

VOLUME 2015, ISSUE 2

MARCH 2015

# THE CONNECTOR

**Bellvista Community Association - BeCA**  
bellvista.com.au



Bellvista and Bells Reach Community Association



## LATEST NEWS!

Much discussion has been around the traffic chaos on Bellvista Blvd during school pickup and drop off times while roadworks are being undertaken at the Caloundra Rd/Bellvista Blvd intersection. The increase in Caloundra Rd traffic is a mitigating circumstance which impacts on traffic being able to exit Bellvista Blvd quickly and safely. Hopefully the extended left turn only lane will be in full operation in the very near future alleviating the problem to a certain extent.

What is required is a fully functioning second entry/exit to the estates. BeCA understands progress on the extension of Kawana Link Way has been delayed while Stockland awaits State Government Infrastructure Agreement Approval to commence the new road. Stockland had planned to commence construction in late 2014 but the delay in the approval has stalled any work beginning on the new road.

BeCA met with local MP Mark McArdle earlier in March. This meeting was meant to address the latest situation on the interim Helicopter Training Facility. BeCA understands the final signatures and full agreement were extremely close at that time.

BeCA also raised the road situation on the estate and Mark McArdle has promised to follow up to see what was holding up the final approval for the new entry/exit. As the LNP is no longer in power, Mark McArdle's ability to impact on this situation may be limited but he did give a commitment to follow up on the current impasse and see if pressure can be brought to have the approval fast tracked.

Mark McArdle also indicated he too was following up on the current interim Helicopter Training Facility. BeCA asked about the 'permanent' solution which was being planned by the previous Liberal Government and where it was up to. It seems that much of the 'spade work' has been done on this and with the support of the Labor Party Government the long term solution should still be a be achieved relatively quickly.

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**CONTACTS:**  
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## 2015 BeCA CALENDAR

**BeCA Management Committee Meetings:**

April 7th, May 4th, 2015.

**Public Meetings:**

June 1st, Sept 7th, 2nd Nov 2015.

**Newsletter Delivery Dates:**

March 18th, April 24th 2015

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Open 10am-midnight  
Bistro hours:  
11:30am-2:30pm  
5:30pm-8:30pm  
seven days

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## President's Report March 2015:

The primary information channel available to all Bellvista and Bells Reach residents from your Community Association is via the BeCA website. After the website's recent upgrade it is a matter of moments to have an item up online and available through the BeCA website.

So if there is some news or events you wish to read up on, then the website should be your first port of call. Items from the website are then copy/pasted to create this Newsletter. So the reports you are accessing here in this newsletter right now may be a little old news and out of date.

So keep an eye on the website (News & Events tab) for all the latest news and updates.

Often a new post on the website is reported on the BeCA Facebook page with a link to the main BeCA website. So if you have the Facebook app on your mobile device, you should be getting notifications on your phone or tablet when a new post goes onto the website's "News & Events" page.

There is even a spot there for residents to add comments and feedback for others to read and consider. If you are a real computer 'geek' you could even use the RSS feed link which would list recently updated News & Events page entries (<http://www.bellvista.com.au/news-events/feed/>).

**Les Thomas, President**

**Continued from page 1** BeCA will seek the support of the ALP Candidate for the seat of Caloundra, Jason Hunt, to use any power he may have to have the permanent solution followed through by the current government.

Finally Mark McArdle congratulated the Bellvista/Bells Reach communities for the Community Garden concept being developed at Active Park in Bells Reach. Mark believes a Community Garden project is a great way to develop increased community involvement and commitment. He is delighted at the Community Garden concept.

Further correspondence has passed from BeCA on permitting a right hand turn from Indigo Rd onto Bellvista Blvd except for the usual school hours limit. A right hand turn would be permitted all day except for 7am to 9 am and 2pm to 4pm daily if the proposal is accepted. There is another article on this on page 4.

### PieVista Bakery Cafe

Baked daily by local people using local produce

**Brent & Tanya Duncombe**



Shop 6 Bellvista Market Place  
Caloundra West 4551

(07) 5438 2292  
0487 922 034

tanyaandbrent@bigpond.com

**Bella Hair**  
@BELLVISTA

Shop 2,  
Bellvista Market Place,  
Rawson St, Caloundra West

**(07)5499 6666**

## BeCA Public Meeting March 2015:

There was a good attendance with around 30 people at the recent BeCA Public Meeting. There were numerous apologies for the meeting including our Councillor Rick Baberowski and Peter Pallot from Sunshine Coast Airport Management, both of whom were enjoying annual leave.



Stockland's Mark Stephens brought everyone up to date on issues relating to Stockland. He reported that the Bells Reach Community Garden was a major community focus for the company with excellent support received from many local industries. The next Bells Reach Community Garden meeting (and open to all) is scheduled for Tuesday March 10th at 6pm in the Bells Reach Land Sales Office. You can read more about the new Community Garden group on the BeCA website.

Mark reported on the current traffic concerns with the lengthening of the left turn only lane at the Bellvista Blvd/Caloundra Rd intersection. A combination of delays with Council approval and wet weather had caused the project's completion to be delayed. Mark was hopeful that all would be completed (weather permitting) by Monday March 16th. The next major disruption to traffic will occur with the lengthening of the median strip which will separate the roadway in and the roadway out. He hoped any disruption would be kept to a minimum and would be outside peak use hours. He apologised on behalf of Stockland for the current situation.

When asked why the new left turn lane did not extend down to the Bellcarra Place roundabout he said that there were some large obstacles to overcome before that could happen. The roundabout in question is single lane only and would create design problems entering into a double lane up to Caloundra Rd. Mark fielded several questions from the floor on the second entry/exit road and again covered the proposed Bellvista Blvd exit via the to be constructed Kawana Link Way extension back to the Caloundra Rd roundabout near Corbould Park.

Our main presenters for the evening were Lani Ogilvie, who is a BeCA Management Committee member and the owner of the Positive Property People Real Estate agency at Bellvista Market Place, along with her father Dave Cooper. It's Dave's smiling face you see on the Positive Property People real estate signs around the area.

This company only deals with Bellvista/Bells Reach properties. Their 'PowerPoint' presentation was both informative and entertaining. And everyone loved the numerous chocolates they 'won' for getting a prediction or answer correct.

Did you know, the largest demographic group of house owners in the Bellvista/Bells Reach area is 55+ (46%) followed by 35-54 (41%) and under 35 (13%)? There are many smaller 'unit style' homes now being built in Bells Reach which are not covered by "Body Corporate". Being "Body Corporate" free can be quite a cost saving.

The rental market is 'tight' with a home now selling for \$400,000 probably attracting a rent of around \$425pw.

There was a host of interesting figures indicating that resales are now almost at an all time high. The 'adjusted' median price for a home in Bellvista is around \$425,000 and little a less in Bells Reach. All figures are several months 'old' so should not be taken literally as a representation of the situation today.

There was discussion on whether or not you should renovate or not. The advice was don't go overboard, if you do you are less likely to get your money back. There is no incentive to put Solar Panels on to make your home more saleable, and a little inexpensive landscaping can add thousands to your property value.

A final tip was get advice from your Real Estate Agent well before you put your place on the market. They can advise you on how to best present your home for sale.

**The Bellvista Family Medical Practice**  
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## Water Supply Issues:

Unity Water was contacted earlier this month regarding the variation in water pressure being experienced in our area over several days early in March. Some homes may have lost supply altogether!

The reason given was there has been numerous breakages in water mains in the Caloundra area recently. It is quite uncommon for there to be so many problems in one area over such a short period of time. As a water main breaks, the water supply is cut off to that area which causes a resultant drop in pressure to other nearby areas.

Unity Water apologizes for any inconvenience and on each occasion strives to resume full service as quickly as possible.

## Safety First at Quinn Park:

BeCA has been informed of some inappropriate behaviour at Quinn Park at Bells Reach. Some unsupervised children were seen smashing bottles around the play equipment over the weekend.

Regretfully an unsuspecting child suffered a cut from the broken glass. Stockland were informed and took immediate action to clean the area up and make it safe for all again.

As a further step to arrest this type of behaviour from unsupervised children, security at the park has been upgraded to ensure all can enjoy the facilities safely.

## Indigo Rd/Bellvista Blvd Intersection:

A re think on the no right turn sign for traffic re entering Bellvista Blvd from Indigo Rd Bells Reach is under consideration. A traffic policeman recently issued 12 tickets to drivers making an illegal right turn from Indigo Rd into Bellvista Blvd. The traffic policeman felt the 'No Right Turn' sign is probably not in the best interests of motorists as for much of the day it is perfectly safe to make such a turn as long as the road is clear.

It has been suggested that the "No Right Turn" only be enforced during school drop off and pick up times. The suggestion is being considered by Stockland and Council and may be implemented shortly. Stockland believe some re designing of the intersection would be required to allow this to occur. BeCA will keep you informed of any developments.

Drivers should be aware the current "No Right Turn" law is currently in place and drivers choosing to ignore the sign would be liable for a fine until a final decision is made and appropriate signage is installed and intersection modifications are completed.

## Have an Event To Let Others Know About?:

BeCA prides itself on keeping the Bellvista/Bells Reach communities informed of what is available across our estate. If there is an upcoming event that you wish people to know about drop BeCA an email or call us so we can quickly add a note to our website and Facebook pages.

If we don't know about it we can't promote it, so take a few moments and quickly tap out an email or give us a call. BeCA's contact details appear on the front of this newsletter.

 <p>the pod cafe belle reach</p>	<p>8am - 5pm 7 days</p> <p>143 Bells Reach Drive Caloundra West</p>	 <p><b>COOCHIE</b> LAWN SERVICES</p> <p>Love that Green!</p> <p><i>Coochie HydroGreen</i> Your Lawn Care Specialists</p> <p><b>Myles Johnson</b> Owner Manager <b>0409 649 985</b></p> <p>PO Box 478 Buddina Qld 4575 mjohnson@coochie.com.au</p> <p><a href="http://www.coochie.com.au">www.coochie.com.au</a></p> <p><i>Australia's Largest Technical Lawn Care Company</i></p>
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