AND APPROVED BY:		Date:	
Signature: <i>Mathew J. Wahbe</i>		23/04/2025	
MATHEW J. WAHBE		DIRECTOR - B.E. Hons (CIVIL) MIE Aust NO. 6163505	
DESIGNED	MJW	JOB NUMBER	1140-DA
CHECKED	MJW	SHEET NUMBER	SW021
DATUM	AHD	SCALE	1:100
ISSUE		A1	