

4 May 2023

TfNSW Reference: SYD23/00284

Mr Ben Taylor
Chief Executive Officer
Wollondilly Shire Council
PO Box 21
Picton, NSW 2571

Attention: Edith Barnes

**DRAFT PLANNING PROPOSAL (PRE-GATEWAY DETERMINATION) – 40-45 MALDON
BRIDGE ROAD AND STAFF ROAD, MALDON**

Dear Mr. Taylor,

Transport for NSW (TfNSW) appreciates the opportunity to comment on the above proposal, which was referred to us by Council in correspondence dated 6 March 2023.

TfNSW has reviewed the Draft Planning Proposal (dated January 2023) and associated Traffic and Transport Assessment Report dated 12 March 2021. We note that the proposal for the site seeks to amend *Wollondilly Local Environmental Plan 2011* and *State Environmental Planning Policy (SEPP) Precincts – Western Parkland City 2022* for land at 40-45 Maldon Bridge Road and Staff Road, Maldon (Lot 1 DP748675 and various other lots) to:

- Amend the Land Zone Map – Amend the RU2 Rural Landscape to a combination of C2 Conservation Zone and IN3 Heavy Industrial
- Amend the Minimum Lot Size for subdivision – Amend to reduce the 100ha existing minimum lot size to part 4000m², part 5000m², and leaving an appropriate minimum lot size for the proposed C2 Conservation Zone to be determined
- Amend the Growth Area Boundary – Make a minor amendment to include Lot 1 DP162140 in the Wilton Growth Area

TfNSW has no further requirements for the gateway determination, as the information presented demonstrates that the current proposal is likely to have a limited impact on the classified road network.

Should you have any questions or further enquiries in relation to this matter, please do not hesitate to contact Land Use Planner, Michael Dixon via phone on 0417 418 239 or via email at michael.dixon@transport.nsw.gov.au.

Yours sincerely,



Brendan Pegg
A/Director Land Use
Land Use, Network & Place Planning, Greater Sydney Division