

NAMBUCCA VALLEY COUNCIL

Special Meeting of Council

MINUTES OF THE SPECIAL MEETING OF COUNCIL HELD ON 21 APRIL 2026

The following document is the minutes of the Extraordinary Council meeting held **21 APRIL 2026**. These minutes are subject to confirmation as to their accuracy at the next meeting to be held on Wednesday 22 April 2026 and therefore subject to change. Please refer to the minutes of 22 April 2026 for confirmation.

PRESENT

Cr Gary Lee (Mayor)
Cr Susan Jenvey
Cr Tamara McWilliam
Cr Jane MacSmith

Cr James Angel
Cr David Jones
Cr Ljubov Simson
Cr Troy Vance

ALSO PRESENT

David Moloney (Acting General Manager)
Daniel Walsh (Director Development and Environment Services)
Kathryn Reynolds (Minute Secretary)

Kristian Enevoldson (Director Corporate and Community Services)
Evan Webb (Chief Financial Officer)
Suzanne Sullivan (Minute Secretary)

APOLOGIES

Apologies (leave granted)
Cr Martin Ballangarry OAM

Apologies
Bede Spannagle (General Manager)

ACKNOWLEDGMENT OF 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.

COUNCIL MEETING AUDIO RECORDINGS

This meeting is being livestreamed and those in attendance should refrain from making any defamatory statements.

DISCLOSURE OF INTEREST

Councillor Simson declared a non-pecuniary - less significant conflict of interest in *Item 5.2 Rural Land Strategy* under the Local Government Act as Cr Simson is a member of the Nambucca Valley Growers and Producers Association.

DELEGATIONS

RECOMMENDATION:

That the following delegations be heard:

Item 8.1 – Lot 1, Langsford Way, Valla Beach

- i Ms Teena Pitman – against the recommendation*
- ii Ms Judith Kirwood – against the recommendation*

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iii *Ms Sally Townley – for the recommendation*

DELEGATIONS

i *Ms Teena Pitman addressed Council with speaking notes placed on 18526/2026 SF3424.*

ii *Ms Judith Kirkwood addressed Council with speaking notes placed on 18605/2026 SF3424.*

83/26 **RESOLVED:** (Jones/MacSmith)

That an extension of time be granted.

iii *Ms Sally Townley addressed Council with speaking notes placed on 18606/2026 SF3424.*

ASKING OF QUESTIONS WITH NOTICE

There were no questions with notice.

QUESTIONS FOR CLOSED MEETING WHERE DUE NOTICE HAS BEEN RECEIVED

There were no questions for Closed Meeting where due notice has been received.

GENERAL MANAGER REPORTS

ITEM 8.1 SF3421 210426 Lot 1, Langsford Way, Valla Beach

MOTION: (MacSmith/Angel)

That Council contact relevant Ministers, their heads of Departments and NSW Premier requesting:

- 1 The postponement of the auction of Lot 1 Langsford Way, Valla Beach, formerly Department of Education land, scheduled for 22 April 2026, to allow for genuine community consultation and consideration of alternative outcomes, and
- 2 That the NSW Government give full consideration to working with Nambucca Valley Council on options for the site, including housing outcomes and ecological protection, prior to any disposal.
- 3 Authorise the Mayor or General Manager to make direct contact with the Department of Planning, Housing and Infrastructure prior to the auction to negotiate on council's behalf regarding alternative outcomes for the site, including housing sympathetic to the existing village character that creates genuine opportunities for new and younger home buyers and ecological protection.

AMENDMENT: (Jenvey/Jones)

That Council:

- 1 Does not support the sale of land but rather seeks a deferral.
- 2 Urgently contact by phone, the minister for Property Development, Housing and Infrastructure the Hon Steve Kamper, and the Minister for Education, the Hon Prue Carr and our State and Federal MPs, Michael Kemp and Pat Conaghan, to ask that the sale be deferred until consultation has

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occurred on the strategic planning of the educational needs, of the community of Valla Beach in consideration to Valla Urban Growth Area, and other conservation constraints.

- 3 Authorise the Mayor or General Manager to make direct contact with the Department of Planning, Housing and Infrastructure prior to the auction to negotiate on council's behalf regarding alternative outcomes for the site, including housing sympathetic to the existing village character that creates genuine opportunities for new and younger home buyers and ecological protection.

Upon being put to the meeting, the amendment was declared carried and became the motion.

For the Motion: Councillors Angel, Lee, Jenvey, Jones, McWilliam, Simson, Vance
Total (7)
Against the Motion: Councillor Macsmith
Total (1)

84/26 **RESOLVED:** (Jenvey/Jones)

That Council:

- 1 Does not support the sale of land but rather seeks a deferral.
- 2 Urgently contact by phone, the Minister for Lands and Property, the Hon. Steve Kamper, and the Minister for Education and Early Learning, the Hon. Prue Carr and our State and Federal MPs, Michael Kemp and Pat Conaghan, to ask that the sale be deferred until consultation has occurred on the strategic planning of the educational needs, of the community of Valla Beach in consideration to Valla Urban Growth Area, and other conservation constraints.
- 3 Authorise the Mayor or General Manager to make direct contact with the Department of Planning, Housing and Infrastructure prior to the auction to negotiate on council's behalf regarding alternative outcomes for the site, including housing sympathetic to the existing village character that creates genuine opportunities for new and younger home buyers and ecological protection.
- 4 Note that the Department for Property Development, Housing and Infrastructure and the Department of Education at no time have contacted Council on matters relating to Lot 1, Langsford Way, Valla Beach.

Upon being put to the meeting, the motion was declared carried.

For the Motion: Councillors Angel, Lee, Jenvey, Jones, Macsmith, McWilliam, Simson, Vance
Total (8)
Against the Motion: Nil
Total (0)

COUNCIL IN CLOSED MEETING (CLOSED TO THE PUBLIC)

85/26 **RESOLVED:** (McWilliam/Angel)

- 1 That Council consider any written representations from the public as to why the Meeting should not be Closed to the public.
- 2 That Council move into Closed Meeting to discuss the matters for the reason(s) listed below.

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Reason reports are in Closed Meeting:

Upon being put to the meeting, the motion was declared carried.

For the Motion:	Councillors Angel, Jenvey, Jones, Lee, MacSmith, McWilliam, Simson and Vance
	Total (8)
Against the Motion:	Nil
	Total (0)

GENERAL MANAGER REPORTS

For Confidential Business Paper in Closed Meeting

ITEM 9.1	SF3420	210426	Confidential report - Lot 1 Langsford Way, Valla Beach
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It is recommended that the Council resolve into closed session with the press and public excluded to allow consideration of this item, as provided for under Section 10A(2) (c) of the Local Government Act, 1993, on the grounds that the report contains information that would, if disclosed, confer a commercial advantage on a person with whom the Council is conducting (or proposes to conduct) business.

CLOSED MEETING

The Extraordinary Meeting of Council **IN CLOSED MEETING** commenced at 7:48 PM.

RESUME IN OPEN MEETING

86/26 **RESOLVED:** (Macsmith/Jones)

That Extraordinary Meeting of Council resumed in Open Meeting. The Extraordinary Meeting of Council resumed IN OPEN MEETING at 8:12 PM.

Upon being put to the meeting, the motion was declared carried.

For the Motion:	Councillors Angel, Jenvey, Jones, Lee, MacSmith, McWilliam, Simson and Vance
	Total (8)
Against the Motion:	Nil
	Total (0)

FROM COUNCIL IN CLOSED MEETING

The General Manager then read the Confidential resolutions.

GENERAL MANAGER REPORTS

For Confidential Business Paper in Closed Meeting

ITEM 9.1	SF3420	210426	Confidential report - Lot 1 Langsford Way, Valla Beach
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87/26 **RESOLVED:** (Simson/McWilliam)

That Council do not participate in the auction for Lot 1 Langsford Way Valla Beach.

Upon being put to the meeting, the motion was declared carried.

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For the Motion:	Councillors Angel, Lee, Jenvey, Jones, Macsmith, McWilliam, Simson, Vance Total (8)
Against the Motion:	Nil Total (0)

CLOSURE

There being no further business the Mayor then closed the meeting the time being 8:13 PM.

Confirmed and signed by the Mayor on **22 APRIL 2026**

Cr Gary Lee
MAYOR
(CHAIRPERSON)