

MINUTES OF GENERAL MEETING OF VALLA BEACH COMMUNITY ASSOCIATION HELD ON MONDAY 17 NOVEMBER 2025 AT THE VALLA BEACH COMMUNITY HALL

Meeting opened: 7.40pm

Guests: Mayor Gary Lee and Councillor Susan Jenvey	
PRESENT:	57 members as per Attendance Sheets
APOLOGIES:	Lynette Gwilliam, Lyndall Townend, NVC Jocelyn Box, John Bennett, Bronwyn Rodden, Peter Le Gras and Janette Blayney
PREVIOUS GENERAL MINUTES:	Minutes of the last VBCA General Meeting held on 30.06.25 were tabled as read. Moved Patricia Greenwood seconded Peter Sobey that those Minutes be accepted.
BUSINESS ARISING FROM THOSE MINUTES (BAFM) 30.06.25:	To expedite this Meeting, items from Business Arising that require further comment will be discussed after the presentation by Greg Meyers and will be dealt with in General Business.

Correspondence In (letter or email): 30.06.25 to 17.11.25

03.07.25 Mayor Gary Lee with clarification re dogs on beaches and 4WDs
 05.07.25 Mayor Gary Lee with further clarification on 4WD and Dogs on Beaches issue
 07.07.25 Michael Kemp MP re news of critically injured motorcycle rider at intersection
 10.07.25 Christine Murray TfNSW with update regarding speed zones
 21.07.25 NSW Police re acknowledgement of Market Application and information
 24.07.25 Cherine Mehaseb (AB Hotels - VB Tavern) with introduction and help offer
 28.07.25 Acting Mayor James Angel re any help with our intersection
 29.07.25 Michael Kemp MP requesting TfNSW update
 31.07.25 Acting Mayor James Angel re possible meetings with Michael Kemp MP
 01.08.25 Brad Crispin TfNSW with update on date collection from cameras etc
 01.08.25 Georgette Allen with concerns regarding intersection
 09.09.25 NVC Daniel Walsh re NVC not pursuing request for no 4WDs South Deep Ck to Oyster Creek
 24.09.25 Pete Rundle re disbanding of the Dune Care volunteer team
 02.10.25 One Underwriting re renewal of Market insurance
 03.10.25 Christine Murray TfNSW re Community Update (post box delivery)
 07.10.25 Mayor Gary Lee with congratulations re intersection roundabout
 11.10.25 Resident Brian Clarke re Proposed Development Langsford Way
 15.10.25 NVC Jocelyn Box receipt of AGM & Gen Meeting Notice
 15.10.25 Resident Brian Clarke with email from NVC Daniel Walsh re not aware of Development
 17.10.25 Resident Mel Korff re Proposed Development Langsford Way
 01.11.25 Copy resident Greg Meyer's email to Brian Clarke re Langsford Way
 05.11.25 One Underwriting re renewal of Market insurance
 12.11.25 NVC Jocelyn Box re NVC invitations to AGM and Gen Meeting
 12.11.25 Resident Eric Pittman re Langsford Way Development
 13.11.25 Christine Murray TfNSW no new update for our meeting
 17.11.25 Resident John Bennett re his history of complaints to NVC about dogs off leash in protected areas

Correspondence Out (letter or email):

30.06.25 to 17.11.25

02.07.25 Mayor Gary Lee with queries from Meeting
 05.07.25 Mayor Gary Lee and Michael Kemp MP re motorcyclist's death from injuries
 23.07.25 NVC Damian Leahy re new hall keys needed
 01.08.25 Brad Crispin TfNSW re intersection plans
 25.08.25 NVC Jocelyn Box re master plan for Hall extension
 19.09.25 NVC Bede Spannagle re electrical upgrade Valla Reserve
 24.09.25 NVC Damian Leahy re repair work to the storage area in Anderson Park
 09.10.25 Christine Murray TfNSW re receipt of Community Update
 13.10.25 Resident Brian Clarke re Proposal concerns
 15.10.25 NVC VBCA Invitation to AGM and Gen Meeting
 11.11.25 NVC Matt Leibrandt re electricity quote for Reserve
 11.11.25 Christine Murray and Brad Crispin TfNSW any further updates for our intersection

(From 30.06.25 to present - many emails regarding VV, Markets, NVC matters, TfNSW Rule 73, topic updates for this meeting, etc.)

Moved Carole Andersen seconded Lori Warren that the all inward and outward correspondence be tabled as read.

GENERAL BUSINESS:

1. Proposed development - Langsford Way north of Anderson Park - presentation from Greg Meyers -

Land audit unlocks another 600 dwellings; **a site at Valla Beach, north of Nambucca Heads and close to the Pacific Highway, could yield more than 160 new dwellings.**

Published: 7 October 2025: Released by: (extracts from the media release) "The Minns Labor Government's ongoing statewide property audit has identified a further seven government-owned sites with the potential to deliver more than 600 new homes as part of its Building Homes for NSW program. All sites identified as part of the land audit are first offered to Homes NSW and Landcom, the NSW Government's developer. The specifics of housing delivery including the quantity and types of homes for all newly announced property audit sites will be available once due diligence, planning and regulatory approvals are complete. In the media release the Minister for Planning and Public Spaces Paul Scully said: "As the land audit continues to unlock land for new homes, the Minns Government is identifying sites that suit the NSW Housing Pattern Book designs and their **10-day approval pathway so builders can get straight on with building**"

With Greg's past experience in planning, he is very concerned about this particular proposal and what we, as residents of Valla Beach, **should do now** to protect this area of land, trees and natural habitat of native animals from this development.

The proposed land is 32,000 square metres heavily timbered and backs onto Anderson Park – it would yield 45 lots of standard R1 residential under NVC Local Environmental Plan and Development Control Plan from 2010 – the proposed 160 dwellings on that land would not meet those standards. State Environmental Planning Policies would permit buildings to exceed the Current planning rules relating to height 8.5 metres – (which is generally 2 storeys with a pitch roof or 3 storeys with a flat roof) and the density of the development..

Currently the land does not need to be re-zoned for this development to happen.

Greg contacted **Michael Kemp MP** about this – he has no objection to this proposal but wouldn't support 6 storey towers.

Councillor Susan Jenvey spoke and recommended that the land should be left as is (identified for future school) – but a developer could buy this land from the govt. The govt should be supporting NVC with its current Valla Urban Growth Area (VUGA) west of the motorway which is a planned expansion area with Medium Density residential development in stage 2; these works are well underway.

Proposed development - Langsford Way north of Anderson Park - presentation from Greg Meyers (cont)

Mayor Gary Lee – Landcom has told NVC that it is not interested in that land – this proposal is ‘dead in the water’. NVC has been trying to find out who actually put out the Press Release. There is no infrastructure to support this type of development in Valla Beach. There has been no community consultation. He added that VBCA and concerned residents need to send an objection from the citizens to the Premier, Mayor, Michael Kemp MP, etc.

General discussion followed. Many questions and concerns.

Suggested that Greg meet/email with other concerned residents and work on the main points of objection to this proposal. VBCA happy to be involved; consideration for a petition; suggested that individual letters sent to various govt departments would be more beneficial.

2. Dogs off leash and 4WDs on beaches:

Contentious issues for many years - Peter Sobey read out parts of resident John Bennett’s email (not present at this meeting) regarding his history of complaints about this issue. General discussion re dog owner education. More and better signage needed. More Ranger hours. We need to protect our fauna and flora.

4WDs on beaches – following our June 2025 General Meeting, VBCA wrote to NVC regarding the closure of access to 4WDs from the Deep Creek estuary to Oyster Creek with a negative response. Need to urge residents to write letters of complaint to News Of The Area (NOTA), NVC, State govt, local member. Current rule is for 4WDs to be confined to drive below the high water mark, not to rip up dunes and grass, etc. that a small minority continue to do.

3. NVC Sec 356 Donation Program: increase in funding - Mayor Gary Lee confirmed an increase from \$500 to \$1000. VBCA was granted \$500 in 2025 through this funding program to go towards the purchase of Defib batteries.

4. Valla Reserve electrical upgrade: quote from NVC’s electrical contractor Jamie Pennington – \$21,000 - VBCA advised NVC Bede Spannagle on 19.09.25 and Matt Leibrandt 21.10.25 and suggesting a joint payment for this work to go ahead. Matt currently on sick leave.

5. Questions from Pat Greenwood:

1. School Bus does not pick up from the Ocean View Drive side of town and there appears to be no local buses for those residents either? Perhaps a bus stop in the Swordfish area – there is a need for public transport. VBCA to write to Busways regarding this.

2. When is the planned play area going to be started down Swordfish area as promised by the developers? VBCA to write to NVC regarding this.

There being no further General Business, Chairperson Peter Sobey declared the Meeting **closed at 8.47pm** - thank you all for your attendance and input.

Next Meeting will be our first General Meeting in 2026
Monday 2nd March 2026 commencing at 7pm