

Flood Assessment Report
Log Cabin Development
Laundry Hotels

20 Memorial Avenue, Penrith NSW 2750



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1 INTRODUCTION

1.1 PURPOSE

EWFw Consulting Engineers Pty Ltd (EWFw) has been engaged to prepare a Flood Assessment (FA) for the proposed Log Cabin Development (the site) at 20 Memorial Avenue, Penrith. The preparation of this plan is based on our understanding of the existing topography of the site and its surroundings, flood information received from Penrith City Council (Council) and the constraints surrounding this development.

This report discusses the development of the FA for the site that is based on:

- a review of available information and data that include current flood studies completed for the overall catchment
- the defining of flooding constraints for the site
- the identification of requirements for emergency response in a flood situation

This report produced by EWFw is provided on an as is basis of its best judgement and accepted engineering practices at the time of writing.

1.2 SITE LOCATION

The site is located within Penrith City Council's (Council) local governing area and is located approximately 1km North-West of the Penrith Central Business District (CBD). The site is bordered by the Nepean River to the West, the Yandhai Nepean Crossing footbridge to the South, the Great Western Highway (Hill Street) to the North and Memorial Avenue to the east.



FIGURE 1-1 SITE LOCATION PLAN (SOURCE: SPATIAL INFORMATION EXCHANGE NSW)

The site is situated within the Nepean River catchment and further within the floodplain of this catchment as shown on the flood mapping imagery.

1.3 REFERENCE DOCUMENTS

The following documents have been reviewed in order to develop this report and should be read in conjunction to this report:

TABLE 1-1 REFERENCE DOCUMENTS

Document	Reference
Penrith City Council Development Control Plan 2014 Part C3 Section 3.5 – Flood Planning	PCC DCP Part C3
NSW Floodplain Development Manual – the management of flood liable land 2005	NSW FDM
Nepean River Flood Study – Final Report Volume 1: Main Report prepared by Advisian (ref: 301077-14401_Nepean River Flood Study_revD)	NRFSMR 2018
Nepean River Flood Study – Final Report Volume 2: Appendix A: Flood Map prepared by Advisian (ref: 301077-14401_Nepean River Flood Study_revD)	NRFSFM 2018
Flood Level Enquiry letter prepared by Penrith City Council (ref: ECM 8935258)	PCCFLE 2019

2 AVAILABLE DATA

2.1 FLOOD LEVEL ENQUIRY

A flood level enquiry was submitted to Penrith City Council to which a response letter was received on 25th November 2019 indicating the site was less than 0.5m above the 1% Annual Exceedance Probability (AEP) flood level, thus subjected to PCC DCP Part C3. The estimated 1% AEP flood level affecting the site is RL26.40m AHD (Australian Height Datum).

Letter affixed in appendices for reference.

2.2 NEPEAN RIVER FLOOD STUDY

A flood study has been undertaken by Advisian on behalf of Council for the Nepean River throughout Council's local governing area with their findings listed within their Flood Study Report and Flood Study Mapping – refer to Table 1-1 for document details. This study supersedes the previous studies and reflects updated base information such as revised NSW LiDar information and new flood modelling techniques.

The study was calibrated largely to the experienced 1978 flood – other floods experienced were in 1986 and 1990. For the study, eight hydrographs were modelled being 20 year Annual Recurrence Interval (ARI), 50 year ARI, 100 year ARI, 200 year ARI, 500 year ARI, 1000 year ARI, 2000 year ARI and the probable maximum flood events.

The 100 year ARI event was and is generally still used throughout the catchment for flood planning levels. Until a revised Flood Risk Management Study is completed, recommendations for addition flood protection for developments within the Nepean River floodplain have been made in the revised flood study report.

3 FLOOD PLANNING

3.1 FLOOD EXTENTS AND DEPTHS

A review of the flood mapping provided in NRFSFM 2018, the site is illustrated to be inundated to the following extents and depths for the 100 yr ARI, 200 yr ARI and PMF events. Refer to NRFSFM 208 for all other events.

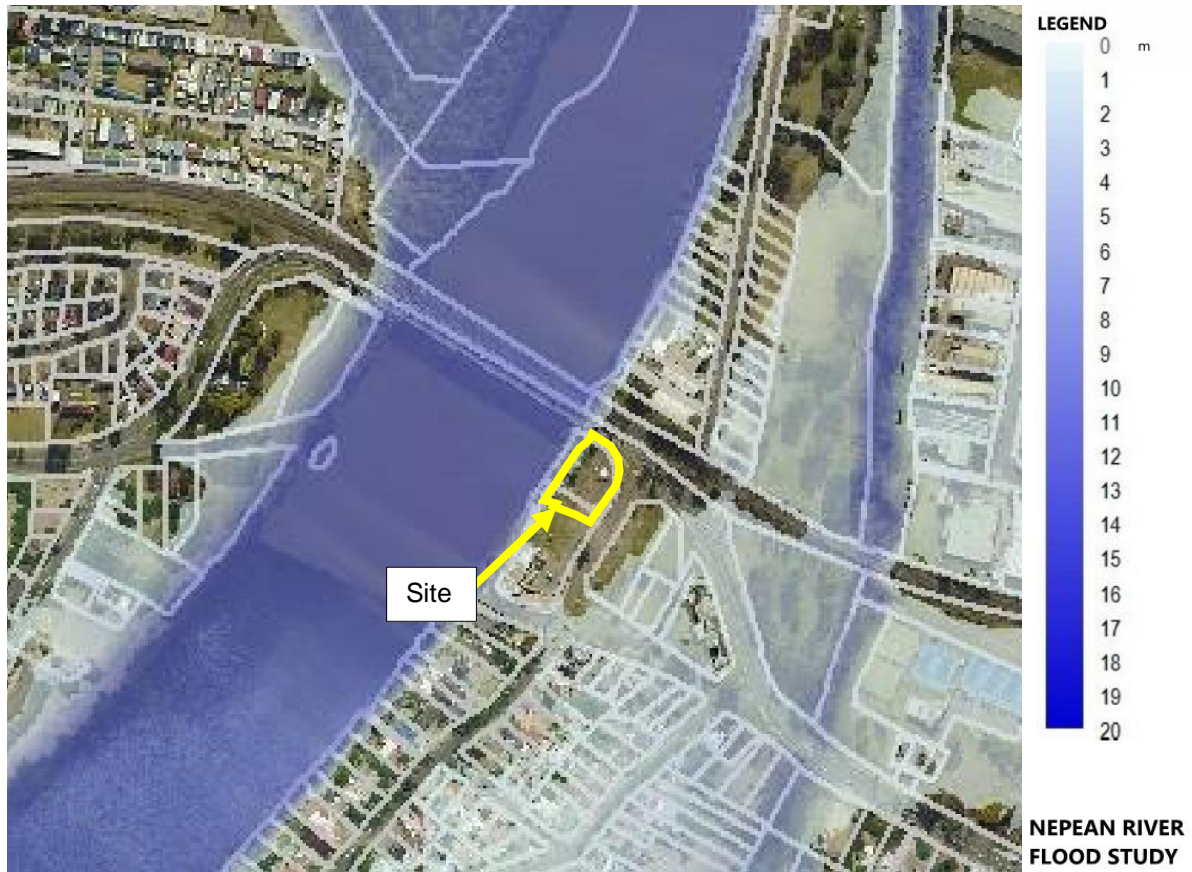


FIGURE 3-1 100 ARI FLOOD EXTENTS AND DEPTH (SOURCE: NRFSFM 2018)

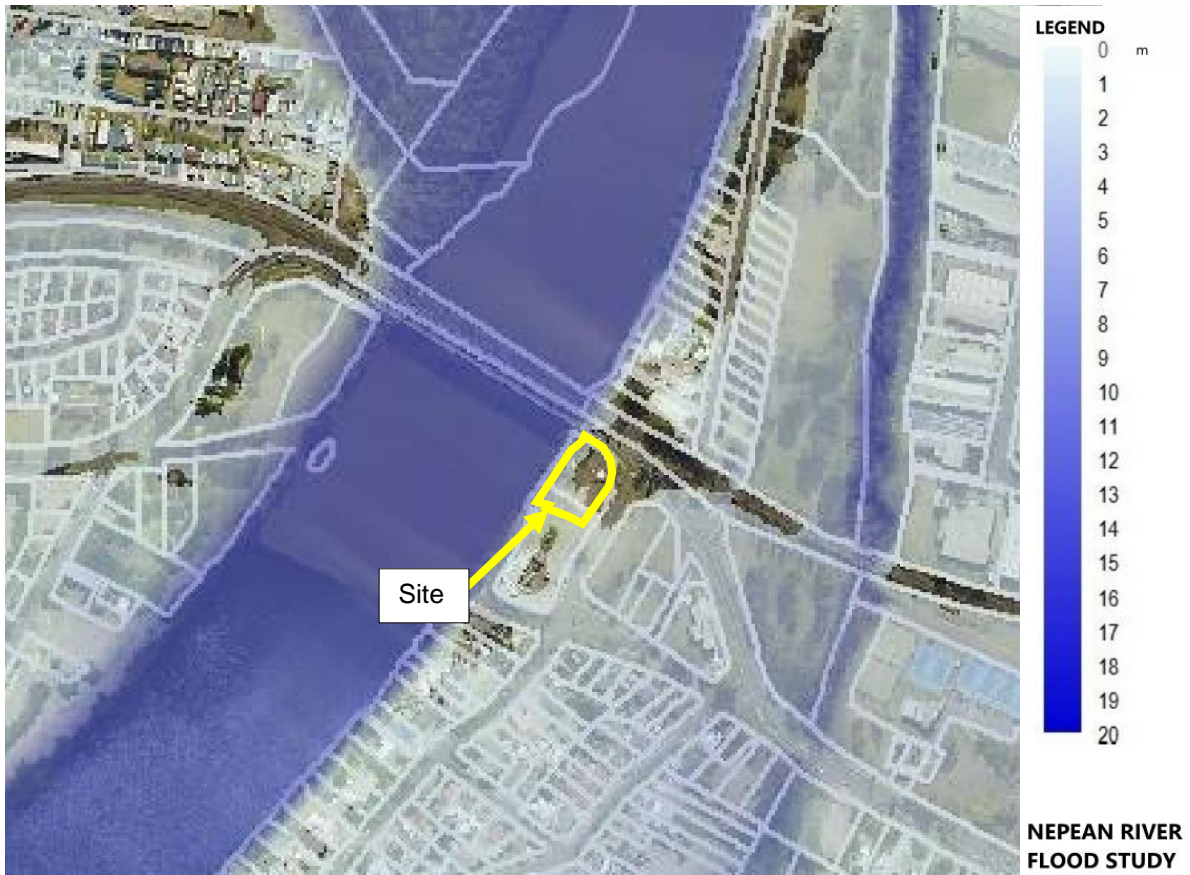


FIGURE 3-2 200 ARI FLOOD EXTENTS AND DEPTH (SOURCE: NRFSFM 2018)



FIGURE 3-3 PMF EXTENTS AND DEPTH (SOURCE: NRFSFM 2018)

The preceding figures demonstrate that the site is partially inundated in the 100 year ARI and the 200 year ARI storm events. During the PMF event, the site is completely inundated and below the PMF flood level.

The figures also highlight that the site is on a flood island whereby surrounding areas during the 100 year and 200 year ARI flood events. This is due to the backwater of Peachtree Creek to the east of the site and the overtopping of flood water along the main river bank just south the site at Old Ferry Road intersects with the levee.

As shown in Figure 3-1, there is minimum impact and inundation on the site in the 100 year ARI event; it is predominantly affected in the lower region along the site's western boundary fronting the main river channel. To this end, it can be largely accepted that the development of the site will not impact the 100 year ARI flood storage or flow should it stay clear of this region. Whilst the percentage of inundation increases as the storm event gets larger and rarer, based on the size of the proposed building footprint, there is very minimal to no impact to the flood regime.

3.2 FINISHED FLOOR LEVEL

In accordance with PCC DCP Part C3, new commercial developments shall be at least 500mm above the 1% AEP (100 year ARI) flood event. Based on the flood enquiry advice letter provided by PCC, the minimum flood planning level for the finished floor of the new development is RL 26.9m AHD.

As outlined on proposed architectural and civil engineering design documentation, the proposed finished floor level of the new building is RL 27.30m AHD. This effectively provides a freeboard of 900mm to the 1% AEP flood level affecting the site.

As mentioned within PCC DCP Part C.3, the largest recorded flood event that has occurred at Penrith was in June 1867 and which is estimated to be larger than the 200 year ARI flood event. Records show the flood level at the peak of the flood to be at RL 27.5m AHD within the Emu Plains area which is directly opposite the site on the main river channel. Whilst the proposed floor level is below this recorded flood level, the nominated level is still compliant with the minimum requirements as per PCC DCP Part C3.

3.3 SITE CATEGORISATION

3.3.1 PROVISIONAL FLOOD HAZARDS

NRFSFM 2018 also indicates the site's flood hazard as measurement for the potential risk to life and vulnerability of property and buildings. This is based on the relationship between the velocity and the depth of flood flows – refer Figure 3-4.

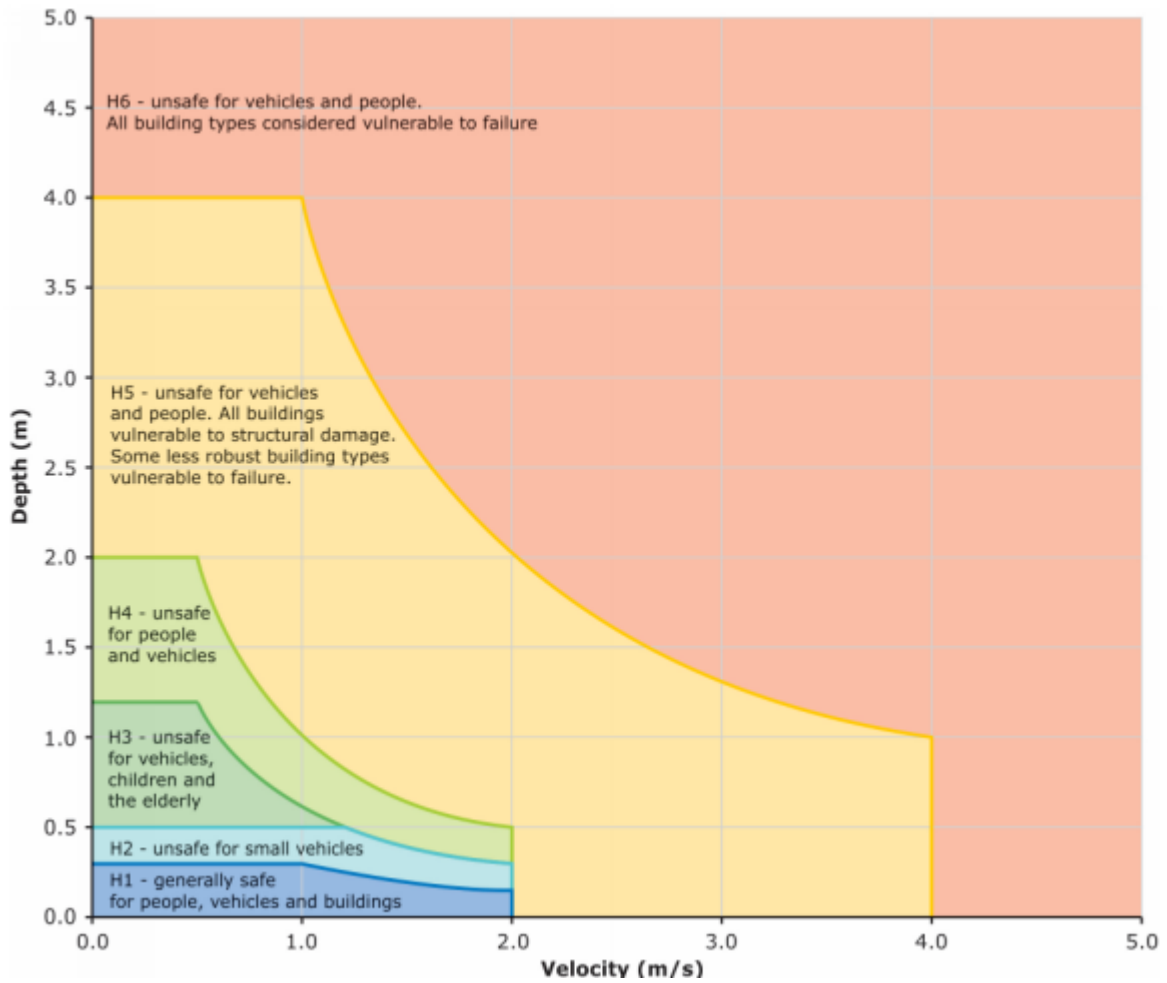


FIGURE 3-4 FLOOD HAZARD VULNERABILITY CURVE (SOURCE: AUSTRALIAN RAINFALL AND RUNOFF 2019)

Based on the above, the site has been categorised as Figure 3-5, Figure 3-6 and Figure 3-7 for the 100 year ARI, 200 year ARI and PMF events respectively.



FIGURE 3-5 100 YEAR ARI FLOOD HAZARD CATERGISATION (SOURCE: NRFSFM 2018)



FIGURE 3-6 200 YEAR ARI FLOOD HAZARD CATERGISATION (SOURCE: NRFSFM 2018)



FIGURE 3-7 PMF FLOOD HAZARD CATEGORISATION (SOURCE: NRFSM 2018)

In summary, in all events of partial inundation the site's western frontage to the main channel is unsafe and buildings within this portion will be vulnerable to failure. As previously mentioned, no development is proposed in this region.

During the 100 year ARI event, the western region is classified as H6 and is hydraulically unsafe as mentioned above. All other areas of the site are safe for pedestrians, vehicles and buildings.

During the 200 year ARI event, the western region increases slightly. All other areas of the site are safe for pedestrians, vehicles and buildings.

During a PMF event, the site in whole is unsafe to all vehicles and people, and buildings will be vulnerable to structural damage and potential failure.

3.3.2 FLOOD EMERGENCY RESPONSE

Due to the site being adjacent the main channel of the Nepean River and being located on a flood island, an adequate emergency response plan needs to be considered. As the site is above the 100 year ARI flood event a safe onsite refuge could be sought for any persons within the development.

Safe offsite refuge can also be sought. Section 9.1.2 of NRFSMR 2018 discusses the flood behaviour for the Jamisontown and Penrith area where the site is located. Table 14 of in this section outlines the time constraints for evacuation at nominated egress point for this area relative to the time of inundation of the Jamison Road crossing of Peachtree Creek - refer Figure 3-8.

Location	Elevation	Usage	Rel. Time
Jamison Road at Peachtree Creek crossing	22.0m	primary egress route for the rural residential dwellings and the Nepean Shores	0 hours
Blaikie Road at drainage crossing	25.8m	alternate egress route for the rural residential dwellings, usage controlled by access to the road at RL 25.3m	+ 3.8 hrs
Tench Road at M4 underpass	25.6m	alternate egress route for the Tench Road dwellings and Nepean Shores	+ 2.5 hrs
Great Western Highway	24.1m	only egress for western residential area	+ 4.3 hrs
Area east of central drainage	various	residential dwellings, the aged care facility and industrial/commercial areas have a number of local roads providing access to flood free land	+ 7.5 hrs

FIGURE 3-8 TABLE 14 – JAMISONTOWN AND PENRITH EVACUATION CONSTRAINTS (SOURCE: NRFSFR 2018)

The site is in close proximity to the Great Western Highway (Hill Street). Based on the above, there is window of approximately 4.3 hours for safe egress along the Great Western Highway, To this end, a safe evacuation for off site refuge could be considered and completed before egress paths are cut off and onsite refuge will need to be sought.

It is anticipated that off site refuge will initially be sought due to the available response times prior to egress paths being completely inundated. A review of the NSW State Emergency Service (SES) Flood Plan 2015 indicates potential facilities that would be utilised as off site evacuation centres – refer Figure 3-9.

Penrith	Penrith High School	High St, Penrith	Penrith Penrith South
	Jamison High School	Evan & Maxwell Sts, Penrith	Penrith Penrith South
	Nepean College of TAFE – Kingswood	12-44 O’Connell St, Kingswood	Penrith Penrith South
	Nepean Campus UWS	O’Connell St and Second Ave	Penrith Penrith South
	Kingswood High School	Corner of Bringelly Rd and Smith St, Penrith	Penrith Penrith South Wallacia
	Colyton High School	Carpenter St, St Marys	South Creek A
	Cambridge Park High School	Harrow Rd, Cambridge Park	South Creek A
	Cranebrook High School	Hosking St Cranebrook	Penrith North

FIGURE 3-9 NOMINATED EVACUATION CENTRES (SOURCE: TABLE 1, VOL 3, CH 3: EVACUEE MANAGEMENT ARRANGMENTS, NSW SES HAWKESBURY NEPEAN FLOOD PLAN)

From these preceding locations, the SES will choose one or two based on the requirements at the time of the flood event. A flood emergency response plan and report outlining the emergency response for the development post construction with detailed consideration of the daily operations and procedures, liaison and communication with NSW SES, and the methodologies used to develop the final plan, will be prepared as the job progresses into detailed design and be submitted for PCC acceptance.

3.4 CONSTRUCTION AND STORAGE OF MATERIALS

As discussed above, the developable extents of the site sit outside the flood extents of the 1% AEP flood event. As the proposed building will not be inundated in the 1% AEP flood event, there would not be a requirement for flood compatible materials to be utilised.

The proposed finished floor level will also provide adequate protection for storage of any potential pollutants or hazards. Furthermore, all major infrastructure, such as electrical substations, will be above the minimum flood planning level with adequate freeboard provided for protection.

4 CONCLUSION

The site is located on a flood island and is partially inundated in the 100 year ARI and 200 year ARI flood events. The site is completely inundated in the PMF event. Whilst the site is partially flood affected, there is minimal impact on the developable footprint as the inundated area is along the western boundary frontage to Nepean River.

Based on PCC response to a Flood Level Enquiry, the proposed level of RL 27.30m AHD complies with PCC DCP 2014 Part C3 with an approximate freeboard of 900mm to the 1% AEP flood level affecting the site of RL 26.90m AHD. The proposed development poses no impact to the 1% AEP flood event as the developable extents and proposed building are located outside the flood extents.

The proposed building finished floor level will also allow for a safe onsite refuge in a 1% AEP flood event as the general surrounding is low lying and egress paths will eventually be inundated with unsafe hydraulic hazards. Whilst the proposed building could be considered a safe refuge, due to the long response time available prior to the Great Western Highway being inundated, a safe evacuation and off site refuge should also be investigated. This will be further investigated as detail design progresses, noting the safe offsite refuge of persons is anticipated to be the initial option.

5 ASSUMPTIONS, LIMITATIONS AND LIABILITY

5.1 ASSUMPTIONS AND LIMITATIONS

The information contained in this document is provided for the sole use of the recipient and no reliance should be placed on the information by any other person. In the event that the information is disclosed or furnished to any other person, EFWW accepts no liability for any loss or damage incurred by that person whatsoever as a result of using the information.

This report is prepared in good faith and with due care for information purposes only and should not be relied upon as providing any warranty or guarantee as to the nature and condition of the site, building and/or its services or equipment.

Due to the limitations of our access to services in the preparation of this report, users of this report should not rely on any statements or representations contained within, but should undertake further and more detailed investigations to satisfy themselves as to the correctness of any statement or representation contained in this report.

5.2 LIABILITY

EFWW shall not be held liable for any loss or damage resulting from any defects associating in the installation of the proposed measures nor damage to any services or equipment during any phase of works. Any non compliance of the installation or its service, or equipment with any legislative or operational requirements, shall not be the responsibility of EFWW whether or not such defect or non compliance is referred to or reported upon in this report, unless such defect or non compliance has been made apparent to EFWW for the purpose of preparation of this report.

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APPENDIX A – FLOOD ENQUIRY LETTER



Our reference: ECM 8935258
Contact: Dr Elias Ishak
Telephone: 4732 7579

25 November 2019

FDC Construction
22-24 Junction Street
FOREST LODGE NSW 2037

Dear Sir/Madam

**Flood Level Enquiry
Lot 21 DP 1236215 - No. 20 Memorial Avenue Penrith**

Please find enclosed Flood Level information for the above property.

Should you require any further information please do not hesitate to contact me on 4732 7579

Yours sincerely

Dr Elias Ishak
Acting Engineering Stormwater Supervisor

ENGLISH	If you do not understand this, please contact the Telephone Interpreting Service on 131 450 and ask them to contact Penrith City Council on your behalf on (02) 4732 7777. Or come to the Council offices and ask for an interpreter.
ARABIC	إذا لم يكن بإمكانك قراءة النص أعلاه، الرجاء الاتصال بخدمات الترجمة الفورية الهاتفية (TIS) على الرقم 131 450 والطلب منهم الاتصال بدورهم بمجلس مدينة بنريث نيابة عنك على الرقم 4732 7777 (02). أو يمكنك الحضور إلى المجلس وطلب ترتيب مترجم فوري لك.
CHINESE	如果您无法阅读这些文字，请致电 131 450 联系电话传译服务中心，请他们代您拨打 (02) 4732 7777 联系 Penrith 市议会。您也可以亲自到市议会来并要求获得口译服务。
GREEK	Αν δεν μπορείτε να το διαβάσετε αυτό, τηλεφωνήστε στην Τηλεφωνική Υπηρεσία Διερμηνέων στο 131 450 και ζητήστε τους να επικοινωνήσουν με το Δήμο Penrith (Penrith City Council) για λογαριασμό σας στον αριθμό (02) 4732 7777, ή ελάτε στη Δημαρχία και ζητήστε διερμηνέα.
HINDI	यदि आप इसे नहीं पढ़ पाते हैं, तो कृपया 131 450 पर टेलीफोन दुभाषिया सेवा से संपर्क करें और उनसे कहें कि वे आपकी ओर से पेनरथि सिटी काउंसिल से (02) 4732 7777 पर संपर्क करें. या आप काउंसिल आएँ और एक दुभाषिया की माँग करें.
ITALIAN	Se non riuscite a leggere questo, contattate il servizio telefonico di interpretariato al numero 131 450 e chiedetegli di contattare da parte vostra il comune di Penrith City al numero (02) 4732 7777 oppure venite in comune e richiedete un interprete.
MALTESE	Jekk ma tistax taqra dan, jekk jogħġbok, ikkuntattja lit-Telephone Interpreting Service fuq 131 450 u itlobhom biex jikkuntattjaw Penrith City Council f'ismek fuq (02) 4732 7777. Jew ejja l-Kunsill u itlob għal interpretu.
PERSIAN	اگر نمی توانید این مطلب را بخوانید، لطفاً به خدمات ترجمه تلفنی به شماره 131 450 زنگ بزنید و از آنان بخواهید با شورای شهر پنریت Penrith City Council به شمار 4732 7777 (02) از جانب شما تماس بگیرند. یا اینکه به شهرداری Council آمده و مترجم بخواهید.
SINGHALESE	ඔබට මෙය කියවීමට නොහැකි නම්, කරුණාකර දුරකථන අංක 131 450 ඔබගේ දුරකථන පරිවර්තන සේවාව (Telephone Interpreting Service) අමතා ඔබ වෙනුවෙන් දුරකථන අංක (02) 4732 7777 අමතා පෙන්රිත් නගර සභාව (Penrith City Council) හා සම්බන්ධ කර දෙන ලෙස ඉල්ලා සිටින්න. නැතිනම් නගර සභාව වෙත පැමිණ භාෂා පරිවර්තකයකු ලබා දෙන ලෙස ඉල්ලා සිටින්න.
TAMIL	இதை உங்களால் வாசிக்க இயலவில்லை என்றால், 'தொலைபேசி உரைபெயர்ப்பு சேவை'யை 131 450 எனும் இலக்கத்தில் அழைத்து 'பென்றித் நகரவை'யுடன் (02) 4732 7777 எனும் இலக்கத்தில் உங்கள் சார்பாக தொடர்பு கொள்ளுமாறு கேளுங்கள். அல்லது நகரவைக்கு விஜயம் செய்து உரைபெயர்ப்பாளர் ஒருவர் வேண்டுமெனக் கேளுங்கள்.
VIETNAMESE	Nếu quý vị không thể đọc được thông tin này, xin liên lạc Dịch Vụ Thông Dịch Qua Điện Thoại ở số 131 450 và yêu cầu họ thay mặt quý vị liên lạc với Hội Đồng Thành Phố Penrith ở số (02) 4732 7777. Hoặc hãy tới Hội Đồng và yêu cầu có thông dịch viên.



Flood Information

Lot 21 DP 1236215 - No. 20 Memorial Avenue Penrith

Date of issue: 25 November 2019

The mainstream 1%AEP flood level affecting the above property is estimated to be RL26.4m AHD.

Property less than 0.5m above the 1% AEP flood level is subject to Penrith Development Control Plan 2014 Section C3.5 Flood Planning. The Penrith Development Control Plan 2014 is available from Council's website www.penrithcity.nsw.gov.au.



Definitions

AEP – Annual Exceedance Probability – the chance of a flood of this size occurring in any one year.

AHD – Australian Height Datum – A standard level datum used throughout Australia, approximately equivalent to mean sea level.

Notes:

1. The contours shown above in yellow numbering are at 0.5m intervals and are based on Aerial Laser Scanning (ALS) Survey undertaken in 2002. The contour levels are approximate and for general information only. Accurate ground levels should be obtained by a Registered Surveyor.
2. The flood level is based on current information available to Council at the date of issue. The flood level may change in the future if new information becomes available. The 1% AEP flood is the flood adopted by Council for planning controls. Rarer and more extreme flood events will have a greater effect on the property.
3. Council's studies are reflected in flood mapping for the City which show properties potentially affected by overland flows in excess of 150mm.
4. This property is shown on Council's flood mapping as potentially so affected.
5. Council imposes flood related development controls where, in its opinion, such controls are justified. Such controls may or may not be imposed with respect to this property in the event of an application for development consent.
6. If a development proposal is submitted with respect to this property, Council will consider the possibility of flood or overland flow in the context of the application. Council may impose a requirement that the applicant for development consent carry out a detailed assessment of the possible overland water flows affecting the property (a flood study) and/or may impose other controls on any development designed to ameliorate flood risk.
7. You are strongly advised if you propose to carry out development upon the property, that you retain the assistance of an experienced flooding engineer and have carried out a detailed investigation.
8. Council accepts no liability for the accuracy of the flood levels (or any other data) contained in this certificate, having regard to the information disclosed in Notes "1" to "4". As such you should carry out and rely upon your own investigations.

Dr Elias Ishak
Acting Engineering Stormwater Supervisor

Penrith City Council
PO Box 60, Penrith
NSW 2751 Australia
T 4732 7777
F 4732 7958
penrithcity.nsw.gov.au

- ENGLISH** If you do not understand this, please contact the Telephone Interpreting Service on 131 450 and ask them to contact Penrith City Council on your behalf on (02) 4732 7777. Or come to the Council offices and ask for an interpreter.
- ARABIC** إذا لم يكن بإمكانك قراءة النص أعلاه، الرجاء الاتصال بخدمات الترجمة الفورية الهاتفية (TIS) على الرقم 131 450 والطلب منهم الاتصال بدورهم بمجلس مدينة بنريث نيابة عنك على الرقم 4732 7777 (02). أو يمكنك الحضور إلى المجلس وطلب ترتيب مترجم فوري لك.
- CHINESE** 如果您无法阅读这些文字，请致电 131 450 联系电话传译服务中心，请他们代您拨打 (02) 4732 7777 联系 Penrith 市议会。您也可以亲自到市议会来并要求获得口译服务。
- GREEK** Αν δεν μπορείτε να το διαβάσετε αυτό, τηλεφωνήστε στην Τηλεφωνική Υπηρεσία Διερμηνέων στο 131 450 και ζητήστε τους να επικοινωνήσουν με το Δήμο Penrith (Penrith City Council) για λογαριασμό σας στον αριθμό (02) 4732 7777, ή ελάτε στη Δημαρχία και ζητήστε διερμηνέα.
- HINDI** यदि आप इसे नहीं पढ़ पाते हैं, तो कृपया 131 450 पर टेलीफोन दुभाषिया सेवा से संपर्क करें और उनसे कहें कि वे आपकी ओर से पेनरथि सिटी काउंसिल से (02) 4732 7777 पर संपर्क करें. या आप काउंसिल आएँ और एक दुभाषिया की माँग करें.
- ITALIAN** Se non riuscite a leggere questo, contattate il servizio telefonico di interpretariato al numero 131 450 e chiedetegli di contattare da parte vostra il comune di Penrith City al numero (02) 4732 7777 oppure venite in comune e richiedete un interprete.
- MALTESE** Jekk ma tistax taqra dan, jekk jogħġbok, ikkuntattja lit-Telephone Interpreting Service fuq 131 450 u itlobhom biex jikkuntattjaw Penrith City Council f'ismek fuq (02) 4732 7777. Jew ejja l-Kunsill u itlob għal interpretu.
- PERSIAN** اگر نمی توانید این مطلب را بخوانید، لطفاً به خدمات ترجمه تلفنی به شماره 131 450 زنگ بزنید و از آنان بخواهید با شورای شهر پنریت Penrith City Council به شمار 4732 7777 (02) از جانب شما تماس بگیرند. یا اینکه به شهرداری Council آمده و مترجم بخواهید.
- SINGHALESE** ඔබට මෙය කියවීමට නොහැකි නම්, කරුණාකර දුරකථන අංක 131 450 ඔස්සේ දුරකථන පරිවර්තන සේවාව (Telephone Interpreting Service) අමතා ඔබ වෙනුවෙන් දුරකථන අංක (02) 4732 7777 අමතා පෙන්රිත් නගර සභාව (Penrith City Council) හා සම්බන්ධ කර දෙන ලෙස ඉල්ලා සිටින්න. නැතිනම් නගර සභාව වෙත පැමිණ භාෂා පරිවර්තකයකු ලබා දෙන ලෙස ඉල්ලා සිටින්න.
- TAMIL** இதை உங்களால் வாசிக்க இயலவில்லை என்றால், 'தொலைபேசி உரைபெயர்ப்பு சேவை'யை 131 450 எனும் இலக்கத்தில் அழைத்து 'பென்ரித் நகரவையுடன் (02) 4732 7777 எனும் இலக்கத்தில் உங்கள் சார்பாக தொடர்பு கொள்ளுமாறு கேளுங்கள். அல்லது நகரவைக்கு விஜயம் செய்து உரைபெயர்ப்பாளர் ஒருவர் வேண்டுமெனக் கேளுங்கள்.
- VIETNAMESE** Nếu quý vị không thể đọc được thông tin này, xin liên lạc Dịch Vụ Thông Dịch Qua Điện Thoại ở số 131 450 và yêu cầu họ thay mặt quý vị liên lạc với Hội Đồng Thành Phố Penrith ở số (02) 4732 7777. Hoặc hãy tới Hội Đồng và yêu cầu có thông dịch viên.