

Reference: 20200222-L02_flood study[A].docx

Date: December 2, 2020

Urban Link Pty. Ltd.

Dear Sir,

RE: 96-98 Lethbridge Street & 42-46 Evans Street, Penrith – Flood Study Report

INTRODUCTION

A residential development is proposed at the above site address in the form of a multi-unit residential development. Council has identified the lots within the proposed site as flood affected land by 1% AEP flood. A flood study has been undertaken, which is based on Council's TUFLOW model, to determine flooding condition and provide necessary mitigation measures to ensure the proposed development does not have any adverse impacts on other properties in the vicinity of the site.

This report should be read in conjunction with the Stormwater Concept Plan prepared by SGCE P/L, rev. A dated 25/11/2020.

REFERENCE DOCUMENTS

The following documents have been referenced in this report:-

1. Site survey prepared by ATS Land and Engineering Surveyors Pty. Ltd. ref. 9684-00 dated 04/12/2015;
2. Architectural drawings prepared by Urban Link Pty. Ltd., ref. 19107;
3. Penrith CBD Detailed Overland Flow Flood Study-Final Report prepared by Cardno, ref. W4735 dated 07/07/2015.
4. NSW Government "The Floodplain Development Manual – The management of Flood Liable Land" (2005);
5. Engineers Australia, *Australian Rainfall & Runoff*; and
6. Penrith City Council Design Guidelines 2013.

NATURAL & BUILT ENVIRONMENT

The site is made of eight (8) existing residential lots and currently has six (6) dwellings and its associated ancillaries. The site falls in the Local Government Area of the Penrith City Council.

The site is bounded by Lethbridge Street to the North, Evan Street to the West and adjoining properties in all other directions.

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St Leonards NSW 2065

There is an existing drainage easement with concrete culvert traversing Lot 71/DP810706.

The site has a L-shape and is characterised by a sloping natural gradient from South and North to the easement, which forms a low lying area along this easement towards Evan Street.

Figure 1 shows the location of the site.



Figure 1 Locality Plan

PROPOSED DEVELOPMENT

The proposed development involves the construction of 128 new apartment units with basement car parking spaces as depicted on the architectural plans by Urban Link. Figure 2 below shows an extract of the site plan from the architectural drawings.

The development also proposed to retain the existing drainage culvert and existing trees around the site. The drainage of the system is proposed to avoid the tree protection zones in accordance with arborist’s instructions and to tap into this culvert.

The design of the buildings has considered the results of this flood study as detailed in the following sections of the report.



Figure 2 Proposed Site Plan

FLOOD STUDY

Penrith City Council

It is advised that a flood study is required to determine how the proposed development can be built without any adverse impact on the flood behaviour in the floodplain and specifically in the surrounding vicinity of the site. The flood letters and the details, which are issued by Penrith City Council, are included in Appendix A3.

Objectives

The purpose of this flood study is to provide a detailed assessment of the flooding and to determine the impacts (if any) that the proposed development will have on the flooding within the site and its surroundings.

The flood study will also determine how the proposed building will be constructed without affecting the flood characteristics (i.e. flood level and impact on adjoining properties) by proposing mitigation measures.

In summary, the objectives are as follows:-

- Obtain the TUFLOW computer model that has been developed for the Penrith CBD Detailed Overland Flow Flood Study;
- Define design flood levels and depths for the catchment to establish a benchmark;
- Amend the model to include the proposed development and determine if the latter has an impact on the flooding;
- Propose mitigation measures to eliminate any impacts;
- Adopt these measures in the architectural plans and during construction; and
- Address the requirements of Council's DCP.

Hydraulic Modelling

Definition

The TUFLOW model used in the flood study was obtained from Penrith City Council by SGC.

Council's TUFLOW model used '2010-10-AD-iSP-w64' which is the previous version.

The model in this flood study uses version '2018-03-AC-iSP-w64' which is the newer version and is downloaded from TUFLOW's website. This study is run with HPC-solver which is a TUFLOW engine that allows for adaptive time-stepping, repeat time-stepping. It is stable and unlikely to create mass error. A grid size of 3m is used to match with council's issued model.

Proposed Buildings

The proposed buildings on site were modelled as high Manning's n area of 0.3 as they are proposed to block the flooding in accordance with AR&R 2019.

The buildings are raised to the adopted Flood Planning Level (FPL) which equals the 1% AEP flood level plus 500mm freeboard.

The critical duration for the 1% AEP storm event is the 2-hour storm burst.

Design Flood Modelling Results

Design flood modelling was undertaken for the 1% AEP design flood event. The Flood Planning Level (FPL) of the site and the proposed levels are noted in table 6.1 below:

Table 1 Flood Planning Levels

Flood Level Location	Council Flood Level (1% AEP)	Flood Level (1% AEP) This study	FPL (1% AEP + 0.5m) (mAHD)	Proposed FFL (mAHD)	Complies
	34.80 (No.40 Evan)				
96-98 Lethbridge Street & 42-46 Evans Street, Penrith	35.20 (No.42&44 &46 Evan)		35.30		
			35.50	36.00/	
	35.30 (No.98 Lethbridge)	34.9~35.50 (approximate)	35.80	36.55	Yes
	35.40 (No.96 Lethbridge & No.48 Evan)		35.90		
	35.50 (No. 35.50 Evan)		36.00		

Flood Mitigation Measures

The development proposes flood mitigation measures to account for the new building footprint, which has been incorporated into the TUFLOW model. Mitigation measures include proposed cut area to RL 34.00 and RL 34.50 with pits/pipes system and outlet connection to existing culvert traversing the subject site. Refer to Appendix A figure A2.6 for Flood Mitigation Plan.

Discussion

Flooding occurs along the site because the in-ground drainage infrastructure is under capacity in 1% AEP storm event. This occurs when the capacity of the local infrastructure capacity is exceeded, and runoff is conveyed by the road network and through private properties.

The impact of proposed development can be described as following:

- 1 The proposed residential development does not have any adverse impacts on the flooding elsewhere in the floodplain. This can be seen in the flood impact map (difference between post and pre site conditions). This also indicates that there is no change in the flood conveyance and no loss in flood storage;
- 2 There is a localised impact at the boundary with No. 94A Lethbridge Street at 20mm up to 40mm (particularly at the boundary) which can be considered negligible;
- 3 The proposed habitable areas are raised at or above the Flood Planning Level (FPL). Reference is made to the architectural plans for details;
- 4 There is no risk of basement carparks being flooded as the entry of to the basement levels from both Evan Street and Lethbridge Street are free from flooding;
- 5 The fencing around the perimeter of the site will have 300mm and up to 1.0m bottom part as permeable to allow the conveyance of overland flows (refer to figure A2.6);
- 6 The requirements of the DCP are implemented, including:
 - The development does not increase the flood hazard or risk to other properties;
 - All building structure and other components up to 1%AEP flood levels are to be flood compatible materials;
 - The buildings are sited in the optimum position to avoid flood waters and allow evacuation;

In our opinion, the proposed buildings footprints do not displace the floodwaters in such a manner to impact on the flooding behaviour in terms of loss of flood storage, increase in velocity and risk.

Conclusions

A detailed investigation on the flooding behaviour has been undertaken for the proposed development at 96-98 Lethbridge Street & 42-46 Evans Street, Penrith, NSW.

Utilising the existing TUFLOW model received from Council, the study has determined the flood behaviour for the 1% AEP design storm. The primary flood characteristics reported for the design events considered include depths, levels and velocities.

The study looked into the impact of the proposed development on the overland flooding behaviour and its impact on the flood levels both upstream and downstream. The flood maps are included under Flood Mapping Appendix 1.

The study proposes mitigation measures that ensure that the development will not have any adverse impact on flooding behaviour in its vicinity. The proposed mitigation measures have been denoted in the discussion section and in the stormwater management plans prepared by SGC, ref. 20200222.

In our opinion, the proposed development should be accepted by council floodplain engineer.

Should you have any further queries or questions, please do not hesitate to contact the undersigned.

Yours faithfully

S&G Consultants Pty Limited



Sam Haddad

Director (Civil)

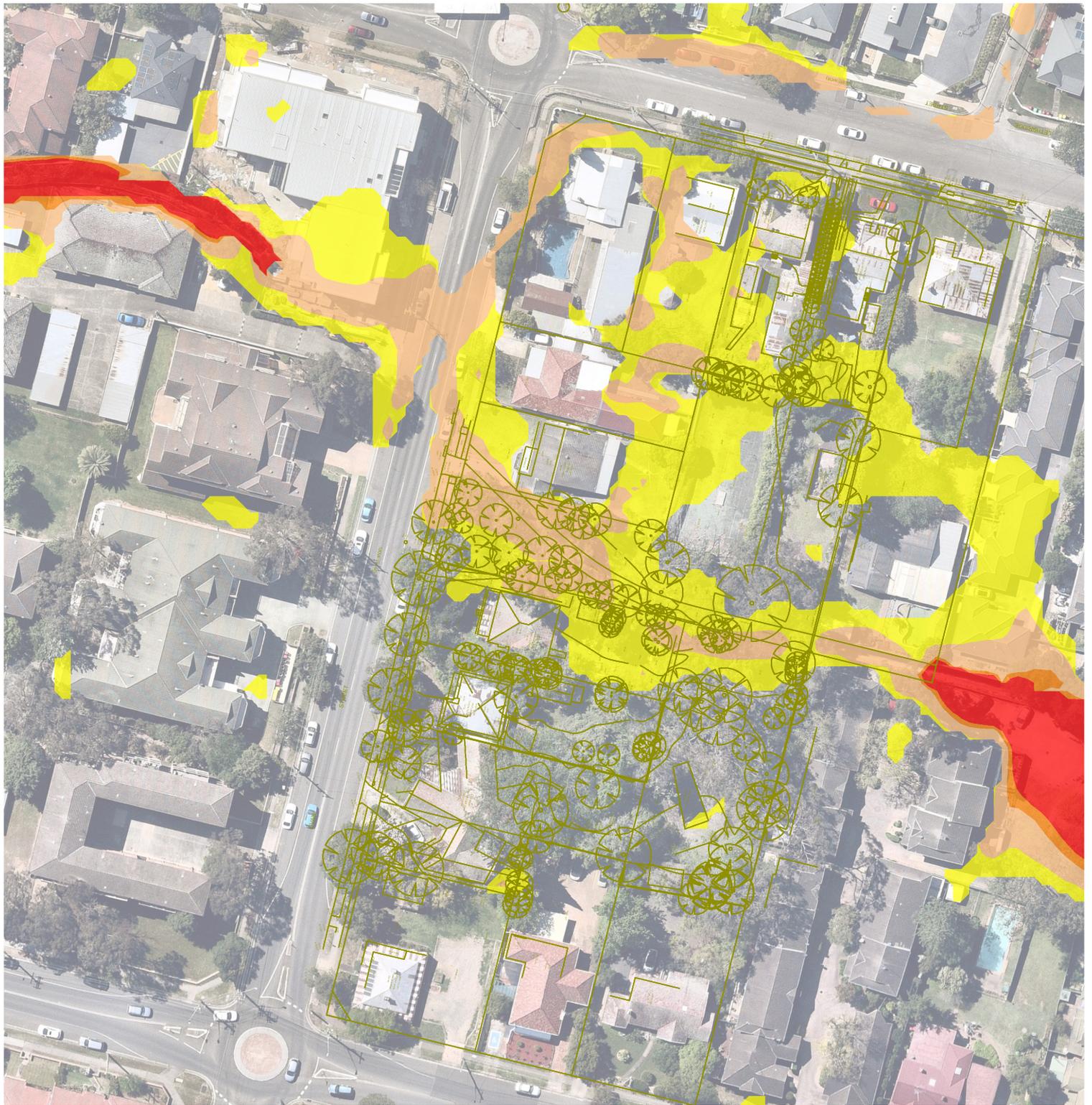
MIEAust CPEng NER



Appendix A1

Flood Mapping

- Figure A2.1 1% AEP ARI Flood Depth & WSL – Pre-Development Scenario
- Figure A2.2 1% AEP Flood Hazard – Pre-Development Scenario
- Figure A2.3 1% AEP ARI Flood Depth & WSL – Post-Development Scenario
- Figure A2.4 1% AEP Flood Hazard – Post-Development Scenario
- Figure A2.5 1% AEP ARI Flood Impact Map
- Figure A2.5 Flood Mitigation Plan

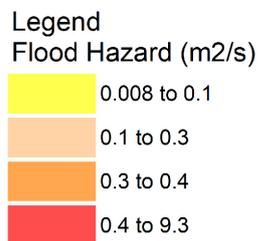


0 50
 meters
 Scale 1:1,000

TITLE:
Flood Hazard
1% AEP
Base Scenario

FIGURE:
Fig. A2.2

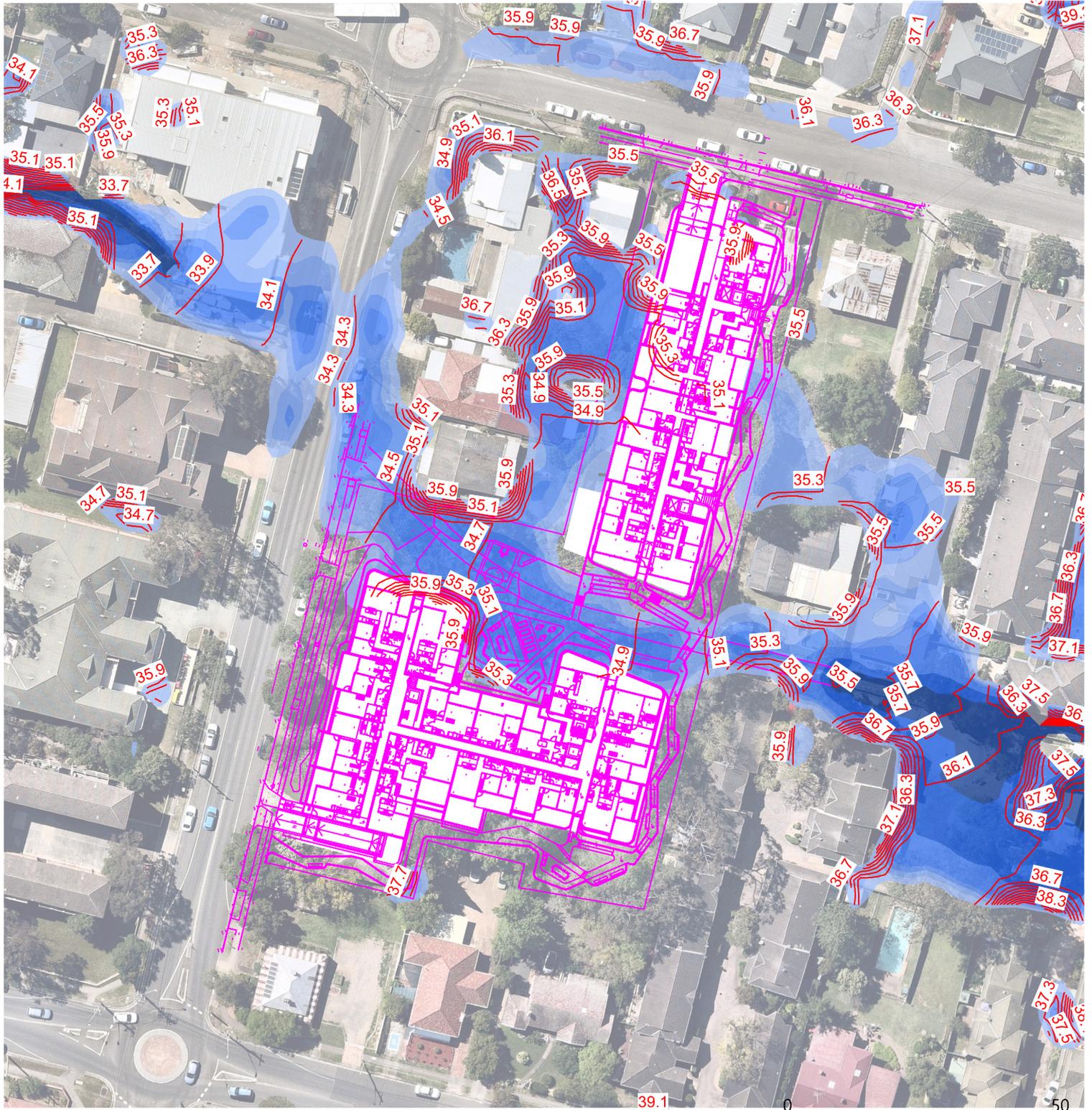
REV:
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SGC has made every attempt to ensure that the information in this map is correct at time of publication. SGC does not warrant or guarantee the accuracy of the information contained in this map.





0 50
meters
Scale 1:1,000

TITLE:
Flood Depth & Contours
1% AEP
Post Development Scenario

FIGURE:
Fig. A2.3

REV:
A

Legend

— 0.2m Flood Level Contour (m)

Flood Depth (m) - 1%AEP

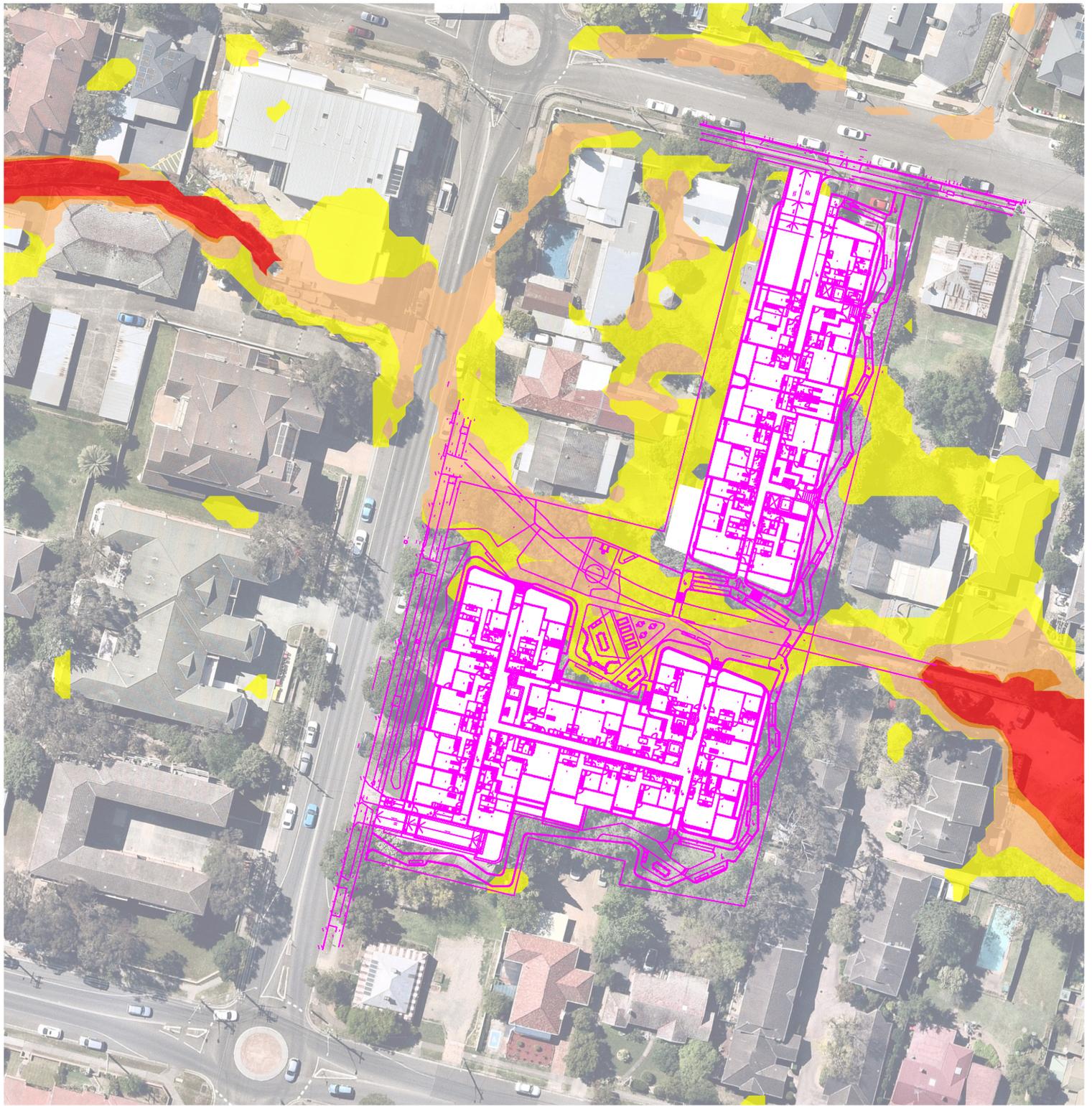
0.1 to 0.15	0.25 to 0.5
0.15 to 0.2	0.5 to 1
0.2 to 0.25	1 to 3.022



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TITLE:
Flood Hazard
1% AEP
Post Development Scenario

FIGURE: **Fig. A2.4** REV: **A**

Legend
 Flood Hazard (m2/s)

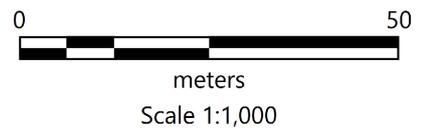
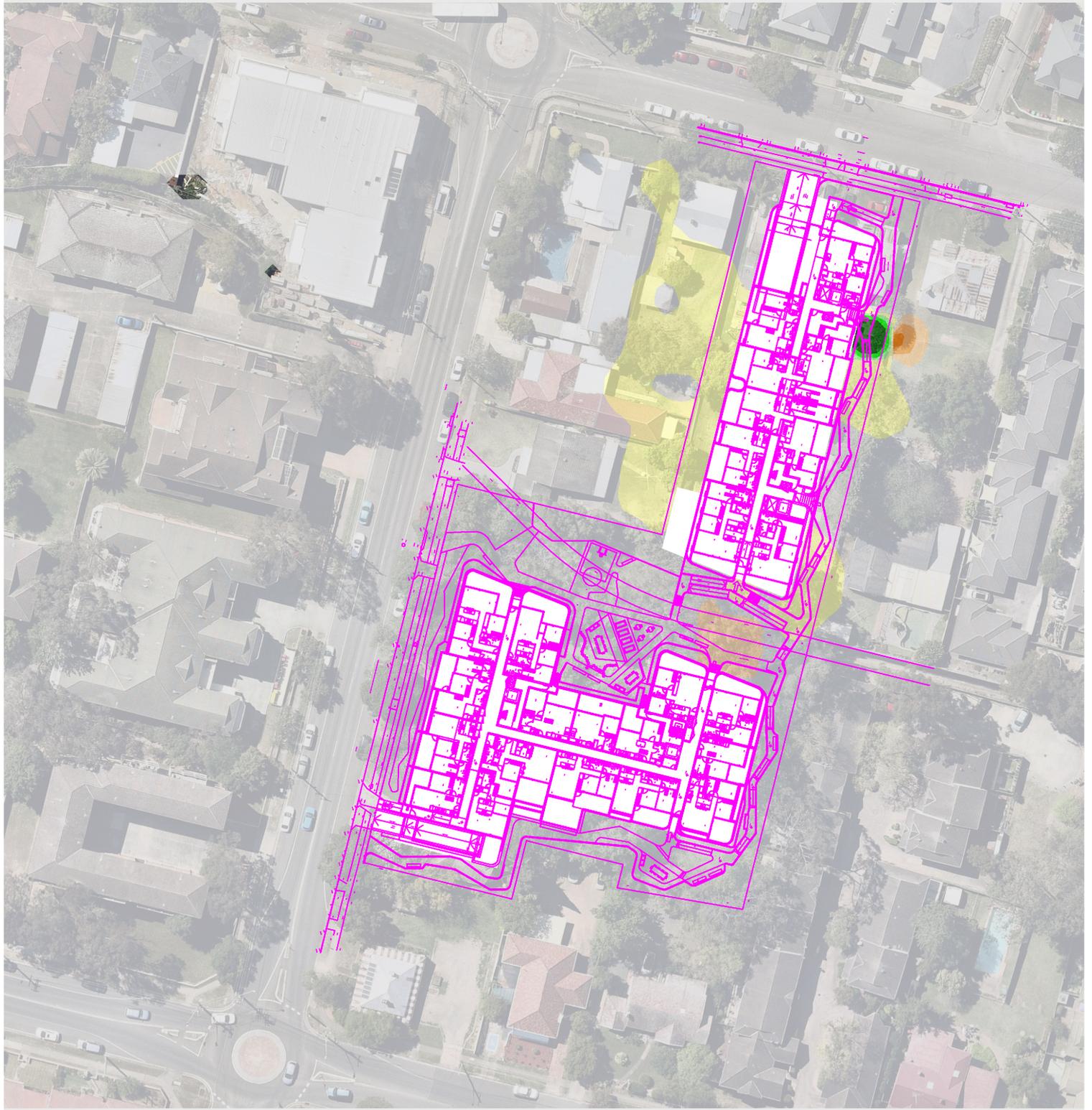
	0.008 to 0.1
	0.1 to 0.3
	0.3 to 0.4
	0.4 to 9.3



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TITLE:
Flood Impact Map
1% AEP

FIGURE:
Fig. A2.7

REV:
A

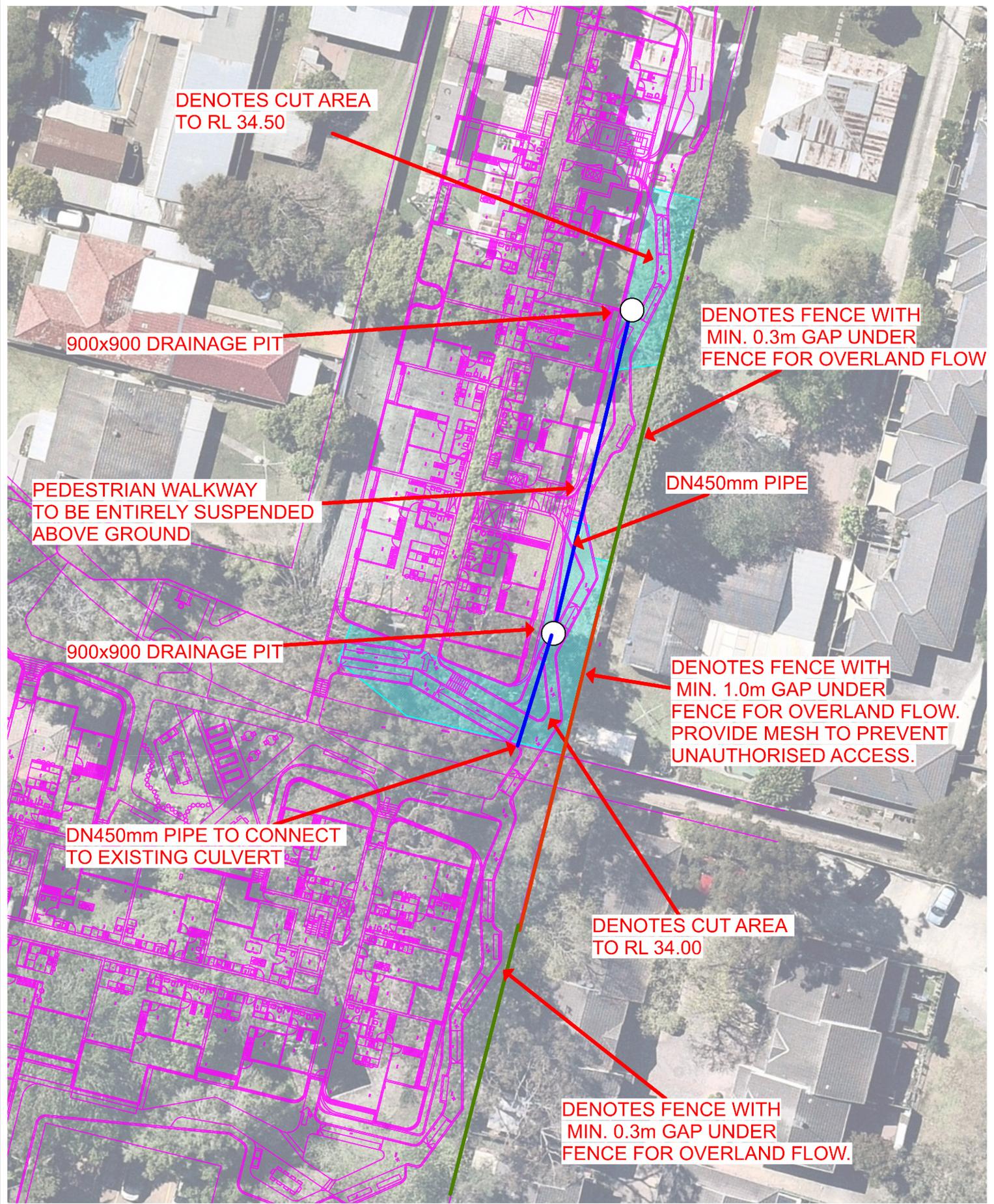
Legend		Flood Impact (m)	
	-1.126 to -0.5		-0.01 to 0.01
	-0.5 to -0.25		0.01 to 0.02
	-0.25 to -0.1		0.02 to 0.03
	-0.1 to -0.01		0.03 to 0.04



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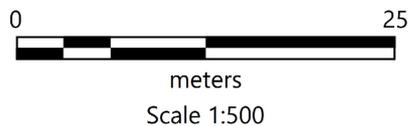




TITLE:
Flood Mitigation Plan

FIGURE:
Fig. A2.6

REV:
A



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A2 Appendix 2

Survey Plan



Appendix A3

Council's Flood Letters



Our reference: ECM 8950513
Contact: Dr Elias Ishak
Telephone: 4732 7579

5 December 2019

Urbanlink
11 Deane Street
BURWOOD NSW 2134

Attention: Mr Mark Beauman

Dear Mr Beauman

Flood Level Enquiry
Lot 1 DP 18848 - No. 42 Evan Street 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 ه (02) 4732 7777 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 පෙත්විත් නගර සභාව (Penrith City Council) හා සම්බන්ධ කර දෙන ලෙස ඉල්ලා සිටින්න. හැකිනම් නගර සභාව වෙත පැමිණ හාභා පරිවර්තකයකු ලබා දෙන ලෙස ඉල්ලා සිටින්න.
TAMIL	இதை உங்களால் வாசிக்க இயலவில்லை என்றால், 'தொலைபேசி உரைபெயர்ப்பு சேவை'யை 131 450 எனும் இலக்கத்தில் அழைத்து 'பென்றித் 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.

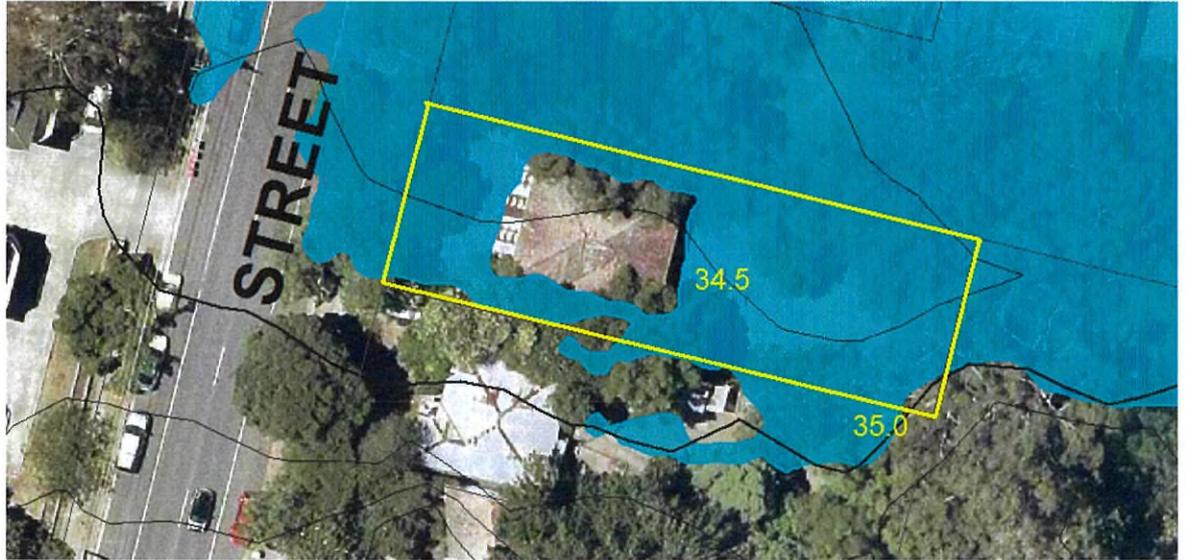
Flood Information

Lot 1 DP 18848 - No. 42 Evan Street Penrith

Date of issue: 5 December 2019

The 1%AEP local overland flow flood levels affecting the above property are estimated to be RL35.2m AHD at the rear boundary and RL34.8m AHD at the front boundary.

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.

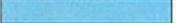


Definitions

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

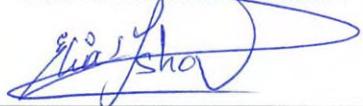
AHD – Australian Height Datum – A standard level datum used throughout Australia, approximately equivalent to mean sea level.

Legend

 Extent of 1% AEP local catchment overland flow path. Generally depths less than 150mm is not shown.

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

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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 ه (02) 4732 7777 از جانب شما تماس بگیرند. یا اینکه به شهرداری Council آمده و مترجم بخواهید.
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TAMIL	இதை உங்களால் வாசிக்க இயலவில்லை என்றால், 'தொலைபேசி உரைபெயர்ப்பு சேவை'யை 131 450 எனும் இலக்கத்தில் அழைத்து 'பென்ரித் நகரவை'யுடன் (02) 4732 7777 எனும் இலக்கத்தில் உங்கள் சார்பாக தொடர்பு கொள்ளுமாறு கேளுங்கள். அல்லது நகரவைக்கு விஜயம் செய்து உரைபெயர்ப்பாளர் ஒருவர் வேண்டுமெனக் கேளுங்கள்.
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Our reference: ECM 8950545
Contact: Dr Elias Ishak
Telephone: 4732 7579

5 December 2019

Urbanlink
11 Deane Street
BURWOOD NSW 2134

Attention: Mr Mark Beauman

Dear Mr Beauman

Flood Level Enquiry
Lot 2 DP 18848 - No. 44 Evan Street 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

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.
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Flood Information Lot 2 DP 18848 - No. 44 Evan Street Penrith

Date of issue: 5 December 2019

The 1%AEP local overland flow flood level affecting the above property is estimated to be RL35.2m 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.

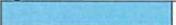


Definitions

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.

Legend

 Extent of 1% AEP local catchment overland flow path. Generally depths less than 150mm is not shown.

Notes:

- 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.
- 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.
- Council's studies are reflected in flood mapping for the City which show properties potentially affected by overland flows in excess of 150mm.
- This property is shown on Council's flood mapping as potentially so affected.
- 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.
- 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.
- 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.
- 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

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Our reference: ECM 8950594
Contact: Dr Elias Ishak
Telephone: 4732 7579

5 December 2019

Urbanlink
11 Deane Street
BURWOOD NSW 2134

Attention: Mr Mark Beauman

Dear Mr Beauman

Flood Level Enquiry
Lot 72 DP 810706 - No. 96 Lethbridge Street 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

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SINGHALESE	ඔබට මෙය කියවීමට නොහැකි නම්, කරුණාකර දුරකථන අංක 131 450 ඔස්සේ දුරකථන පරිවර්තන සේවාව (Telephone Interpreting Service) අමතා ඔබ චෙතුවෙන් දුරකථන අංක (02) 4732 7777 අමතා පෙනරිත් 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 சேவையை 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 72 DP 810706 - No. 96 Lethbridge Street Penrith

Date of issue: 5 December 2019

The 1%AEP local overland flow flood level affecting the above property is estimated to be RL35.4m 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.

Legend

Extent of 1% AEP local catchment overland flow path. Generally depths less than 150mm is not shown.

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.

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

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.
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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.
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Our reference: ECM 8950624
Contact: Dr Elias Ishak
Telephone: 4732 7579

5 December 2019

Urbanlink
11 Deane Street
BURWOOD NSW 2134

Attention: Mr Mark Beauman

Dear Mr Beauman

**Flood Level Enquiry
Lot 6 DP 519556 - No. 98 Lethbridge Street 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.
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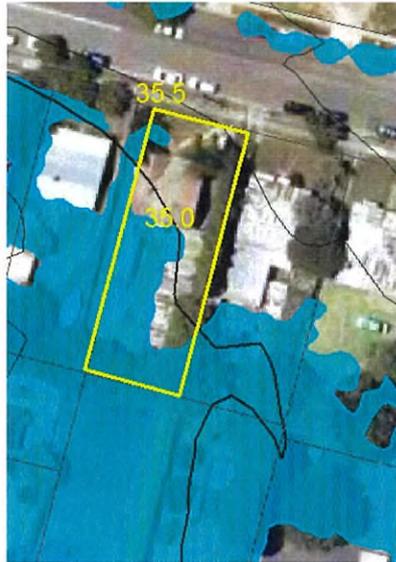
Flood Information

Lot 6 DP 519556 - No. 98 Lethbridge Street Penrith

Date of issue: 5 December 2019

The 1%AEP local overland flow flood level affecting the above property is estimated to be RL35.3m 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

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Legend

Extent of 1% AEP local catchment overland flow path. Generally depths less than 150mm is not shown.

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.
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Dr Elias Ishak

Acting Engineering Stormwater Supervisor

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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 පෙත්විල් 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 சேவையை 131 450 எனும் இலக்கத்தில் அழைத்து 'பென்றித் 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.



Our reference: ECM 8950553
Contact: Dr Elias Ishak
Telephone: 4732 7579

5 December 2019

Urbanlink
11 Deane Street
BURWOOD NSW 2134

Attention: Mr Mark Beauman

Dear Mr Beauman

Flood Level Enquiry
Lot A DP 376772, Lot 71 DP 810706, Lot 18B DP 407961
40 Evan Street, 46 Evan Street and 48 Evan Street Penrith
(Common Address is No. 46 Evan Street 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

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

PENRITH
CITY COUNCIL

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.
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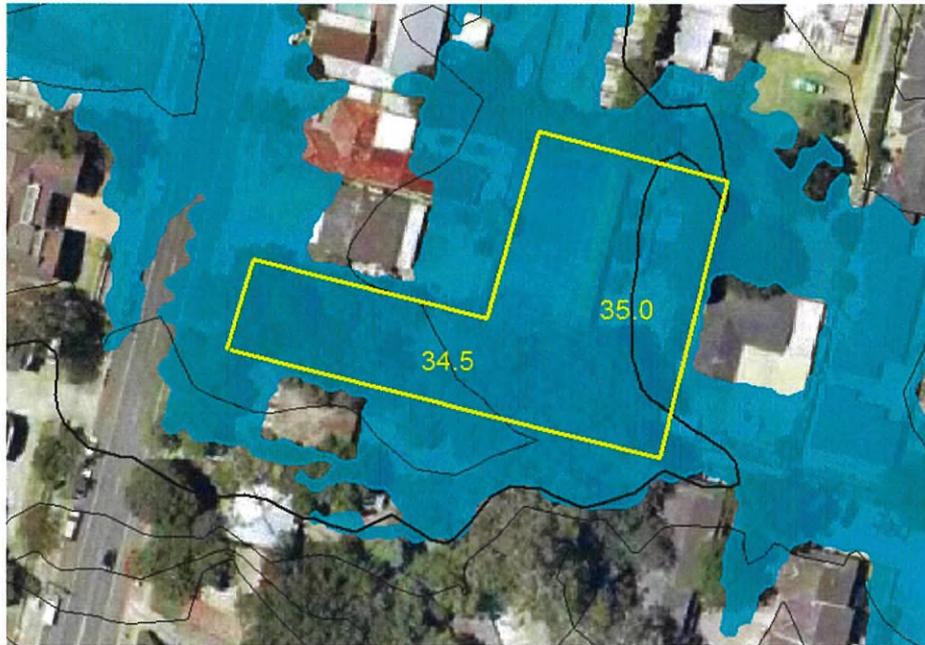
Flood Information

Lot 71 DP 810706 - No. 40 Evan Street Penrith

Date of issue: 5 December 2019

The 1%AEP local overland flow flood levels affecting the above property are estimated to be RL35.5m AHD at the rear boundary and RL34.8m AHD at the front boundary.

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.

Legend

Extent of 1% AEP local catchment overland flow path. Generally depths less than 150mm is not shown.

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

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Flood Information

Lot A DP 376772 - No. 46 Evan Street Penrith

Date of issue: 5 December 2019

The 1%AEP local overland flow flood level in the vicinity of the above property is estimated to be RL35.2m 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.

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Legend

Extent of 1% AEP local catchment overland flow path. Generally depths less than 150mm is not shown.

Notes:

9. 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.
10. 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.
11. Council's studies are reflected in flood mapping for the City which show properties potentially affected by overland flows in excess of 150mm.
12. This property is shown on Council's flood mapping as potentially so affected.
13. 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.
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Penrith City Council
PO Box 60, Penrith
NSW 2751 Australia
T 4732 7777
F 4732 7958
penrithcity.nsw.gov.au

Dr Elias Ishak
Acting Engineering Stormwater Supervisor

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Flood Information

Lot 18B DP 407961 - No. 48 Evan Street Penrith

Date of issue: 5 December 2019

The 1%AEP local overland flow flood level affecting the above property is estimated to RL35.4m 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.

Legend

 Extent of 1% AEP local catchment overland flow path. Generally depths less than 150mm is not shown.

Notes:

17. 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.
18. 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.
19. Council's studies are reflected in flood mapping for the City which show properties potentially affected by overland flows in excess of 150mm.
20. This property is shown on Council's flood mapping as potentially so affected.
21. 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.
22. 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.
23. 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.
24. 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.

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

Dr Elias Ishak
Acting Engineering Stormwater Supervisor

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