

Edith Barnes – Team Leader Growth Planning  
Wollondilly Shire Council  
PO Box 21  
Picton NSW 2571

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Re: Draft Planning Proposal at Maldon Bridge Road and Staff Road, Maldon

13 June 2023  
DOC23/6335

Dear Edith,

Thank you for your letter of 6 March 2023 regarding the draft Planning Proposal relating to land located at 40-45 Maldon Bridge Road and Staff Road, Maldon.

The Greater Cities Commission acknowledges the proposal is for an extension of employment and conservation land uses that have been identified as a result of more detailed investigations and planning of land in the adjoining Wilton Growth Area.. The Commission recognises that detailed investigations can help inform refinements to plans for Growth Areas.

Further to this the Western City District Plan states at Action 78. Councils and other planning authorities are to 'Maintain or enhance the values of the Metropolitan Rural Area using place-based planning to deliver targeted environmental, social and economic outcomes'. These are to reflect the environmental, social and economic values of the Metropolitan Rural Area.

In this context the Commission is of the view that Lot 1 in DP162140 can be appropriately considered as part of an amendment to *State Environmental Planning Policy (Precincts – Western Parkland City) 2021*. This recognises that the extension of industrial land is balanced with an extension of biodiversity protection which is also consistent with local scale design-led place-based planning approach for the Metropolitan Rural Area addressing both environmental and economic values.

Should you wish to discuss this matter further, please contact Kim Samuel – Director City Plans, Western Parkland City on 0418 122 480 or [kim.samuel@gcc.nsw.gov.au](mailto:kim.samuel@gcc.nsw.gov.au)

Sincerely,

A handwritten signature in black ink, appearing to read 'S. Barker', written in a cursive style.

Stephanie Barker  
Head of Strategic Planning

cc. Adrian Hohenzollern, Director Metro West, Department of Planning and Environment