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To: IPCN Enquiries Mailbox
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Subject: West Culburra Concept Proposal (SSD 3846)
Date: Wednesday, 25 July 2018 4:26:37 PM
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Importance: High

To whom it may concern,

My name is Julie Gauci. I have am a resident of Culburra Beach for just 9 years, some locals might even consider me as a 'blow in'. Having married a local boy I had no choice but to move to Culburra Beach as he was never going to live anywhere else. Culburra Beach does that to you. My husband and I were very fortunate and able to purchase a property in Culburra Beach 9 years ago. We raise our two Children aged 11 and 13 here. My husband works for Shoalhaven Water and I work at Ray White Culburra Beach as a sales agent.

After attending the public meeting yesterday at the Culburra Bowling Club, I wish to make the following comments. There are 3 main problems I see on a daily basis in my job as a local real estate sales agent and some on a personal level as a parent and volunteer.

Young people have been priced out of the market. As a real estate sales agent I get to work with people looking to buy into Culburra Beach. It saddens me greatly when young people come to me having saved up a deposit, sort finance approval to view a home in the town they have been raised. Only to be piped at the post by a Baby Boomer who already own a property in Sydney. Young people are forced to leave town. We need the young people to stay as they are the ones who love Culburra Beach and all its natural wonders. They are the new business owners and operators. Est. Gym and Bellissima Day Spa are two examples of enthusiastic and savvy young people, who are having a real go and making outstanding contributions to the town. Businesses such as these are constantly giving back to the community. If they can't afford to buy a house and stay here, what then? We will have no sustainable businesses with the ability to support local volunteer groups and sporting clubs.

Baby Boomers who need to down size, but are not ready for the retirement village can't move. I see these types of situations all too often in my line of work. They own large two story homes on large blocks of land, that are too difficult for them to maintain. They would like to down size into something smaller yet remain independent. That product just does not exist in Culburra Beach. As a result they end up staying, struggle in the property they are in and don't sell, meaning less properties available for those wanting to buy in. It's obvious we have a supply and demand issue. And trust me, people want in. More and more I am finding buyers are not just Sydney holiday makers but young families are looking to move here. They are coming from other surrounding areas and Sydney.

Holiday time is a strain but we can't live without it. We are one the map now. As the highway keeps upgrading, Sydney is getting closer and closer. Andrew Pearson of the Illawarra Mercury

reported recently that “The NSW South Coast was a more popular holiday destination for Australian travellers than Queensland’s Gold Coast during the past year, the latest national tourism snapshot has revealed”. Each year the number of calls coming into my office from people seeking a holiday house to rent during the Christmas and Easter holidays continues to increase. The population swells during these holiday periods which is fantastic because the local businesses rely on this trade to survive. The problem we face though, is the infrastructure and services in place just don’t cater for the amount of people in the town during these periods. The bins are over flowing, there is no parking and the roads get trashed. Seriously, have you seen our roads? They are a joke. I drive along Prince Edward Ave every day and it is a game of dodge the potholes. It is extremely dangerous as cars are swerving all over the road to avoid the pot holes.

Our sporting clubs suffer. Each year as a volunteer organiser for the local soccer club we struggle to make up numbers. We are forced to turn kids away, tell them, no sorry you can’t play sport in your home town. The numbers just aren’t there. As a result of this my own daughter who is a very good soccer player has had to travel to Nowra to join another team. I can’t tell you how heart breaking that is for her as she is so passionate about her club and the sport. Not to mention the driving in and out of Nowra constantly. We have to drive our kids to town for all their extracurricular activities. With growth and more families moving to Culburra this will improve.

I am very passionate about caring for our environment, it is one of the things locals are most proud of, just ask them. We don’t want to see our water ways polluted. Each year myself and some others hold a ‘Clean up Culburra Day’ after the Christmas break to clean up after the tourists have packed up and left. Families and children come together with gloves and rubbish bags cleaning up our beaches and parks. This is just one small example of locals caring for their environment. The more permanent residents we have, the more hands on deck to care for the environment. The new homes built in the development will be far more environmentally friendly than the current homes.

Most of the people looking to purchase land in the new development will be young families, like my own. I can tell you Gen Y and Gen X and soon Gen Z, care about the planet more than any other generation. We are the ones who have to live with it. Not the Baby Boomers. From what I have read and have been told, the development will improve water run off quality. Yes some vegetation and natural habitat will be disturbed, that’s a no brainer. But if it’s okay for other areas ie Vincentia, Worrigee, Nowra, Bomaderry, Meroo Meadow and everywhere else in Australia where houses are built– why not for us?

I conclude with questions for the panel. If not the proposed development, then what? What do we do to save our town? Seriously, I want to know what you expect us to do. I eagerly await your reply.

#burradise – you might want to check out this tag too.

Regards,

Julie Gauci

Sales - Sales Associate | Culburra Beach

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