

Next Public Meeting
6PM, 30th September
2024.
Venue: Bellvista
Meeting Place



Bellvista and Bells Reach Community Association

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The Connector

June 2024

for the Bellvista & Bells Reach Community Association

Issue 3

The previous April edition of the "Connector" included updates from our survey on the "Issues important to you". One issue was a better solution needed for the safety of pedestrians and school students when crossing Bellvista Boulevard.



team has identified multiple issues with the signage and crossing locations on Bellvista Boulevard. As a result, they will be conducting a crossing safety audit in the coming weeks to further assess and address these concerns.

Additionally, the council will be implementing new signage for all refuge crossings on Bellvista Boulevard to enhance visibility and safety for both pedestrians and motorists. Furthermore, certain vegetation along the boulevard (eg Roundabouts) will be removed to improve sight lines for both vehicles and pedestrians, thereby reducing the risk of accidents and increasing overall safety.

The SCC advised they understand the importance of maintaining a safe and functional road network and are committed to addressing these issues promptly to ensure the well-being of the community.

The latest update we have received from Sunshine Coast Council (SCC) provided us with details of their recent investigations conducted by the council regarding the safety, signage and crossing locations on Bellvista Boulevard as follows:

After a thorough examination, the council's Transport Capital Works

BeCA has been concerned about safety for our residents and will continue to follow through for changes with the SCC through our Councillor Jenny Broderick who advised on 27/05/24 that the Crossing Safety Audit will be completed asap. We thank Jenny for her support on this issue.

Issues with traffic congestion on Caloundra Road and especially involving the two major roundabouts.

BeCA has been liaising with the Department of Transport and Main Roads (TMR), on this major traffic issue since December 2023 and the last response from TMR was received 09/05/24 as follow:

There are no further updates regarding planning for the future upgrade of the Caloundra Road, Kawana Way Link Road and Bells Creek Arterial Road intersection. Planning is underway and is expected to be completed in late 2024. However, there is currently no funding committed beyond planning for this intersection.

Design and construction of the project will be subject to future funding availability in consideration of competing priorities across the state. TMR will update the community as the project progresses.

The Queensland Government has committed to planning for future upgrades to the Caloundra Road, Nicklin Way and Pelican Waters Boulevard intersection which is expected to begin in early 2025.





The issue of continual drainage issues across the walking/riding paths

near Dumbarton Drive roundabout and Bellvista Boulevard has also been referred to Cr. Jenny Broderick who has requested a solution be found asap. During heavy rain the water runoff becomes a hazard for bike riders and walkers. BeCA continues to seek a resolution to this matter.



The first meeting of the Airport Forum was held on the 28/5/2024 with several Airport operators, SCC Councillors and one Community Organisation (BeCA) in attendance.

The forum is chaired by representatives from the Sunshine Coast Council and is a valuable forum allowing Airport operators, councillors, and community organisations to hear and discuss aerodrome operations and future. The local airport is an asset to the Sunshine Coast.

BeCA was pleased to hear there were again a low number of official noise complaints. Discussion was also held on:

- Airport improvements to lighting, lane way marking and fencing.
- Plans are underway for the upgrading of Pathfinder Drive, which involves improvements to the road and drainage. This will allow for further future business growth.



BECA COMMITTEE NOMINATION
SCAN ABOVE QR CODE
OR

<https://bellvista.com.au/nominate-for-the-management-committee>

We are reaching out early to all residents and members to join the team which will bring new ideas and fresh enthusiasm to BeCA

Each year in November at the AGM the new BeCA Committee is announced. This year we will again be seeking nominations for all roles (President, Secretary, Treasurer and Committee members).

BeCA was established some 16 years ago and has played an integral part in representing the Community and residents. Close working relationships with all levels of Government, developers and business have been valuable for the area.

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Cr Jenny Broderick Div 1 SCC



It's been a whirlwind couple of months of meetings, workshops and learning about our community.

Thank you to Division 1 for electing and trusting me to represent you over the next 4 years. I'm looking forward to catching up with many residents over the next little while. Thank you to those of you who have reached out already.

We are working hard on finding safety solutions on Bellvista Blvd and continuing maintenance on our pathways and green spaces.

If there's something I need to know about in your area, please let me know. I look forward to seeing you soon."

MEET THE LOCAL CANDIDATES FOR THE OCTOBER STATE ELCTION

MONDAY 30 SEPTEMBER 6 PM

BELLVISTA MEETING PLACE

Let's talk about current issues affecting our community

OPEN & FREE TO THE PUBLIC

Chance to win lucky door prizes including three rounds of golf at Caloundra Golf Course

Jason Hunt
Member for Caloundra and ALP Candidate

Kendall Morton
LNP Candidate

www.bellvista.com.au



Anthony Pilat

Director

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Bellvista and Bells Reach
Community Association
Join our team!

New Committee members
welcome

Peripeteia:

Unveiling Unexpected Opportunities in Real Estate

In the ever-evolving world of real estate, where prices often seem to soar beyond reach, the landscape is more intricate than it appears. While it's easy to point fingers at real estate agents for inflating prices, the truth lies in a complex mix of market conditions, economic factors, and government policies.

Supply and Demand: When buyers outnumber available properties, prices rise. Conversely, an oversupply of properties can lead to price reductions.

Population Growth: An increasing population boosts housing demand, driving up prices, especially in high-growth areas.

Government Policies: Incentives for first-time homebuyers or investors can significantly impact the market, often increasing demand and prices.

Finding Bargains in the Market

Despite rising prices, there are hidden gems. On the Sunshine Coast, many properties are undervalued, often due to minor issues like a damaged wall. These properties are typically overlooked, presenting golden opportunities for savvy buyers.

As you navigate the complexities of the real estate market, remember that knowledge and patience can uncover incredible opportunities.

With the right approach, your dream property is within reach. If you're nearby, pop by our office in the BellVista Market Place (between bakery & the IGA). Or call Tavis directly on 0477 990 192. We'd love to help you create your own success story.



"Professional Negotiator"

Tavis and his team helped us understand that perfect presentation of our property would make the difference in the sale price. He was so right. When he went to work negotiating with the buyers we realised we had made the right choice. Record price for the suburb and such a smooth informed process. Very happy. Have told all our friends.

Seller | 13 Bolwarra Pl, Meridan Plains



Contact us today & discover the hidden opportunities waiting for you in your real estate journey!



Team Tav | Tavis@auraproertysc.com.au | 0477 990 192 | www.auraproertysc.com.au



Crime Stoppers Australia is committed to achieving a safe, empowered and engaged community. We work hard to provide people with opportunity to share information about unsolved crimes and suspicious activity. You don't have to leave your personal details, your call isn't traced and, if making an online report, your IP address isn't recorded.

Your calls and online reports have helped to identify drug labs and dealers, catch wanted fugitives, solve arsons, thefts and robberies, and apprehend criminals wanted for violent assaults and murders. One missing piece of the puzzle is all it takes to make a real difference, so if you see something or hear something – then say something.

<https://crimestoppersqld.com.au/make-a-report/>