ADVICE AND STATEMENT OF REASONS
WOLLONGONG CITY COUNCIL – WOLLONGONG LOCAL PLANNING PANEL (WLPP)

DATE OF MEETING	31/10/22
PANEL MEMBERS	Sue Francis (Chair), Scott Lee (Expert Panel Member), Larissa Ozog (Expert Panel Member)

Meeting held at Wollongong City Council, 41 Burelli Street, Wollongong on 31/10/22 opened at 1.15pm and closed at 5:00pm.

MATTER DETERMINED
Item 2 – Possible Planning Proposal – Proposed Heritage listing of Miala House and dairy - 410 Marshall Mount Road, Marshall Mount

PUBLIC SUBMISSIONS
The Panel heard from:
- Tony Pizzolato – Modern
- Jesse Lu – Modern
- Karyn McLeod – Eco Logical
- Michael Rodger - UrbanCo
- Joel Thompson - WCC Heritage Coordinator

PANEL CONSIDERATION

The Panel considered the Council officer's report, the applicant's Heritage Studies, the Council Heritage report, the material presented at the meeting and meeting discussion.

PANEL DECISION
1. The Panel supports the preparation of a draft Planning Proposal for the heritage listing of Miala House and dairy complex and supports Council's proposed mapping of the curtilage which incorporates the figtree.
2. The Panel considers the figtree is significant in its own right, as a landscape feature, and should be retained. No evidence has been provided that the tree is unhealthy or at the end of its useful life.
3. As part of the Neighbourhood Plan, Council officers need to consider whether there are alternate and feasible road alignments that achieve an appropriate collector road that don't impact on the Miala house and figtree.
4. The Panel considers that the retention of Miala house and dairy complex provides future opportunity for other uses that will complement and enhance the future neighbourhood, similar to Coral Vale at Wongawilli.
5. The Panel recommends that as part of the Planning Proposal the Minimum Lot Size for the site be increase to 2000m2 or to match the proposed curtilage, to preclude subdivision of the site.

The decision was unanimous

PANEL MEMBERS	
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Sue Francis (Chair)	Larissa Ozog

Scott Lee	