

BELLVISTA CONNECTOR



Bellvista Community Association - BeCA

BECA ANNUAL GENERAL MEETING, SEPTEMBER 6TH:

The Bellvista Community Association Committee is made up of 8 local residents who are elected annually at the Annual General Meeting.

A new committee was elected unopposed (8 nominations were received for the 8 Committee positions) at Monday Sept 6th's AGM. Thanks to those people who had previously served on the BeCA Committee and are now moving on. A special welcome is extended to the two new faces on the committee.

The 2010 committee is Paul Harrison President, Tony Mohr Secretary, Kerri Baxter Treasurer and the 5 Committee Members are Colin Murphy, Bob Smith, Linda Harrison, Les Thomas and John Lehmann.

Congratulations to all involved. BeCA welcomes the two new faces, Linda Harrison and Bob Smith, who have been elected to the 2010 BeCA Management Committee.

The BeCA Management Committee will have its first meeting as a new committee on Monday October 5th.

BECA ANNUAL GENERAL MEETING REPORT:

Over 40 Bellvista residents attended the Bellvista Community Association Annual General Meeting at the Land Sales Office at Lake Bellvista on September 6th. A pleasing feature was that 8 new residents became members of the association.

Outgoing President Phil Williams thanked all for their support over the previous year. Phil is stepping down owing to family and increasing work commitments. BeCA looks forward to Phil again becoming involved when his commitments permit.

The owners of the new IGA Supermarket to be built at the new shopping centre (Mel, Gill and Matt Luke) spoke to the meeting. They plan to cater for special needs or foods as required. They currently have shops in Caloundra and Coolumb and have been in the grocery business since 1986. The Lukes will assist the community in fund raising and help where ever they can. The expected opening times will be 6 am to 8pm 7 days a week and they will employ locally whenever they can.

The Lukes will work with BeCA to control the shopping trolley issue. The new shop is 1240 sq metres (about the same as Aldi in Caloundra) and they will have plenty of undercover parking. They expect to commence trading on the 6th December.

There will be a Community Notice Board in the new store.

Contacts:

Secretary: Tony Mohr Ph 0407 546 311 OR

Email: secretary@bellvista.com.au

Website: <http://www.bellvista.com.au>

Blog: <http://bellvistacommunityassociation1.blogspot.com/>

Next Management Committee Meeting Mon October 5th.

CALENDAR

BeCA Management Committee Meetings usually occur on the first Monday of the month. Public Meetings (open to all residents) occur 4 times per year and are usually conducted in the Land Sales Office. 2010's final Public Meeting date is set for Nov 1st.

The next Bellvista Connector is to be delivered in late October. The final Connector for 2010 is due out in early December 2010.

Bellvista Shopping Village now opening early December!

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COUNCILLOR'S REPORT:

The problem of car and boat sales on Caloundra Road at the Bellvista Roundabout is about to be addressed by the Sunshine Coast Council and the Main Roads Department.

Council met with Main Roads Department, Queensland Transport and Queensland Police recently to discuss ways of discouraging roadside vending on this busy section of road.

It was decided that Main Roads Department will install bollards.

Council will assist in the beautification of the site, through the planting of native shrubs and other landscaping. As Division 1 Councillor I am pleased to see progress at last on this ongoing issue.

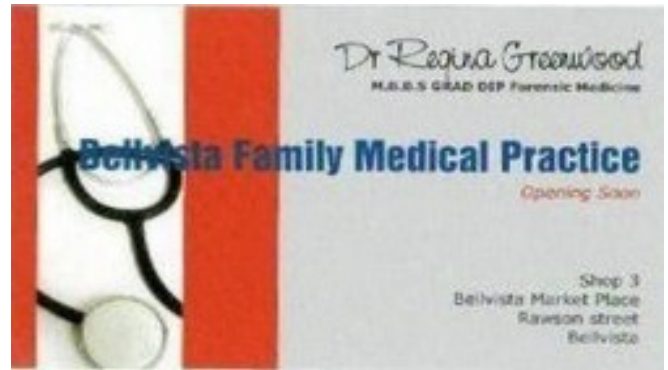
My office has received numerous complaints over the past year about this area becoming an eyesore. As this is the gateway into Caloundra from the Bruce Highway, I shared the resident's dismay at the unacceptable use of this roadside as a makeshift caryard. This project will not only clean up the area, but it will also improve safety for motorists using this busy stretch of road.

I had been prepared to find the funds to improve the site, but I am pleased that the Queensland Government has come to the party. Works will commence as soon as possible.

Cr. Anna Grosskreutz

EMERGENCY BELLVISTA ESTATE ENTRY CONCERNS:

A resident has expressed concerns over BeCA's request for an emergency entry point to the estate via the park which connects Widgee Place with Rosegum Street. BeCA's proposal is that this entry would be available to residents and emergency vehicles in **extreme** emergency situations e.g. if Bellvista Blvd was closed. This did occur some years ago when a bushfire closed Bellvista Blvd cutting off all access to the estate. Residents were either 'trapped' within the estate or were locked out when returning from work. This situation is now more critical with Unity College catering for well over 1000 students. An emergency exit is an imperative for Bellvista. More community feedback and suggestions are welcome.



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FROM THE PRESIDENT'S DESK

Hi Everyone,

The last 12 months have passed exceptional quickly, we now have a new committee comprising 6 standing and 2 new members. I would like to thank our outgoing President Phil Williams for his commitment to BeCA over the last 12 months, a difficult task with work, volunteer fire fighting, a young family & the committee. Thanks must also go to the all committee members past & present who give up their own time to ensure the smooth running of the association.

We are all looking forward to keeping the BeCA members and all Bellvista residents up to date with what's happening up and around the area via our Web site, blog and the newsletter which is distributed to every Bellvista resident. Thanks go to those involved in keeping these up to date.

Watch this space for updates on the new toilet block on the main park which has been on the wish list for some time. The new shopping centre is nearly here, and I am sure we are all looking forward to the convenience it will bring. We are working tirelessly with council to ensure that the grounds are kept as neat & tidy as possible with the limited resources and time that they can allow us. "Bellvista motors" issue has been addressed so we should see the removal of the car yard in the near future.

Paul Harrison, President.

BECA MEETS WITH STOCKLAND, AUGUST 2010:

BeCA representatives were invited to meet with Stockland in early August. The purpose of the meeting was to inform BeCA and the local community about the Bellvista2 development and to seek feedback on issues associated with the construction and planning of the new development.



Stockland was aiming to submit its plans to Council in August. Any Bellvista2 construction activity is still some time away.



Bellvista 2 will be made up of approximately 750 units or “dwellings”. Bellvista2 is to be developed in several stages and is to be built on land to the east of the recently extended Bellvista Blvd (south from Dumbarton Ave) to beyond the current Unity College playing fields. Bellvista Blvd itself is to be further extended. The site will then continue to the south of Unity College and then to the west of the school. There will be a minimum of 15 lots per hectare which is the required minimum density as set out in the South East Queensland Regional Plan. Some areas closer to the airport may have increased density to support the re-developed aerodrome site, if Council makes a decision to relocate or close it. Block sizes will range from over 600 sq m to a handful at 183 sq m. The smaller lots will be located at strategically appropriate places. These very small blocks would mean a house and land could be built for under \$300,000 thus satisfying a requirement for “affordable housing”. There will be several Medium Density (Villas, units) developments. Three park

areas are to be included in the development.

It has been decided not to include another commercial area in Bellvista2 as the current Bellvista Shopping Village construction is a major development which is substantial enough to serve the whole estate. A smaller commercial development area would not be viable.

A sensitive issue for BeCA and Bellvista residents was that of access to and from Bellvista and Bellvista2. Stockland does not play a role in the Caloundra Airport debate. However further access to and from Bellvista would be provided via Bellvista Blvd to the south should the airport be closed.

Traffic congestion, especially between school drop-off and pickup times on Bellvista Blvd, is a major concern of residents. Bellvista Blvd is a road currently under the control of SCRC while Caloundra Rd is under the control of state government's Main Roads. Stockland has carried out extensive modeling on the current usage of Bellvista Blvd as well as future usage up until 2024, factoring in Unity College reaching full potential and Bellvista2 being completed. Duplicating Bellvista Blvd would not solve the congestion problem according to these studies.

The congestion problem is caused by the roundabout at the junction of Bellvista Blvd and Caloundra Rd. Modeling indicates the required traffic movement standard from now and up until 2024 would be best achieved by adding a dedicated 60m left turn only lane in Bellvista Blvd into the intersection with Caloundra Rd. To further improve Caloundra Rd traffic flow eastwards, the roundabout could be remodeled to ensure there was a continuous through traffic lane available to traffic heading east into the roundabout along Caloundra Rd towards Caloundra.

The placement of traffic lights at the Bellvista Blvd Caloundra Rd intersection is another alternative but most likely not be supported by Main Roads. This would raise the dangerous issue of trucks being forced to brake heavily down the hill from Sugarbag Rd.

BeCA noted that should the Caloundra Airport be closed and other access to the estate became available via Bellvista Blvd, the congestion problems associated with the Bellvista Blvd and Caloundra Rd intersection would cease to exist.

BeCA then raised the issue of heavy trucks using Bellvista Blvd during Bellvista2 construction. It was suggested that where possible, deliveries would be made outside Bellvista Blvd peak times. The condition of Bellvista Blvd was also mentioned with some areas appear to be breaking up after heavy rains. This would then be a SCRC issue as Bellvista Blvd maintenance is controlled by SCRC.

BeCA believes the issue of the heavy trucks using Bellvista Blvd during Bellvista2 construction will be significant for all Bellvista residents and would require strict control by Stockland.

This article is copy/pasted from the News & Events page the BeCA Website at <http://www.bellvista.com.au/> Visit the BeCA Website News & Events page for any updates.

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COMMUNICATING WITH THE BELLVISTA COMMUNITY:

The Bellvista Community Association communicates with the Bellvista Community via three different formats, the BeCA newsletter ('The Bellvista Connector'), the BeCA Website and the BeCA Blog page.

The Newsletter 'The Bellvista Connector' is produced up to 8 times per year and it is distributed to all 1250 homes in the estate by volunteers who freely provide their own time.

The Bellvista Connector is mainly made up from items copy/pasted directly across from the Bellvista Community Association website which can be found at www.bellvista.com.au. So if you want the very latest news, check out the Bellvista Community Association website first!

The newsletter is printed for BeCA at no charge by the office of local State Member of Parliament Jarrod Bleijie. Jarrod's staff are great and do their best to have the newsletter ready for us to collect on time. This wonderful service enables us to get the newsletter printed easily and effectively.

Advertising in the Newsletter is limited to 10 ads per issue and an annual fee of \$90 is charged. This earns BeCA enough income each year to easily cover its expenses. BeCA is always on the lookout for prospective advertisers. Those who wish to advertise in the newsletter but are above the quota of 10 per issue have their advertisement place on the BeCA website for a nominal charge.

The Bellvista Community Association website contains plenty of information and downloads for residents. You can download bus time tables, BeCA meeting dates, newsletters and minutes from the website. There are links to Council resources and plenty of information regarding library times, police contact details, Unity College etc.

Resident feedback on website items is available via email to the Secretary or by Comment on the News & Events page. BeCA also has a Blog site with basic news and less controversial issues aired there. It can be found at <http://bellvistacommunityassociation1.blogspot.com/>

The Newsletter, Website and Blog page are all maintained by local resident volunteers who do their best to keep the local community fully informed on any issues effecting Bellvista residents and landowners.

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