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The Connector



September Volume 2017

for the Bellvista & Bells Reach Community Association

Issue 6

September Public Meeting Bellvista Blvd Duplication

Between 30 and 40 people attended the BeCA September Public Meeting where they received presentations from Sunshine Coast Council's Beau Heartshorn, the Nursery Co-ordinator, Angelo D'Costa from Unity Water and a team led by Adrian Allen from Stockland.

S.C. Council's Parks and Gardens department's Beau Heartshorn led the presentations and outlined Council's Plant Nursery operation. The Parks and Gardens department provides new plants for Council areas and maintains Council's trees and gardens. He answered questions on the various parks around the estates and pointed out that Bellvista would continue to be maintained by Council workers, whereas Bells Reach would most likely be maintained by a private contractor.

The trees on Council property (including at the front of your home) are all owned and maintained by Council. Residents are not to prune or damage these trees. If you have a concern over a tree in your street, contact Council via the MyCouncil website and arrange for the problem tree to be inspected and then a final decision can be made.

Beau was accompanied by 160 free small tree plantings and these were welcomed by those in attendance.

Following the recent fires, a concern was raised regarding the wattle trees along the Bellvista side footpath between Stormaway Avenue and Dumbarton Drive.

Angelo D'Costa is from Unity water and outlined Unity Water's services across an area servicing a total of 720,000 homes. A major role of the company is the essential treatment of sewage. Their Kawana Treatment Plant processes the equivalent of 48,000,000 toilet flushes per day. It treats sewage as well as the waste water from dishwashers, baths and showers. 99% of this waste is pure water.

There are two major products provided following the treatment, methane and nutrient. The Treatment plant produces 86 million litres of recycled water, 1000kg of nitrogen and 150kg of phosphorous per day. 90% of the waste products produced can be described as 'natural'.

Angelo produced a thin slice of the rubberized pipe that Unity water uses in its operation. The rubber is around 15cms thick and Angelo says it is virtually indestructible.

Finally there were questions from the floor. It had been an interesting

presentation and Angelo was thanked by those in attendance.

Stockland's Project Director Adrian Allen addressed the meeting on the progress of the Caloundra South Development. Planning is well underway for the next instalment of the project and will focus on the new Aura City Centre. It is expected that all blocks in Baringa will be ready for sale shortly, and that they could all be sold by April/May 2018. Planning is currently underway for the Baringa "Town Square" with Council to build a \$4million Community Centre. Two new playgrounds will soon begin construction as will an area devoted to Terrace Style Housing. The new Baringa shopping centre should be available by early 2019.

Construction is underway on the new Aura Business Park. In Northlakes, Stockland achieved one new job for every new home constructed. Adrian is expecting to repeat this for Aura.

(Con't on Page 2)



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(from page 1) Adrian then spoke of Stockland's role in the recent bushfire emergency. Stockland have a major Bushfire Management Plan which ensured property owned by them was best able to resist the bushfire emergency. He reported the major areas affected by the recent fire were not on Stockland controlled land.

He was delighted with the role Stockland and Shadforth's had been able to play to assist emergency workers fighting the recent fires.

Stockland's Project Manager Paul Morgan then took to the floor and announced planning was well underway for the duplication of Bellvista Blvd between Caloundra Rd and Dumbarton Drive.

Stockland expect work to begin in December 2017 (to take advantage of the school break), and is due for completion by May 2018.

A major feature will be the retention of the Bellcarra Place roundabout. Stockland

has had to negotiate construction with SC Council regarding local Council roads as well as the State Government regarding Caloundra Rd.

The photo on page 1 shows one of the many slides Paul Morgan had in his presentation.

The work will be staged over the 6 month project with clearing and roadworks planned for December through various stages to more roadworks, asphaltting, landscaping and footpath construction in March and April.

A new footpath will be constructed on the western side of Bellvista Blvd. Current cycle pathways and the bus stop near Bellcarra Place will not be effected.

Following a concern voiced from one of those present, Stockland will incorporate a safe crossing point somewhere near the current Bellcarra Place bus stop.

The meeting concluded with a chat, the final collection of free plants and a warm drink for those wishing to stay on.

New Concept For Former Bells Reach Sales Office Site

One of the interesting concepts for the redevelopment of the former Bells Reach Stockland Land Sales Office site is the inclusion of several SOHO options. The photo left provides an artist's impression of how the three SOHO options may look in the new re development.

These could provide great opportunities for any small business to setup with their own personal living accommodation upstairs.

Or secondly it could provide for a leasing arrangement with the owners living upstairs while leasing the lower shop area to a prospective business.

It is an interesting concept which if successful, Stockland may include in future developments.

September RSL News

The Caloundra RSL Services Club always has something new and exciting happening and we have some fantastic entertainment and dining specials running during the month of September. For the whole month of September on Tuesday nights we are featuring our 'Spanish Night' in which you can enjoy a beautiful range of \$10 Spanish themed specials.

Every Thursday night in September you can also come down to the Club and enjoy Two Meals and a Bottle of wine for just \$40, this represents fantastic value and we have a great selection of meals to choose from, we now have a group of regular patrons that have made this their special night out due to the high quality of freshly prepared meals.

Our entertainment never stops and we have some great acts coming up including The Elton John Experience, The Tenors, The Life of John Lennon Show and The Round Mountain Girls.

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BeCA August 2017 Management Committee Meeting

BeCA welcomed both Cr Rick Baberowski and Stockland's Mark Stephens to BeCA's August Management Committee Meeting.

Mark Stephens provided BeCA with an update on major plans for the use of the extensive Environment Protection and Conservation areas in Aura. There are two approaches which Stockland believes can be made to the wider conservation areas of Aura, one is to fence them off completely and keep people out. Or the other is to create spaces where flora and fauna can thrive in harmony with some public access and use, similar to the wonderful Mary Cairncross Rainforest reserve at Maleny.

Of the many hundreds of hectares of conservation areas designated for Aura, Stockland has exciting plans for a 10 hectare section. Stockland wants to see an area become a major environmental feature with access to walking trails, fitness tracks, on leash dog areas, playgrounds and picnic and other family areas. The plans are to create wonderful places where families can go to relax and enjoy time in the outdoors and some of the wonderful experiences nature has to offer. An area where families can walk, play, run or ride together. Areas around the Blackbutt Forest area near the new Elements land release would be carefully selected for their suitability with the least impact on local flora and fauna.

Stockland envisage nature based play equipment areas, eco tour trails, picnic areas and a 5000 square metre off leash park for dogs. There would be walking trails of various distances with some connecting with the future Aura City Centre. There would be board walks and various activities catering for all ages.

All would be carefully positioned away from sensitive conservation areas.

BeCA was excited by the plans which

were tabled and the artist's impression sketches of various recreation areas and activities. There would be several parking areas, strategically placed toilet blocks and a major Eco Centre. Overall it seems a magnificent feature benefiting all across the Sunshine Coast.

Stockland planners will ensure a balance between preserving environmental areas but with Public Access and use. There is an obvious need to ensure walkers, bike riders and local flora and fauna remain separated and protected to ensure sensitive areas remain preserved.

On a different issue, Stockland has now passed control of most parks in Bells Reach over to Sunshine Coast Council. Cr Baberowski noted BeCA's concerns regarding several play areas with a sand base which currently have received a daily sweeping whilst under Stockland's control and how these parks would be maintained into the future. BeCA understands sub-contractors will be appointed to maintain the Bells Reach area, unlike Bellvista where Council workers do the work. This news now means the way is clear for the new and rapidly growing Caloundra West Lions Club to take on the management of the Bells Reach Community Garden.

There are some enthusiastic people involved who are keen to see this new responsibility grow for the benefit of all residents. Caloundra West Lions have been successful in winning a grant to purchase a trailer BBQ for use in future fund raising activities. With just a few more members they will be ready to become a fully fledged Lions group! The Lions are awaiting appropriate documentation from Council which will allow the transfer of management of the Bells Reach Community Garden. Stockland have planned for another 7 or so Community Gardens to be provided in Aura.

Parking issues remain a concern for some residents in Bells Reach but with the

support of Council's By Laws Officers and the use of the "MyCouncil website", the situation is improving.

BeCA continues to await final action on the removal of the time restriction on the Indigo Rd and Bellvista Blvd intersection but noted the request for an audit and updating of road signage in Bells Reach has been completed and implemented.

Temporary repairs have been carried out on toilet door locks in the toilets near the Bellvista Meeting Place. Council has been informed that a proper fix is required via the MyCouncil website.

It was reported that there has been extensive mulching of gardens across Bellvista over recent weeks. Some monitoring of the bore water pumps feeding the Canavan Gracie Recreational Park Lakes is to be undertaken following a lowering of the water level over the last month or so.

BeCA will carry out a Bells Reach Park Audit so it can more effectively monitor maintenance of these areas. It was noted that night lighting at Quinn's Park seems to be turned off at the moment. BeCA will monitor this situation and if necessary lodge a "Service Request" via the MyCouncil website. BeCA will request Council thin the shrubbery at Quinn Park permitting better vision for passers by to better monitor activity in the park after dark.

Yet again the Airport Forum Meeting was cancelled at the last moment. Cr Baberowski will seek an explanation from the convenors and suggest the meeting be rescheduled.

BeCA has requested bus shelters be provided in Stornaway Avenue and O'Reilly Drive by Council. The Stornaway Avenue bus shelter is particularly important because a reasonably large number of school students use this stop to catch the school bus in the morning. Site inspections have occurred and when the funding (Continued on Page 4)

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Continued from Page 3:

issues have been sorted we can expect to see the installation completed.

BeCA extends an invitation to all residents of Baringa to attend future BeCA Public Meetings and to participate in all of BeCA's activities. Stockland are keen to see Baringa eventually have its own Resident's Association when more of the planned 1600 homes for Baringa have been built and occupied. At this stage a rough estimate is that around 1,000 of the 1600 lots have been 'sold'.

Road Access Following Recent Bushfire Emergency.

One issue which the recent fire emergency has put 'back on the table' is the urgent need to upgrade access between the Bruce Highway, Caloundra and the Bellvista/Bells Reach/Baringa areas. With fires raging and public safety a major focus, improved road access has become an even greater priority. Two high priority issues which BeCA has been pursuing over recent times have been the completion of the Bells Creek Arterial to connect with the Roys Rd Interchange on the Bruce Highway and the building of the State Government funded road connecting Pelican Waters Boulevard and Bellvista Blvd.

Had these two roads have been in place during the recent emergency, an



important avenue to safety for Bellvista, Bells Reach and Baringa residents would have been available.

Better access would also have been available to Queensland Emergency and Fire Services to tackle the fires and improve public safety.

BeCA will again raise these issues with Government and Local State Parliamentary Members to at least commence planning the State Government Funded road as well as approaching Stockland to consider fast tracking the completion of the Bells Creek Arterial (BCA).

Both projects are forecast for completion well into the future, the BCA completion date is sometime mid 2020's while the interconnecting State Government road is forecast for completion in 2031!

Thanks Cr Rick Baberowski

Following a request from BeCA to Council via Cr Rick Baberowski, Council has installed bollards around Canavan Gracie Recreational Reserve.

This request was made following illegal vehicle access onto the park area and offenders then completing burn outs across the grass areas resulting in damage to the playing surface.

BeCA is delighted to see the bollards are now fully installed.

Baringa State Primary School

Enrolments for 2018 are now being taken via the school's website. There are frequent news updates from the school. Parents should access their website to keep up with all the latest updates.

tinyurl.com/baringaschool

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