

**MINUTES OF GENERAL MEETING OF VALLA BEACH  
COMMUNITY ASSOCIATION HELD ON MONDAY 2ND MARCH 2026  
AT THE VALLA BEACH COMMUNITY HALL**

Meeting opened 7.01pm

**Chair:** President Peter Sobey

**Acknowledgement to Country:**

I would like to acknowledge the Gumbaynggirr people who are the Traditional Custodians of this Land. I would also like to pay respect to the Elders both past and present and extend that respect to any Aboriginal People present here.

**Welcome to our Guests:** Mayor Gary Lee and Councillor Susan Jenvey

<b>PRESENT:</b>	46 members as per Attendance Sheets
<b>APOLOGIES:</b>	Peter Le Gras, Vanessa Wells, NVC Jocelyn Box, Cathy Welsford, Honey Osborne
<b>PREVIOUS GENERAL MINUTES:</b>	Minutes of the last VBCA General Meeting held on 17.11.25 were tabled as read. Moved Peter Sobey seconded John Windmill that those Minutes be accepted.

<b>BUSINESS ARISING FROM THOSE MINUTES (BAFM):</b>	<p>All business to be discussed in General Business</p> <ol style="list-style-type: none"> <li>1. Roundabout completed mid January 2026</li> <li>2. Update re Langsford Way Proposed Development</li> <li>3. NVC S356 Donation Program</li> <li>4. Valla Reserve - electrical upgrade</li> <li>5. Busways Transport re residents in need of a bus stop in the Swordfish area</li> <li>6. Planned play area in Swordfish - when going to be built?</li> </ol>
--	--

**Correspondence In (letter or email):**

**17.11.25 to 02.03.26**

18.11.25 Greg Meyers with copy of Report delivered at our General Meeting on 14.11.25  
 20.11.25 One Underwriting re quote for Market Insurance for 25/26  
 21.11.25 Resident Amber McQuown re Langsford Way opposition group  
 25.11.25 Councillor Susan Jenvey re Langsford Way opposition letters  
 27.11.25 NVC Jocelyn Box re VBCA incorporation and insurance  
 02.12.25 NVC Kellie Fitzgerald re Langsford Way correspondence to be sent to Michael Kemp MP  
 02.12.25 Residents Cam & Alison Seccombe re Langsford Way objection  
 05.12.25 TfNSW Christine Murray with roundabout information  
 09.12.25 NVC Jocelyn Box with approval for Carols' event  
 10.12.25 NVC Jocelyn Box re cancellation of Carols due to rain  
 18.12.25 NVC Kellie Fitzgerald re Mayor's attendance at the Expressions Show  
 05.01.26 Cherine Mehaseb Valla Tavern offer of Friday night raffles  
 08.01.26 NVC re informal meeting with VBCA re certain items - Thu 15.01.26  
 15.01.26 TfNSW Christine Murray re changes at the intersection to allow for roundabout  
 16.01.26 TfNSW Christine Murray re free driver workshop on 29 January  
 19.01.26 TfNSW Christine Murray re delay for completion of the roundabout  
 20.01.26 Hon Steve Kamper MP copy letter to Michael Kemp MP re Langsford Way  
 05.02.26 Resident Georgette Allen x 2 re Langsford Way and Petition

**Correspondence In (cont) (letter or email):****17.11.25 to 02.03.26**

- 17.02.26 Resident Georgette Allen re upcoming meeting and incorporation
- 17.02.26 Resident John Bennett regarding dogs off leash
- 20.02.26 NVC Daniel Walsh re planned play area in the Swordfish area
- 23.02.26 Resident Trish Newman re easier access for elderly and mums with bubs at new Footbridge.
- 24.02.26 NVC Teresa Boorer re S356 Donation Program funding
- 26.02.26 Busways re new bus stop in the Swordfish area
- 26.02.26 NVC Jocelyn Box re increases in hall hire fees

**Correspondence Out (letter or email):****17.11.25 to 02.03.26**

- 18.11.25 Resident John Bennett regarding dogs off leash and advising re Minutes of Gen Meeting
- 20.11.25 Resident Jim Brownhill with copy of correspondence and Minutes re Langsford Way
- 24.11.25 Resident Amber McQuown with information re Langsford Way
- 25.11.25 NVC with copy of Dec VV and thanks for help and cooperation throughout the year
- 28.11.25 VBCA Committee re Langsford Way information
- 18.12.25 Resident Julie Collins re Valla Expressions opening
- 05.01.26 NVC re possible informal meeting with VBCA reps
- 12.01.26 NVC with informal meeting confirmation
- 29.01.26 NVC Jocelyn Box re S356 Donation Program Applications
- 10.02.26 NVC with Invitation to this Meeting
- 13.02.26 NVC re developers' planned play area in the Swordfish area
- 13.02.26 NVC re Water Reservoir refurbishment and possible sealant on the outside for mural
- 13.02.26 Busways re possible bus stop in the Swordfish area
- 13.02.26 NVC Mayor, GM, Councillor Jenvey re planned play area Swordfish area
- 13.02.26 NVC Mayor, GM, Councillor Jenvey re water reservoir - outside sealant work
- 16.02.26 Electrician Jamie Penington re no increase to current quote for Reserve electrical upgrade
- 20.02.26 NVC Jocelyn Box re S356 Donation Program - amount and when apply
- 24.02.26 NVC Teresa Boorer and Jocelyn Box re S356 Donation Program info
- 25.02.26 Resident Trish Newman re easier access at new Footbridge
- 27.02.26 Resident and Defib rep re accident at the Footbridge

(From 17.11.25 to present - many emails regarding VV, Markets, NVC matters, Langsford Way proposed development, TfNSW, topic updates for this meeting, etc.)

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

**GENERAL BUSINESS:**

- 1. Roundabout** - finished in January 2026 - Sec Carole to send letters of thanks to TfNSW, Michael Kemp MP, Mayor Gary Lee, Councillor Susan Jenvey and all Council staff
- 2. Proposed development - Langsford Way north of Anderson Park** - update of developments from residents Greg Meyers and Teena Pitman - Online Petition now has 760 signatures calling on Govt departments to not go ahead with the planned 160 dwelling development which has now been reduced to 60. Discussion followed. Land in question was farmland 60-70 years ago. One recent new resident of Langsford Way – lived here for 2 years – koala safe sanctuary area on her contract. Koala trees on the site. Seems a contradiction of rules - covenants in place but not enforceable. Councillor Susan Jenvey – koala access point – any weight include in any objection criteria. Teena Pitman – green environment angle – may need to have independent study on fauna and flora - quite costly. Area is an independent biodiversity system – decisions not operating within the guidelines of government. Residents all need to write emails and comments to all govt agencies with copies to Michael Kemp MP - Teena had contact addresses available. Stress more housing sites available in VUGA. Keep pressure on with letters of support and submissions. Possible funding avenue from the Tavern mentioned - Fri night raffles – but not under VBCA name.

**3. Possible incorporation of VBCA:** Discussion with pro and cons - this topic has been discussed over many years. As a current S355 Committee of Management of Council we have limited powers regarding grants. NVC Jocelyn Box could help with this process. If incorporated, we could take on activist issues, apply for grants not allowable now; cons set up Fair Trading, constitution, reports, audits costings quite expensive, increases to our insurance with our Markets. Councillor Susan Jenvey spoke re Resident Action Groups for various projects currently being supported by Council. Georgette Allen spoke in favour of VBCA staying as a S355 Committee of Management. Motion moved by Georgette Allen and seconded Kerri Mergan that incorporation is not to be considered at the present moment.

**4. NVC Sec 356 Donation Program** - funds of \$1,000 available throughout each calendar year - applications can be done online - perhaps new stage banner - Chris Hewgill has offered a wave photo for the background; still in initial stages, obtaining quote from John Elliott (Prickle Patch). Sec Carole to look into doing an application.

**5. Valla Reserve electrical upgrade:** Quote from NVC's electrical contractor dated August 2025, Jamie Pennington – \$21,000 - at informal meeting on 15.01.26 with NVC Bede Spannagle, Mayor Gary Lee, Jocelyn Box, Daniel Walsh and Councillor Susan Jenvey, VBCA reps agreed to pay 25% of the final quote and NVC will pay for the balance and VBCA has asked if this item could be included in NVC's financial budget for 2026/2027. Valla Lions may have sourced a new bbq.

**6. Questions from Pat Greenwood at November Meeting:**

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 - Sec Carole has written to Busways and they are looking into this - any letters of support would be appreciated.

2. When is the planned play area going to be started down Swordfish area as promised by the developers? Sec Carole wrote to NVC - reply "The public open space area will be located at the bottom of the subdivision and won't be publicly available until that part of the development is constructed and dedicated to Council. We are unable to give you a timeframe for this as it is a matter for the developer as to when they construct and release that part of the development."

**7. Speed Mitigation** along Valla Beach Road - from the railway bridge to Kuta Avenue. Sec Carole wrote a personal letter to NVC with signatures gathered at our Feb Market - she would like to encourage all residents to write to NVC with their own thoughts and ideas, needs urgent attention and ask NVC to include this project in the 2026/2027 budget.

**8. Hall Hire Fees:** Our Hall Hire fees are to be increased to \$16 per hour and \$170 per day from 01.07.26 - Peter Sobey has notified NVC Jocelyn Box.

**9. Water Reservoir refurbishment:** Letter sent to NVC 12.02.26 regarding any future possibility of a mural painting on the reservoir and whether sealant on the outside could be included in this current work. No response to date. Some meeting attendees against a mural. Councillor Susan Jenvey will look into this matter.

**10. Speed along Ocean View Drive and down into the Reserve** - resident Greg Mergan spoke on this subject - since the 'main' entrance road has been bitupaved, there appears to be many cars doing wheelies in and around the Reserve. Sec Carole to write to NVC's Traffic Committee on this issue. Residents if concerned are encouraged to write to TfNSW about this; added signage; danger to pedestrians, etc.

**11. Easier access to Deep Creek** from the new footbridge on the western side for elderly and Mums with bubs, strollers, wheelchairs - resident Trish Newman contacted Sec Carole -Trish rang Council and she was told they will look into the issue.

**12. Tuna Street parking** - needs better parking signage so that residents are not blocked in by parked cars. Sec Carole to write to Traffic Committee asking for help.

**13. Carol Easton footbridge photo at dawn** - on canvas 70 x 20; happy to sell to VBCA for \$150. Carol moving away and not interested in supplying any other footbridge photos at this stage. Moved Tobi Harry and seconded John Windmill that we go ahead with this purchase. Put to the vote but the motion was lost.

**14. Julie Collins Defib Project** - tragic drowning 2 weeks ago – everything possible was done for the teenager. Defib device was sent to Sydney for inspection and all was in order. Pat Greenwood - in light of this accident, the Nambucca Surf Life Savers will be present at our April Market – with leaflets for Defib and CPR drowning awareness. Reminder from Pat that there is to be an Information Session on Wednesday 6<sup>th</sup> May re NSW Legal Implications following a Disaster – how to have a second set of identity documents to have the necessary forms for who you are.

There being no further General Business, Chairperson Peter Sobey declared the Meeting **closed at 8.45pm** - thank you all for your attendance and input.

Next Meeting will be a General Meeting in 2026  
**Monday 29 June 2026** commencing at 7pm