

Graham Judge

From: Allen Grimwood <zenithplan@bigpond.com>
Sent: Monday, 27 March 2017 11:30 AM
To: Graham Judge
Cc: Grantley Ingram
Subject: RE: Planning Proposal for Bombala weir
Attachments: Lots Owners Bombala Weir.xlsx

Hi Graham

Please find attached a list of property owners affected by the proposed and existing impoundments at Bombala.

There will be negligible impact on development potential as the area of these allotments proposed to be rezoned is minor in relation to the total area of the allotments. There will be no loss of dwelling entitlement on any of the affected lots. All areas proposed to be rezoned along the Bombala River are within the flood planning area under the Bombala LEP.

Regards,

Allen Grimwood
PO Box 591 Moruya 2537
0408 258 877
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Zenith Town Planning
sustainable thinking

From: Graham.Judge@planning.nsw.gov.au [mailto:Graham.Judge@planning.nsw.gov.au]
Sent: Friday, March 24, 2017 2:14 PM
To: Allen Grimwood
Subject: RE: Planning Proposal for Bombala weir

Allen,
Thanks for that.

Graham Judge

From: Allen Grimwood [mailto:zenithplan@bigpond.com]
Sent: Friday, 24 March 2017 2:12 PM
To: Graham Judge <Graham.Judge@planning.nsw.gov.au>
Cc: Grantley Ingram <Grantley.Ingram@snowymonaro.nsw.gov.au>
Subject: RE: Planning Proposal for Bombala weir

Graham

I have some of that information already and will send you the complete list asap.

I don't expect there would be any effect on dwelling entitlements. But we'll check.

Regards,

Allen Grimwood
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From: Graham.Judge@planning.nsw.gov.au [<mailto:Graham.Judge@planning.nsw.gov.au>]
Sent: Friday, March 24, 2017 1:52 PM
To: zenithplan@bigpond.com
Cc: Grantley.Ingram@snowymonaro.nsw.gov.au
Subject: RE: Planning Proposal for Bombala weir

Allen,
The Director Regions, Karen Armstrong, simply wants to know the extent and number of private landholders affected by the proposal, particularly if any dwelling entitlements will be lost.

Graham Judge
DPE
6229 7906

From: Graham Judge
Sent: Thursday, 23 March 2017 11:53 AM
To: 'Allen Grimwood' <zenithplan@bigpond.com>
Subject: RE: Planning Proposal for Bombala weir

Allen,
Yes, we will need information on all private land affected by the proposed SP2 Zone.

Graham Judge

From: Allen Grimwood [<mailto:zenithplan@bigpond.com>]
Sent: Thursday, 23 March 2017 10:16 AM
To: Graham Judge <Graham.Judge@planning.nsw.gov.au>
Cc: Grantley.Ingram@snowymonaro.nsw.gov.au; Karen Armstrong <karen.armstrong@planning.nsw.gov.au>; Deanne Frankel <Deanne.Frankel@planning.nsw.gov.au>
Subject: RE: Planning Proposal for Bombala weir

Graham

Lot 132 DP 1166322 will be affected to a very minor degree. This lot is zoned R1 General Residential. The remainder of affected properties are zoned RE1, RU1 and R5.

I'll liaise with Council regarding private property that is subject to the proposal and provide you with Lot and DP descriptions. Do you require this for both the existing impoundment and the proposed new impoundment areas?

Regards,

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Zenith Town Planning

sustainable thinking

From: Graham.Judge@planning.nsw.gov.au [<mailto:Graham.Judge@planning.nsw.gov.au>]
Sent: Thursday, March 23, 2017 9:35 AM
To: Allen Grimwood
Cc: Grantley.Ingram@snowymonaro.nsw.gov.au; Karen Armstrong; Deanne Frankel
Subject: RE: Planning Proposal for Bombala weir

Allen,

The Director Regions is currently reviewing my report on the PP and wanted to know how many private landholders are affected by the rezoning proposal. I also suggest Council provide Lot and DP descriptions of the affected private land.

Can you also confirm that the proposal will rezone the following zones;

- RE1 Public Recreation Zone
- RU1 Primary Production Zone
- R5 Large Lot Residential Zone

It does not appear that land zoned R1 General Residential Zone is affected by the proposal.

Graham Judge
DPE

From: Allen Grimwood [<mailto:zenithplan@bigpond.com>]
Sent: Thursday, 9 March 2017 3:23 PM
To: Graham Judge <Graham.Judge@planning.nsw.gov.au>
Cc: Grantley Ingram <Grantley.Ingram@snowymonaro.nsw.gov.au>
Subject: Planning Proposal for Bombala weir

Dear Graham

Grantley has asked me to respond to you regarding a few matters relating to the Planning Proposal to rezone land at Bombala to enable expansion of the impoundment of the Bombala River and to place an appropriate zone over the existing Coolumbooka weir.

Acquisition of private land

Council is not intending to acquire any private land affected by the rezoning as the actual impact on the land is likely to be minimal given the minor increase in water levels and topography. However, this would be subject to negotiation with landowners depending on the consequences of raising water levels. It is understood that if Council does resolve to acquire land at some point in the future then an amendment would need to be made to the Land Reservation Acquisition Map of Bombala LEP 2012.

Impact on flood levels

The impact of a weir up to 2m high had been modelled as one of the scenarios in the recent Bombala Floodplain Management Plan preparation. The analysis of flood behaviour indicated that there would be no impact on the 1:100 flood level as the waterway restriction feature was actually some 1 km further downstream. I've attached the plan for your consideration.

Water quality improvements

It is likely that an improvement to water quality will result from the use of the Bombala River water over the existing Coolumbooka weir source. This is largely due to the nature of the parent geology characteristics in the catchments. The Bombala catchment is largely granite-based which provides substantial areas of sandy river bed which aids natural filtration. The Coolumbooka River catchment contains peat swamps elevated in the catchment

which impart high levels of colour, taste and odour into the water making chemical treatment necessary. With such treatment comes the associated cost and environmental impacts.

If you require any more information or clarification please call or email.

Regards,

Allen Grimwood

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