

ITEM 8

POST EXHIBITION - PLANNING PROPOSAL 'MIALA' HOUSE AND DAIRY COMPLEX, 410 MARSHALL MOUNT ROAD, MARSHALL MOUNT

On 20 March 2023, Council resolved to prepare and exhibit a Planning Proposal to amend Schedule 5 of the Wollongong Local Environment Plan (LEP) 2009, to add 'Miala' House and Dairy Complex including fig trees* and amend the LEP Minimum Lot Size Map. The Planning Proposal was exhibited from 17 May to 16 June 2023, a total of three submissions were received. This report details the outcomes of the public exhibition process.

This report recommends that Council resolves to finalise the Planning Proposal to add Miala House Dairy Complex including fig trees* to Schedule 5 of the Wollongong LEP 2009 and the associated Heritage map as well as to amend the Minimum Lot Size Map.

RECOMMENDATION

1. The Planning Proposal be finalised to amend the Wollongong Local Environmental Plan 2009, by:
 - a Adding 'Miala' House and Dairy Complex including fig trees*, 410 Marshall Mount Road, Marshall Mount to the Heritage Schedule and Heritage Map, as a local heritage item.
 - b Amending the Minimum Lot Size Map to increase the minimum lot size of the proposed heritage curtilage area from 449m² to 4,999m².
2. The General Manager proceed to exercise delegation as issued by the NSW Department of Planning and Environment under Section 3.36 of the Environmental Planning & Assessment Act 1979 (NSW), in relation to the final proposal.

REPORT AUTHORISATIONS

Report of: Chris Stewart, Manager City Strategy

Authorised by: Linda Davis, Director Planning + Environment - Future City + Neighbourhoods

ATTACHMENTS

- 1 Location Map
- 2 Proposed Planning Proposal Maps
- 3 Proponents Submission

BACKGROUND

In 2020 a draft Neighbourhood Plan for the Duck Creek/Marshall Vale Precinct of the West Dapto Urban Release Area was lodged with Council for assessment and consideration. The supporting documentation provided with the proposal, and updated during the assessment, included a Historic Heritage Assessment Report prepared by AECOM (dated 14 May 2021). This report highlighted an unlisted, and previously unassessed building on the site known as 'Miala', which it identified as having local heritage significance but did not recommend retention of the buildings or heritage listing of the property. The property is located on 410 Marshall Mount Road, Marshall Mount in an area on the property which is removed from the road as shown in Attachment 1.

Several heritage assessments and peer reviews were undertaken by the proponent and Council. The Heritage Significance Assessment undertaken by Council staff found that the Miala property, including the house, dairy, silo and other remnant farm structures, along with the enclosed garden have heritage significance relating to the history of farming (dairy) activity in the area, as well as direct connections to a number of early prominent land grantees and residents of the area.

On 31 October 2022, the Wollongong Local Planning Panel inspected the site and held a meeting on the matter. The Panel considered the various heritage reports and received representations from the applicant, owner and their heritage consultant. The following advice was provided –

The Panel supports the preparation of a Planning Proposal for the heritage listing of Miala House and dairy complex and supports Council's proposed mapping of the curtilage which incorporates the fig tree.

- 1 *The Panel considers the fig tree 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.*
- 2 *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 fig tree.*
- 3 *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.*
- 4 *The Panel recommends that as part of the Planning Proposal the Minimum Lot Size for the site be increase[d] to 2000m² or to match the proposed curtilage, to preclude subdivision of the site.*

The Panel was of the view that the house, dairy complex and a significant fig tree on the site have heritage significance and should be included in a Planning Proposal for inclusion on Schedule 5 of the LEP with an appropriate curtilage that should not be reduced or subdivided as part of the future development of the site.

The land size of the proposed heritage curtilage area is just over 5000m². To ensure the intent of the Local Planning Panel recommendation is captured, the minimum lot size is also proposed to be increased from 449m² to 4999m² for the area of the site corresponding to the proposed heritage listing, as per the exhibited Planning Proposal.

On 20 March 2023, the Planning Proposal was reported to Council. Council resolved the following -

- 1 *A Planning Proposal be prepared to amend the Wollongong Local Environmental Plan 2009 by -*
 - a *adding 'Miala' House and Dairy Complex including fig tree*, 410 Marshall Mount Road, Marshall Mount to the Heritage Schedule and Heritage Map, as a local heritage item.*
 - b *amending the Minimum Lot Size Map to increase the minimum lot size of the proposed heritage curtilage from 449m² to 4999m².*
- 2 *The Planning Proposal be forwarded to the NSW Department of Planning and Environment for a Gateway Determination to enable exhibition.*
- 3 *Following Gateway Determination, the Planning Proposal be exhibited for a minimum period of 28 days.*
- 4 *Following the exhibition period, a report on submissions be prepared for Council's consideration.*
- 5 *The NSW Department of Planning and Environment be advised that Council wishes to use its delegations to finalise the Planning Proposal*

On 1 May 2023, the NSW Department of Planning and Environment issued a Gateway determination to enable the commencement of the exhibition.

The public exhibition period was open from 17 May to 16 June 2023. Key stakeholders including the affected owner, neighbouring property owners, the Illawarra Historical Society and the National Trust were notified of the proposal. This report responds to Recommendation 4 of the above Council resolution.

PROPOSAL

The purpose of this report is to seek Council's endorsement to progress the Planning Proposal to the Department of Planning and Environment (DPE) for finalisation.

If endorsed by Council, the Planning Proposal will be progressed to the DPE for finalisation to add an additional heritage item to Schedule 5, of the Wollongong LEP 2009 as indicated in Table 1 below. It is noted the asterisk on the listing indicates archaeological potential on the site.

Table 1: Items proposed to be added to Schedule 5 of the Wollongong LEP

Suburb	Item Name	Address	Property Description	Significance	Item No.
Marshall Mount	‘Miala’ House and Dairy Complex including fig trees* (* indicates potential archaeological site)	410 Marshall Mount Road	Lot 12 DP 790746	Local	61111

The LEP Heritage Map will also be updated to include the proposed heritage curtilage as shown in Attachment 2, which includes the house, dairy complex and fig trees.

The Planning Proposal also seeks to amend the Wollongong LEP 2009 Minimum Lot Size Map to increase the minimum lot size from 449m² to 4999m² to match the proposed heritage curtilage of the site as per the recommendation of the Wollongong Local Planning Panel. The proposed minimum lots size is just below the size of the proposed heritage curtilage, which is approximately 5000m² to preclude subdivision and ensure the site is retained with an appropriate curtilage.

CONSULTATION AND COMMUNICATION

The Planning Proposal was exhibited from 17 May to 16 June 2023. The affected property owner, all neighbouring properties and other stakeholders were notified of the exhibition via letter and invited to make a submission. The stakeholders included Heritage NSW, the Illawarra Shoalhaven Branch of the National Trust of Australia (NSW), the Illawarra Historical Society and the Illawarra Local Aboriginal Land Council.

On 18 May 2023, the Wollongong Heritage Reference Group considered an update report on the Planning Proposal. The membership carried over their previous resolution of support for the Planning Proposal and for the listing at the meeting 1 December 2022:


The Membership resolved to advise Council’s Heritage Staff that it supports the preparation and exhibition of a Planning Proposal to add Miala House, Dairy Complex and fig tree to Schedule 5 of the Wollongong LEP 2009 and adopt the proposed curtilage and recommended within this report along with the other recommendations of the Wollongong Local Planning Panel and that the ongoing use of the site as a dwelling should be explored.

During the exhibition period, the “Have your Say” web page for the project was viewed 98 times. As a result of the exhibition four submissions were received. Table 2 provides a summary of all submissions and responses.

The Marshall Vale / Duck Creek Neighbourhood Plan proponent, Urbanco, submitted an objection to the Council heritage listing Planning Proposal on behalf of the owner. This submission referred to the proponent’s heritage reports which were provided in full as attachments to the Council report of 20 March 2023 and raised similar issues and concerns. The submission is provided in full as Attachment 3 to this report, and is summarised and responded to within Table 2 below (as submission number 4).

Heritage NSW provided a response, indicating that the listing of local items is the responsibility of Council, which was noted. The Illawarra Shoalhaven Branch of the National Trust and a community member also made submissions supporting the proposed listing.

Table 2: Summary of the key issues raised in submissions to public exhibition period ending 16 June 2023.

No	Submitter Details	Summary of Submission	Response
1	Community Member	Indicated general support for listing of historic heritage on Schedule 5 of the WLEP. Cited demolition of an unlisted item 'The Belmore' at 82A Cliff Road – Land and Environment Court decision.	Noted.
2	Heritage NSW	Indicated that listing of local heritage items is responsibility of local Government.	Noted.
3	Illawarra Branch of the National Trust (NT)	<p>Raised concern with the loss of agricultural land to provide food security and rural lands across the LGA, which has been an ongoing position of the National Trust.</p> <p>In relation to the Miala proposal, the NT recommends consideration of expanding the proposed heritage curtilage to include:</p> <ol style="list-style-type: none"> The entry drive leading from Marshall Mount Road to the farm complex. The entry drive also creates a sense of 'arrival' at 'Miala' and assists in creating/maintaining a major view-line to the item. Part of the creek-line to place the farm complex in further historical context and protect public space as an ecologically sustainable creek corridor protection against future subdivision.  <p>Figure 1 – Illawarra Branch of the National Trust's Proposed Heritage Curtilage</p>	<p>Support for listing is noted.</p> <p>The continued loss of agricultural land is noted. However, the site has been historically earmarked for housing as part of the West Dapto Urban Release Area.</p> <p>The house is not visible from Marshall Mount Road due to the topography of the site. Views to the site have been considered in Council's Heritage Assessment. The accessway will need to be significantly modified to accommodate any future subdivision of the site, which would result in an extended curtilage capturing residential subdivision rather than protecting any vistas to 'Miala'.</p> <p>The creek line is zoned as Riparian Land and will be revegetated as part of any future subdivision proposal. This will protect the creek corridor from development and no future development interrupting the connection between the Homestead complex and the creek will be permissible in the zone. Therefore including the creek line within the curtilage is likely to complicate vegetation management works and is not recommended.</p> <p>No changes to the proposed curtilage is recommended.</p>

No	Submitter Details	Summary of Submission	Response
4	Urbanco (proponent for Duck Creek Marshall Mount Neighbourhood Plan Proposal) and representative of owner	<p>Full submission contained in Attachment 3.</p> <p>In summary the proponent has raised the following points in objection to the proposed heritage listing -</p> <ul style="list-style-type: none"> Multiple heritage reports and assessments submitted by the landowner / developer do not support heritage listing of the house and clearly demonstrated that the house does not have any local heritage significance. The house and associate structures do not meet any of the significance criteria thresholds and therefore should not be listed. The house has been substantially and extensively modified, extended and renovated to the extent that it is no longer possible to physically define the original dwelling. The land on which the house is located is subject to significant environmental constraints (including bushfire impacts) which render the land unsuitable to accommodate a dwelling or any alternative land use. 	<p>Heritage Significance:</p> <p>The Miala House and Dairy Complex Heritage Significance Assessment (2022) prepared by Wollongong Council Staff addresses the multiple heritage reports prepared by the proponents, including the most recent Peer Review prepared by Ecological (2022) and details in depth reasoning why the site meets the criteria for local significance including consideration of the modifications.</p> <p>The submission's claim that the heritage reports submitted by the landowner/developer demonstrate that the house does not have heritage significance is inaccurate. The heritage report prepared by AECOM for the proponent did find that the property had local heritage significance and it was this report that alerted Council staff to the issue.</p> <p>Miala House and Dairy Complex including fig trees has been assessed as meeting the criteria for heritage significance for historic, associative, aesthetic, research, social, rarity and representativeness at a local level as per the Heritage NSW Guidelines for Assessing Heritage Significance.</p> <p>The proponent's Heritage Significance Assessment Reports (x2) were considered by the Local Planning Panel, Council and the DPE and were exhibited.</p> <p>Environmental Constraints:</p> <p>The proposed heritage listing includes two significant fig trees, which were proposed to be removed by the proponent in the original Neighbourhood Plan layout, which also have environmental value and contribute to the adjacent riparian corridor lands. The argument that the heritage listing will impact on the ecological outcomes for Duck</p>

No	Submitter Details	Summary of Submission	Response
			<p>Creek is unfounded. The proposed listing will contribute to retention of significant trees and canopy cover to support the adjacent Riparian zone.</p> <p>The applicant notes that the land is zoned as Bushfire prone land. It is noted that the site has been utilised as a dwelling since its construction and has remained occupied until recently. All paddock areas and riparian corridors are identified as bush fire prone. The bush fire risk will change with urban development and can be managed through any future development application process. This is not considered to be a significant constraint to the ongoing conservation and future use of the heritage site.</p>

PLANNING AND POLICY IMPACT

This report contributes to the delivery of Our Wollongong 2032 – Community Strategic Plan: Goal 1 ‘We value and protect our environment’.

It specifically delivers on core business activities, including promote and protect heritage, as detailed in the Land Use Planning service.

CONCLUSION


This report details the outcomes of the exhibition of the Miala House Planning Proposal with consideration to the submissions received.

It is recommended that the Planning Proposal be progressed and a LEP amendment be prepared and finalised to include Miala House and Dairy Complex including fig trees* as a local heritage item on Schedule 5 of the Wollongong LEP 2009 and associated Heritage Map as well as to amend the Minimum lot Size Map for the heritage curtilage.

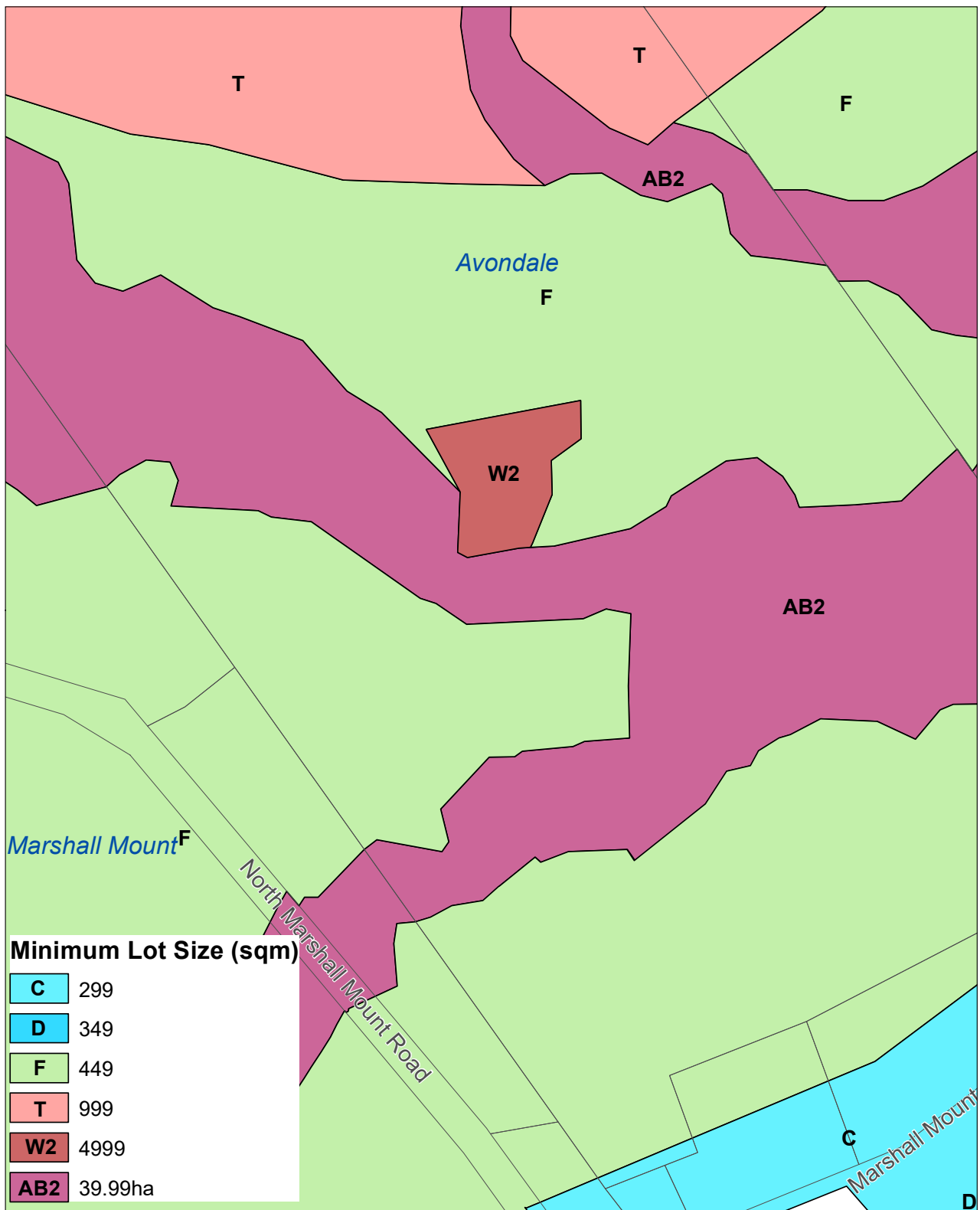


Subject_Site



 Heritage Item - General







Ref: 230612 LWCC Miala Submission

12 June 2023

The General Manager
Wollongong City Council
Locked Bag 8821
WOLLONGONG DC NSW 2500

Objection to Draft Planning Proposal for 'Miala' House and Dairy Complex

We refer to the draft the Planning Proposal for 'Miala' House and Dairy Complex currently on public exhibition by Wollongong Council and lodge our formal objection to this Planning Proposal to impose a heritage listing over the subject house.

The land owner and project developer strongly object to the draft Planning Proposal and heritage listing and have provided multiple reports and submissions clearly demonstrating that the existing dwelling does not have any local heritage significance.

As detailed in this submission, we raise objection to the Planning Proposal and associated heritage listing as:

- Multiple heritage reports and assessments submitted by the landowner / developer **do not support heritage listing** of the house and clearly demonstrated that the house **does not have any local heritage significance**.
- The house and associate structures do not meet any of the significance criteria thresholds and therefore should not be listed.
- The house has been substantially and extensively modified, extended and renovated to the extent that it is no longer possible to physically define the original dwelling.
- The land on which the house is located is subject to significant environmental constraints (including bushfire impacts) which render the land unsuitable to accommodate a dwelling or any alternative land use.

This objection, as supported by the heritage assessments submitted to Council, maintains that the dwelling and associated structures do not meet any of the significance criteria thresholds and therefore should not be listed.

The house is simply a highly renovated and modified farm house which does not present any significance to the region. The proposed Heritage listing of the dwelling has simply impeded and delayed the Neighbourhood Planning process, delaying and further impacting the delivery of much needed housing in the area.

We request that Council abandon the Planning Proposal and associated heritage listing in recognition of the land owner objection. We have provided below a detailed response to each of the key issues listed above.



a) Heritage Assessment Reports

A Neighbourhood Plan package was lodged with Council for the Duck Creek / Marshall Vale Precincts, including the subject land holding in December 2021.

As part of the initial Neighbourhood Plan package and subsequent additional information provided to Council, three separate heritage assessment reports have been provided to Council in support of Neighbourhood Plan.

The detailed heritage assessments prepared by highly qualified and experience heritage consultants have concluded as follows:

AECOM Heritage Report January 2019

The initial AECOM report prepared in January 2019 indicated that Miala House, its outbuildings and associated cultural plantings may also retain some local heritage significance.

The report did not recommend that the dwelling, any associated buildings or vegetation be retained, or heritage listed.

The report stated that *the house itself was fully renovated by the Duncan family in the 1950s with only portions of the original fabric surviving.*

AECOM Supplementary Heritage Report May 2021

This report indicated that Miala Homestead had been assessed as having local heritage significance and would be impacted based on the Neighbourhood Plan.

Opportunities for the retention of Miala house were investigated, however, retention was not considered possible given topographic, layout, earthworks and bushfire protection constraints.

The report noted that the dwelling has undergone obvious and significant modifications, both externally and internally, since its original construction. These modifications, extensions and renovations have included:

- Extension to the building northward to create a living area and westward to include a kitchen.
- Addition of a bathroom and storage area with gable roof
- Recladding of central hallway dividing the northern extension from the original building; and
- Removal of the chimney that would have stood towards the southern side of the original building (fireplaces are still present in the two bedrooms).

Given the significant extent of renovations, the remaining dwelling represents little resemblance of the original homestead.



The report did not recommend that the dwelling, any associated buildings or vegetation be retained, or heritage listed.

Eco Logical Heritage Advice October 2022

Eco Logical prepared a supplementary heritage assessment and peer review to assist in resolution of this matter.

The review provided a further detailed assessment of the house, outbuildings and garden areas.

The review provided a detailed assessment of the house under the NSW Heritage Office Significance Assessment guidelines and found that the house, structures and garden areas did not meet the threshold for retention or heritage listing.

The report states that:

The retention of Miala is considered to be erroneous and unwarranted.

- *Miala is not one of the earliest remaining buildings from the 19th Century in the area.*
- *Retention of some original fabric in a small part of the building does not meet the threshold to list the building as locally significant. A 'pretty' façade does not make the building significant.*
- *The property is unlikely to contain historical archaeological remains that would provide substantial, valuable or important information about the property or the people who lived there. Any archaeology surviving on the site would not be assessed as significant.*

b) The house and associate structures do not the significance criteria threshold for listing and retention.

The proponent has submitted three detailed heritage assessments prepared by highly qualified and respected heritage consultants.

Each report provided an assessment of the heritage significance of the house under the NSW Office Heritage criteria.

None of the assessments recontended that the house should be retained or listed as a heritage item. The qualified heritage consultants have consistently advised that the house does not warrant retention. This is directly contrary to Councils staff assessment.

We have again provided the most recent expert assessment of significance as an attachment to this submission.

The assessment has concluded that:



Miala does not make an important contribution to the individuality and character of the local area and is not an important part of the area's heritage. Miala is a simple, highly modified farming residence with associated outbuilding which are not in good condition and also highly modified. There are no views to the house, there is no archaeological research potential, and the property has no associations with significant events or people. The surrounding outbuildings, vegetation and setting do not contribute to the significance of the building.

c) Significant Renovation and Extension of the House.

As outlined in detail and discussed in each of the heritage reports submitted, there have been extensive modifications and renovations to the existing house, removal of all "dairying" infrastructure and alterations to the farm sheds.

As noted in the Eco Logical report:

- Multiple changes to the house, outbuildings, water tanks and the surrounding paths, fences and plantings have occurred over time.
- The large fig tree adjacent to the north east corner of the building is not present in the 1948 aerial image.
- Between 1948 and 1990 outbuildings were extended or removed, the concrete surface adjacent to the rear of the house was added, the silo was constructed, and fence lines altered.
- Between 1993 and 1997 the house was completely reconstructed, the roof form and footprint enlarged, and the original terracotta tiles replaced with corrugated iron.
- The family have advised that they lived in a large shed at the rear of the house during the renovation of the house which suggests fairly major work was undertaken.

The extent of renovations and alterations to the fabric of the property have rendered the existing house to be unrecognisable from the original dwelling with altered roof, footprint and internal fittings and structures.

It is not considered appropriate to force retention and heritage listing of the house and structures, given there is no discernible architectural link to the original dwelling.

d) Environmental Constraints.

The land proposed to form the heritage listing for retention of the house and associated structures has been subject to detailed site investigations and planning associated with the Neighbourhood Plan.



This has identified the following environmental constraints which apply to the land within the proposed heritage listing area:

Bushfire Impacts

The land will be identified as being Bushfire Prone Land under the bushfire assessment prepared and submitted with the Neighbourhood Plan package.

A 16m APZ and edge road to the riparian corridor along the western edge of the property would be required to achieve compliance with Planning for RFS Bushfire Protection guidelines.

Councils Planning Proposal will result in no edge road being constructed (as this would result in demolition of heritage structures) and will require a more significant APZ as the bushfire impacts and flame zones will directly impact the property. As such:

- It is unlikely that the retention of the property would be supported by the RFS. Council staff have not undertaken any liaison with RFS in relation to this matter.
- The use of the property will be severely restricted as the site will be considered bushfire prone land and not suitable for “sensitive” land uses including child care, community facilities, housing and the like.
- The future owners may not be able to obtain insurances for the property as it is classified as bushfire prone land and may not comply with RFS guidelines.

Removal Of Riparian Corridor Land

The land subject to the proposed heritage listing forms part of the Duck Creek Riparian Corridor lands which were proposed to be revegetated to form a flora and fauna corridor under the Neighbourhood Plan.

The heritage listing as proposed by Council will remove the vegetation corridor over this portion of the land area proposed to form part of the Miala House curtilage.

The land will be required to be managed as an urban environment with minimal vegetation to allow the “commercial uses” promoted by Council staff.

The enforcement of the heritage curtilage will create an urbanised gap in the flora and fauna corridor along the northern edge of the Duck Creek Corridor significantly reducing the ecological outcomes of the Duck Creek corridor and impacting fauna movement corridors.



Summary

As outlined in this submission, the land owner and proponent strongly object to the heritage listing of Miala house as proposed in the draft Planning Proposal.

Multiple expert assessments have been provided to Council which have demonstrated that:

- The house does not have any substantial local heritage significance that warrants retention or heritage listing.
- The house and associate structures do not meet any of the significance criteria thresholds and therefore should not be listed.
- The house has been substantially and extensively modified, extended and renovated to the extent that it is no longer possible to physically define the original dwelling.
- The land on which the house is located is subject to significant environmental constraints (including bushfire impacts) which render the land unsuitable to accommodate a dwelling or any alternative land use.

We request that Council not progress the Planning Proposal, and work cooperatively with the proponent of the Duck Creek / Marshall Vale Neighbourhood Plan to allow finalisation of the significantly delayed Neighbourhood Plan.

Please do not hesitate to contact me on 0455 994 957 should you any questions regarding the Planning Proposal.

Your faithfully
URBANCO.



Michael Rodger



Attachment 1 – Eco Logical 1 NSW Heritage Assessment Criteria

CRITERIA	SIGNIFICANCE ASSESSMENT
<p>A – Historical Significance</p> <p><i>An item is important in the course or pattern of the local area's cultural or natural history.</i></p>	<p>Dairy farming is not evidence of a significant human activity, Miala has incidental connections with historically important activities or processes and the house has been so altered that it can no longer provide evidence of a particular association. The property no longer functions as a dairy and therefore does not maintain the continuity of a historical process or activity.</p>
<p>B – Associative Significance</p> <p><i>An item has strong or special associations with the life or works of a person, or group of persons, of importance in the local area's cultural or natural history.</i></p>	<p>Miala is not associated with a significant event, person, or group of persons.</p>
<p>C – Aesthetic Significance</p> <p><i>An item is important in demonstrating aesthetic characteristics and/or a high degree of creative or technical achievement in the local area.</i></p>	<p>Miala is a highly modified common, simple, house. It is not a major work by an important designer or artist, does not have landmark or scenic qualities and is not aesthetically distinctive. The house does not exemplify a particular taste or style and there are no views to the property from Marshall Mount Road or North Macquarie Road</p>
<p>D – Social Significance</p> <p><i>An item has strong or special association with a particular community or cultural group in the local area for social, cultural or spiritual reasons.</i></p>	<p>Apart from the family who own the property, Miala is not important for its associations with an identifiable group nor is it especially valued by the community.</p>
<p>E – Research Potential</p> <p><i>An item has potential to yield information that will contribute to an understanding of the local area's cultural or natural history.</i></p>	<p>Miala was simply used as a dairy farm like many others in the surrounding region. It is not an early site, it has no research potential to provide valuable or new information and only contains information that is readily available from other resources or archaeological sites. Any archaeological material present would not meet the threshold to be locally significant.</p>
<p>F – Rarity</p> <p><i>An item possesses uncommon, rare or endangered aspects of the local area's cultural or natural history.</i></p>	<p>Miala is not rare, hundreds of small weatherboard houses are still extant in the LGA and across NSW, many much older than 1897. Miala is not of exceptional interest and does not provide evidence of a defunct custom, way of life or process activity that is in danger of being lost. Dairies are common in NSW and the property no longer functions as a dairy.</p>
<p>G – Representative</p> <p><i>An item is important in demonstrating the principal characteristics of a class of NSWs (or the local area's): cultural or natural places; or cultural or natural environments.</i></p>	<p>Miala is highly modified and is not a fine example of its type. It does not represent well the characteristics that make up a significant variation of a type nor is it outstanding because of its setting, condition or size.</p>