

10 August 2022

211019

Taylor Construction Group  
Level 13, 157 Walker St  
North Sydney NSW 2060

Attention: Cassandra Zughbi

**North Sydney Public School**

**Stormwater Statement Letter - Modification 4.55**

---

Dear Cassandra,

The following statement seeks to provide clarification on changes 10 and 30 as highlighted by the Town Planner:

***Change 10: "Relocation of rainwater tank and update OSD tank design"***

In the original concept design, the rainwater tank was placed in the north-western corner of Building J. The change was proposed to combine the two for optimal hydraulic performance and to rationalise the design. Relocation of the rainwater tank adjacent to the OSD tank enables a larger catchment of roof to be collected, thus generating greater efficiency of the rainwater re-use system. Further, the relocation simplifies the overflow route from the rainwater tank into the OSD tank.

***Change 30: "Updated stormwater connection south-west of Building J"***

After liaising with North Sydney Council and investigations on site, it has become evident that the flow conveyance capacity of Council's inground pipe system at the currently approved point of connection is inadequate for the proposed development. We therefore required to connect the site's drainage further downstream via an OSD system and diversion line. The most viable option is the existing channel, which has the capacity to accept the design flows. Please refer to the attached correspondence with North Sydney Council on the following pages.

Should you require anything further please contact the undersigned.

Yours faithfully,  
**TTW (NSW) PTY LTD**



**Nemesio Biason Jr., BE(Civil), MIEAust, NER, CPEng**  
**Associate Director**

P:\2021\2110\211019\Letters\220720 Stormwater Statement Mod 4.55 v2.docx

**From:** Nemesisio Biason Jr  
**Sent:** Wednesday, 10 August 2022 11:38 AM  
**To:** William Bever  
**Subject:** FW: North Sydney Public School (SSD 11869481) - Soil & Water Management Sub-Plan

---

**From:** Nemesisio Biason Jr  
**Sent:** Friday, 1 July 2022 12:32 PM  
**To:** Harry Konsti <[Harry.Konsti@northsydney.nsw.gov.au](mailto:Harry.Konsti@northsydney.nsw.gov.au)>  
**Subject:** RE: North Sydney Public School (SSD 11869481) - Soil & Water Management Sub-Plan

Hi Harry,  
Tried to call you to discuss. Can you pls call me back on 0404009871 when you get a chance.  
Regards

---

**From:** Harry Konsti <[Harry.Konsti@northsydney.nsw.gov.au](mailto:Harry.Konsti@northsydney.nsw.gov.au)>  
**Sent:** Monday, 21 March 2022 3:41 PM  
**To:** Nemesisio Biason Jr <[Nemesio.BiasonJr@ttw.com.au](mailto:Nemesio.BiasonJr@ttw.com.au)>  
**Subject:** RE: North Sydney Public School (SSD 11869481) - Soil & Water Management Sub-Plan

**[External Email]: Do not click links or open attachments unless you recognize the sender and know the content is safe.**

Hi Nemesisio,

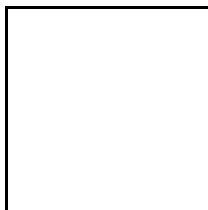
The plans show that the new school drainage will connect to the small pit (marked as pit 1 in the plans) in the footpath at the existing pedestrian crossing.  
This pit is only a small converter that was built as a temporary measure to divert water away from the school entrance and pedestrian crossing.

The stormwater from the school site should be managed appropriately and connected into the Council Drainage pipe system at the end of the school grounds in Bay Road, near the walkway to McHatton Street.

It is unknown if the open channel that runs along the edge of the school has the capacity for the additional drainage. This will be your responsibility to determine.  
You will also need to ensure that the additional drainage is not making the downstream drainage system worse as a result of the works. In this regard, DRAINS modelling is required.

Should you have any further queries regarding this matter, I can be contacted on 9936 8367 or by return email.

Regards



**Harry Konsti**

Development Engineer

P +61 2 9936 8367 | M +61 466 323 022

[Harry.Konsti@northsydney.nsw.gov.au](mailto:Harry.Konsti@northsydney.nsw.gov.au)



**SUNSET**  
SERIES 

ST LEONARDS PARK  
SATURDAY 26 MARCH  
SUNDAY 27 MARCH

**From:** Nemesio Biason Jr <[Nemesio.BiasonJr@ttw.com.au](mailto:Nemesio.BiasonJr@ttw.com.au)>

**Sent:** Tuesday, 15 March 2022 8:33 AM

**To:** Harry Konsti <[Harry.Konsti@northsydney.nsw.gov.au](mailto:Harry.Konsti@northsydney.nsw.gov.au)>

**Subject:** FW: North Sydney Public School (SSD 11869481) - Soil & Water Management Sub-Plan

**CAUTION :** Do not click links or open attachments unless you recognise the sender and know the content is safe.

Hi Harry,

Your colleague Zarko has advised us that you're incharge of this area of North Sydney Council.

Please see below/attached for your reference.

Regards

**Nemesio Biason Jr** | Associate Director

+61 2 9439 7288 | +61 404 009 871

Level 6, No. 73 Miller Street, North Sydney NSW 2060

[We have a new Sydney office, read about it here](#)



**From:** Nemesio Biason Jr

**Sent:** Monday, 14 March 2022 10:26 AM

**To:** [Zarko.Cvetkovic@northsydney.nsw.gov.au](mailto:Zarko.Cvetkovic@northsydney.nsw.gov.au)

**Cc:** Cassandra Zughbi <[cassandraz@taylorau.com.au](mailto:cassandraz@taylorau.com.au)>; Tom Udovcic <[thomasu@taylorau.com.au](mailto:thomasu@taylorau.com.au)>

**Subject:** North Sydney Public School (SSD 11869481) - Soil & Water Management Sub-Plan

Hi Zarko,  
Hope you're well, long time no speak.

Our State Significant consent condition for North Sydney School development requires us to consult with Council regarding our preparation of the Soil & Water Management Plan (Erosion & Sediment Control Plan) for the site, see highlighted below.

- B18. The Applicant must prepare a Construction Soil and Water Management Sub-Plan (CSWMSP) and the plan must address, but not be limited to the following:**
- (a) be prepared by a suitably qualified expert, **in consultation with Council;**
  - (b) measures to ensure that sediment and other materials are not tracked onto the roadway by vehicles leaving the site;

Please find attached TTW's proposed Soil & Water Management Plan (Erosion & Sediment Control Plan) for the site. Can you please let us know if you have any issues with the attached?

Regards

Nem

\*\*\*\*\* This email message is for the named persons' use only and may contain confidential and/or legally privileged information. No confidentiality or privilege is waived or lost by any mis-transmission. If you are not the intended recipient please notify the sender by reply email and immediately delete this email. Use, disclosure or reproduction of this email by anyone other than the intended recipient(s) is strictly prohibited. No representation is made that this email or any attachments are free of viruses. Virus scanning is recommended and is the responsibility of the recipient.

\*\*\*\*\*