

The Lions Club of Caloundra West Youth of the Year winner Rose Overland from Unity College progresses to the Lions Regional Final.



www.bellvista.com.au

Email: secretary@bellvista.com.au

The Connector



March Volume 2018

for the Bellvista & Bells Reach Community Association

Issue 2

March BeCA Public Meeting Report

On a hot and humid night and with the strong possibility of some rain, BeCA was delighted to welcome over 40 people to its first Public Meeting for 2018 at Bellvista Meeting Place early in March.

The President welcomed Jarrod the new Bellvista Tavern Manager, and speakers, Cr Rick Baberowski, Senior Constable Peter from Caloundra Police, Andrew Wallace Federal MP for Fisher and Hannah Madill from Stockland to the meeting.

Cr Baberowski spoke of his personal views arising from the Verge Parking Forum (see page 3). There was a wide spread of views presented at the Verge Parking Forum which provided everyone with a deeper understanding of the issue.

Note that the planning for our area is under **State Government Guidelines** which differs from other developments which operate under local Council Guidelines.

In his personal opinion, Cr Baberowski now believes that 7.5m streets should be the minimum for housing developments.

On the upgrade to Sunshine Coast Airport, Cr Baberowski forecast international flights should depart the new airport from around 2021. The new Maroochydore City Centre will cover around 50 Hectares and will be a major development for the Coast.

More bollards around Canavan Gracie Recreational Reserve should be installed in the very near future. Cr Baberowski said Council planning for improved traffic management along Caloundra Rd was well underway and improvements will be implemented as funds become available.

Caloundra Police officer Snr Constable

Peter provided an overview of recent happenings. A spate of car thefts from car yards along Caloundra Rd has been stopped following the arrest of a criminal group from Brisbane's northern suburbs.



The number of open vehicles left parked in driveways with their keys in the ignition is of concern to Caloundra Police. As most cars nowadays require a key to open and start them, residents must keep car keys in a less conspicuous and safe spot in their home. Intruders are targeting car keys so they can steal vehicles parked in streets or in driveways. The table just inside the front door is not a good place to leave your car keys.

Our area is not considered to be a major call out area for Caloundra Police. The Snr Constable pointed out that police receive a wide range of callouts for mental health issues, noise complaints, minor traffic issues and drug and alcohol offences.

A recent rubbish clean up around the Canavan Gracie Reserve found much less rubbish than previously including a minimum amount of drug related paraphernalia. It was a pleasing result!

There have been some concerns resulting from thefts from construction vehicles in Baringa. As a result, Stockland has installed more surveillance cameras which has reduced instances of theft.

Federal MP Andrew Fisher was welcomed to the meeting and spoke of

the importance of creating a sense of "Community" in an area. This he believes is developed in part by parks and sporting facilities for residents.

The Bruce Highway Upgrade is being funded Federally to around 1.6 billion dollars. The first stage in the upgrade of the Highway is from Caloundra Rd to the Maroochydore turn off and will take between 2 to 3 years to complete.

The next stage is to widen the highway to three lanes each way from Caloundra Rd to Caboolture. This is a long term plan and will require more funding.

"North Coast Connect" proposal was the only Queensland submission to the Federal Government's National Rail Fund. The submission's aim is to improve rail travel time to less than 1 hour between Nambour and Brisbane. Line duplication and major track realignment is required.

The second part of this proposal would see the construction of a 'spur' line from Beerwah to Maroochydore.

Andrew went on to report on two local programs for which he has gained Federal Funding. These include a \$3m upgrade to the Caloundra Events Centre and \$5m for the "Thompson Institute" based at USC. The "Thompson Institute" is dedicated to Mental Health Research.

Each and every day 8 people take their own lives across Australia. For each person who is successful in taking their own life, 30 others attempt to do so.

Andrew Wallace is proud of being a Sunshine Coast resident and is committed to improving the quality of life for all. He views Mental Health as a high priority.

Website March 6th

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March BeCA Public Meeting Report Stockland Update

At the recent Public Meeting, Stockland's Hannah Madill provided an informative update on the duplication of Bellvista Blvd and the latest news on Aura.

By the time you read this article the 'new' side of Bellvista Blvd will be in use. Hannah also reported that despite the recent rain, the duplication project was 'on schedule' for completion in May.

Stockland conducts 'Introduction Activities' so prospective residents can meet and get to know each other before they move in. This plays a major role in Stockland's 'developing communities' philosophy.

Stockland will paint the dangerous lip separating the veloway from the footpath around the Baringa School. As the current veloway conforms with TMR guidelines, the painting will be undertaken as a 'beautification' exercise.

In relation to verge parking issues, in future new homes will be setback 5m from the front boundary providing more space for driveway parking. Stockland will look to house design to facilitate storage options so garages can be used for car

parking rather than as a storage space.

The roads in Baringa are generally wider than those in Bells Reach.

Stockland will continue this trend through the roll-out of home sites in Aura Central.

In response to a question regarding 'off-leash areas for dogs', Hannah reported that an off leash area for dogs was planned for a future area near the Blackbutt Forest area. This off leash space would be available during 2020.

Stockland is subsidizing the current 'school time' public bus service for three years. With 20% of new Baringa residents being employed at the Sunshine Coast University Hospital, Stockland is negotiating with Bus lines for a Baringa to the SCU Hospital bus route.

The retail site to be built on the corner of Aura Blvd and Baringa Drive should be open for business by early 2019. It will house a supermarket and speciality shops.

A new "Baringa Town Square" should be open around July or August this year. The "Town Square" will be a major facility and be able to accommodate important Civic Functions. It will also be the site of a "Youth Activity Plaza" aimed at 16 to 20

year olds.

The "Youth Activity Plaza" is being constructed to be a 'skate board' friendly area allowing young skate boarders to develop and show off their skills.

The area will also have a "Giant Table". Rather than have tables spread around an area, the "Giant Table" will encourage residents to sit down together and enjoy a bite to eat or to relax in the sun.

Much is being done to promote the "sense of community", a major pillar behind Stockland's philosophy.

We can expect technology to play a big role in the new suburb. Bins around the Town Square will have sensors to tell the administration they require emptying. BBQ's will have sensors notifying that they require cleaning.

There will be electronic signs giving out the latest weather report and other news of the day. It is all exciting news!

Caloundra Men's Shed

Jim Lombard from "Caloundra Men's Shed" sought permission to say a few words at the recent BeCA Public Meeting.

Jim started the Caloundra Men's Shed several years ago with a handful of members. They provided a place where retirees could meet and share each other's skills. Today the Caloundra Men's Shed boasts 81 members.

Unfortunately their home is on the small piece of 'borrowed land' and the owners require the land back, making the Caloundra Men's Shed now homeless.

Jim was at the meeting to ask residents to sign his petition to have a piece of land made available for his group. Keep your eye on the newsletter and the website for where you can sign that petition.

At the close of the Meeting, Jim was spotted in deep discussion with Federal MP Andrew Wallace, Cr Rick Baberowski and Stockland's Hannah Madill.

Website March 6th

The Bellvista Family Medical Practice
Reception@bellvistafamilymedicalpractice.com

Dr Regina Greenwood
Shop 3 - 2 Rawson Street

Bellvista
Caloundra West
4551

Phone: 07 5438 1855
Fax: 07 5438 1877



Parking On Road Verges Workshop

On Monday February 12th, 3 BeCA members attended the "Unlawful Vehicle Parking On Road Verges Workshop" held at Lake Kawana Community Centre. The Mayor, Councillors, State Government, Community Groups & Representatives, Development and Business groups and other external agencies and service providers were present also.

BeCA was the last of the 5 Community Groups to make a presentation and by that time the most relevant issues affecting local communities had already been covered. A group lead by Colin Manderson (Parking Politics Gone Mad Protest social media group) questioned each presenter and challenged many comments made whenever the opportunity arose. Colin attended BeCA's February Management Committee Meeting where discussions occurred on a common understanding of issues. Both groups strongly supported the notion of permitting verge parking, especially on streets measuring 5.5m in width.

Residents should note SC Council did not approve any of the planning of Bellvista, Bells Reach and now Caloundra South. The original development was rejected by the then Caloundra Council. The developer appealed to the State Government of the day who overruled Council's decision and permitted the development to go ahead under State Government guidelines. These guidelines approve that certain "Access Place" streets can be 5.5m wide.

The current Harmony Development at Palmview is under Council regulations. A recent agreement there between Council and the developer has mandated a minimum street width of 7.5m in its soon to be commenced project.

A tour of Baringa indicates an apparent move away from narrow 5.5m streets possibly in response to concerns raised by some Bellvista and Bells Reach residents. Possibly the market has spoken and these narrower streets are no longer in favour. This change will have a resultant increase in house block costs. It is a fine balance for any developer to manage infra structure costs and to maintain a level of affordability.

Narrow 5.5m streets are legal under State Guidelines and are designed to have at least one car park on the roadway yet leave enough

room for another vehicle to pass at a reduced speed. To reduce the speed of vehicles in 5.5m wide streets is a deliberate ploy used by designers.

It was agreed the question of verge parking is a highly complicated issue. That it was safer for vehicles to park on the verge was not resolved. Greater width for vehicles to move down a narrow street would lead to vehicles moving at a greater speed. The line of sight issue was raised as a car reversed from a driveway with verge parking to the left and to the right. However it was agreed there could be places where verge parking could be implemented and alleviate some of the parking issues for those residents.

Real Estate agents have a responsibility to inform potential buyers of possible parking issues if buying in a 5.5m street.

Many of our valuable services, water, telcos, energy suppliers etc have their lines and pipes under the verge. These can be easily damaged if heavy vehicles park on top of them. In some cases (eg Unity Water and sewerage leak) require 24/7 access to their pipes under a verge in case of an emergency.

There was a concession from Council to nominate areas where there is predominantly new home construction as "Construction Zones". In these declared zones, verge parking by tradies and others involved with the construction industry could be permitted.

There was strong support for the moderation of 'enforcement' and that there be more discussion and education prior to an infringement notice being issued. This issue of the moderation of enforcement arose several times throughout the day following the spate of infringement notices issued prior to Christmas

Currently across the Sunshine coast there are "Regulated" and "Non Regulated" Parking areas. The city of Caloundra is a 'regulated area' where parking infringement officers regularly patrol and give out infringement notices to motorists who have parked in non-parking areas or have over stayed their time. Most residential areas are classed as Non Regulated areas. These are areas where parking infringement notices are only delivered if an 'official' complaint by a resident has been made.

According to Council after a complaint has been received, their next step is to discuss the situation with the vehicle owner, educate them

on where they should be parking, and in this case issue a warning. Future occurrences of a similar infringement would result in an infringement notice and \$94 fine being issued.

Council's version of what occurred in our area just before Christmas was that council became aware of numerous parking infringements so 2700 notices and leaflets were distributed across the area to 'educate' the community. These notices set out what the parking laws do and don't permit. Several weeks later, the area was visited by Infringement Officers who handed out of Infringement Notices where illegal parking occurred.

This high handed practice drew strong condemnation from those at the Workshop and many made their feelings known.

You do not 'own' the land the verge or nature strip takes up, it is owned by Council. It is there to provide for services and their vehicles, footpaths, the delivery of mail and some emergency access to these services. The State Government creates the law regarding parking on verges and it is up to Council to enforce the law. However if a policeman 'books' you for parking on a verge, the fine is around \$40. If a Council Infringement Officer books you for the same offence, the fine is \$94.

The norm now in most new housing estates is for narrower streets and smaller house blocks. In the new Harmony Estate in Palmview, the most common block frontage will be 10 or 12 metres. Other high density areas see house sharing more common. 3 bedrooms mean three people can share a house. In most cases each of these people could have their own car.

Council will take much away from the workshop. They were presented with many scenarios, many issues, many possible solutions and many viewpoints.

Council will sift through all the information and come up with what they feel is the most appropriate action for various areas.

BeCA felt that in 5.5m wide streets, residents should be permitted to park vehicles on the verge with two wheels on the roadway and two wheels on the verge.

There is no one correct solution for each situation, just the hope that developers will learn from the past and improve the lifestyle for others into the future with their planning of new estates.

Website Feb 13

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CALOUNDRA RSL ANNOUNCES SUNSHINE ROCK & BLUES FESTIVAL

The Sunshine Rock & Blues Festival is taking place between Friday 22nd and Sunday 24th June 2018.

An exciting three-day celebration of Australian music, featuring national recording and touring artists, the kind of event never before seen in a Sunshine Coast venue.

Spread across three separate sound stages, festival attendees will experience continuous free live shows on the Main Stage, ticketed events in the Function Room and an acoustic breakfast

performance on the Lower Viva Deck.

This will be a unique and memorable music festival experience, presented by Caloundra RSL in conjunction with 92.7 Mix FM and Give Me 5 for Kids, to raise money for our local hospitals.

Feature artists include Richard Clapton, Jon Stevens, The Black Sorrows, The Bondi Cigars, Wendy Matthews, Russell Morris and Ash Grunwald in addition to a huge variety of local favourites.

Additional information on pricing, tickets artist line ups can be found at www.caloundrarsl.com.au



New Childcare Opening

Hoppy's Home Day Care is situated in Bellvista and has recently opened for enrolments.

Opening hours are 7.30am to 5pm and Hoppy's Home Day Care can accommodate Children from 15 months to school age. Hoppy's Home Day Care provides children with a warm, home like environment in which to play and discover.

Prior to studying a Certificate 3 in Early Childhood Education and Care, Sue worked as a Police Officer for 12 years. After having their daughter Josie, who is now 4 years old, Sue decided on a new career path in early childhood.

Hoppy's Home Day Care is CCB and CCR registered under Cherub Childminding Services Caloundra. For further details please contact Sue van Hoppe on 0400 970 377.

Frog Park Open For Play

Stockland's newest park is now open! Situated to the left at the Baringa Drive/Aura Blvd lights and then first left again Frog Park is designed for younger children and provides a perfect place for parents to sit quietly while their children have fun!

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