

BELLVISTA CONNECTOR



Bellvista Community Association - BeCA

SECOND BECA PUBLIC MEETING FOR 2011, MAY 9TH:

The second Public Meeting for 2011 will be conducted at 6:45 pm Monday May 9th in the Land Sales Office. All Bellvista residents, Bellvista landowners, residents and Bellvista business owners are welcome to attend.

Stockland will be doing a presentation on plans for Bellvista 2 and Caloundra South. This will be an ideal opportunity for residents to ask any questions.

COUNCILLOR ANNA GROSSKREUTZ'S BECA REPORT:

1/ Toilet Facilities, Lake Bellvista Park: Tenders closed at the end of February for the construction of the new toilet block in the main park. The new toilet block will comprise of 1 x disabled toilet, 2 x unisex toilets and 2 urinals. Construction will be completed by the end of May 2011, weather permitting.

2/ Re-naming of Bellvista Lake Park to Canavan/Gracie Park: Although it was hoped that the application for re-naming would be approved by Council prior to Christmas, it came to light whilst doing the necessary property searches that this land is owned by Stockland, therefore approval for the re-naming was required by them. BeCA have been given the Council application form to amend by removing the tennis

court and sales office components. Once this has been returned to Council the application will be assessed by a review panel, which will make a recommendation to Council for approval or not.

3/ Unsafe Bus Stop – Bellcarra Place: The design work for this estimated \$150K project is underway. A bus indent is required, which also involves road and curb and channel works. The Construction of this significant and important project will be carried out in the 2011/2012 financial year. I will be able to advise when, following the adoption of next year's budget and capital works program.

4/ Crossing on Bellvista Blvd: This issue relates to the crossing on Bellvista Blvd, which is located in an extremely busy spot. Council Traffic Engineers have investigated the option of moving the crossing point further south on Bellvista Blvd. A design has now been completed and costed. In order to have this safety issue addressed quickly, I will pay for this \$35K project from my Divisional funds, and it will be completed early in the new 2011/2012 financial year.

5/ Road Line Marking at entry to Bellvista Market Place: The linemarking was done as part of the development works for the Shops, and the developer has a requirement to maintain the work in good order. Once the work is accepted on-maintenance, the developer/contractor is responsible for maintaining the work for another 12 months. A Council officer has inspected the area, and saw the line-marking was fading quickly. He has requested the developer to re-apply using thermo plastic.

6/ Crocodile Cracks – Bellvista Blvd: 'Crocodile cracking' or pavement failures occur where the pavement and subgrade (gravel and soil) under the asphalt moves under the weight of vehicles. The constant flexing under load causes the asphalt to crack. This cracking allows further moisture into the pavement and weakens the pavement to a point where pieces of asphalt break away and a pothole occurs. Council is aware of the situation on Bellvista Boulevard, and the Asset Management Manager is currently in discussions with the developer for them to carry out the necessary road rehabilitation work prior to the Bellvista 2 development. In the meantime Civil Works Services will continue to monitor the road surface and do any necessary remedial work.

7/ Complaint – Relocation Bellvista Shops Crossing: The "crossing" referred to is actually pram ramps that have been relocated from adjacent to the roundabout to a point closer to the new shopping centre. A Traffic Engineer has inspected the area, and will arrange for the kerb ramps at the roundabout to be reinstated. At my request he has asked for this work to be done as a priority. The new kerb ramps will not be removed, as they have been installed in accordance with requirements. It is up to the individual to cross where they feel safe.

Contacts:

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

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

Next Management Committee Meeting Mon April. 4th

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. 2011's next Public Meeting date is set for May 9th.

The next Bellvista Connector for 2011 is due to be delivered early in May 2011.

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PARK MAINTENANCE CONCERNS:

BeCA enjoys close ties with the SCRC Parks & Gardens crews. Their supervisor meets with BeCA from time to time to sort out any concerns residents may have raised. Recent heavy rain has made his job extremely difficult and residents will need to show extreme patience until the estate is back to looking its best. All grass mowing on the Bellvista Estate is done by external contractors.

Any concerns residents have over the conditions of parks should be directed to BeCA via the Secretary who will pass these concerns on to the SCRC. BeCA has been promised that Bellvista will not be forgotten! Grass mowing on the Bellvista Estate is done by external contractors.

SCRC workers maintain the garden areas around the estate. Their recent major focus has been on spraying weeds and the results of this work can now be seen with garden weeds beginning to die off.

LITTER AROUND BELLVISTA:

We all marvel at the convenience provided by the new Bellvista Market Place shopping centre. It is super convenient to have a supermarket and other services within good walking distance for many residents. However with the convenience comes some inconvenience. There

seems to be even more litter around the estate with some fast food, sweet wrappers and drink containers being discarded anywhere and everywhere. BeCA has requested the Sunshine Coast Regional Council (SCRC) install more rubbish bins around the estate, especially at the bus stops used to collect and drop off school children each day.

ARE YOU ABLE TO HELP?

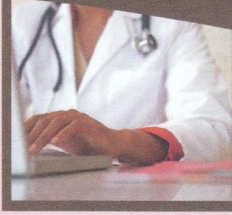
BeCA is looking for some help with the newsletter. Do you know your way around "Publisher"? Do you have a few spare hours every 6 weeks or so? BeCA is looking for someone to help with creating the newsletter. Most of the content is taken directly from the web site.

There would be plenty of help available to anyone who wishes to take the role on. If you are able to help please contact our secretary by email via the BeCA website (www.bellvista.com.au) or by phone on 0407 546 311.

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Hi Everyone,

FROM THE PRESIDENT'S DESK

As we are all aware the rain has caused endless sorrow and heart ache to many people around the country. It has affected us in Bellvista in ways that would seem insignificant to the rest of the states problems, but the council are slowly getting things back on track. We are only a small part of the Sunshine Coast so we will get all our problems sorted out in due course.

By now everyone should be using the convenience of having a supermarket, bakery, doctor etc on its doorstep. There have been a few teething problems but we have worked with the developers and resolved them. Of course there will be the odd delivery truck that puts a spanner in the works and knocks something over but that can be soon rectified.

We are going to offer an invitation to the Fire Brigade for a later meeting who would be able to give us a overview of their involvement should an emergency arise. We are always looking for people to help the committee in many ways if you would like to help please keep you eye on the web page and newsletter to find out what you can do for us and the community.

Paul Harrison, President.

BECA & STOCKLAND MEETING, MARCH 2011:

Several members of the Bellvista Community Association met with Stockland's Mark Stephens and Troy Wainwright on Tuesday afternoon (March 1st) to discuss issues relating to the Bellvista 2 development.



Discussion began with BeCA raising its concerns over the closeness of the proposed development to the Caloundra Airport and ramifications for land buyers. Stockland has carried out numerous studies on noise concerns and have come to the conclusion that living in the new area could be similar in noise to living beside a busy road. However this would only apply to some of the development.

It was felt that the Caloundra South development would not be impacted by the operational activities of the aerodrome.

It was believed the Urban Land Development Authority (ULDA) is aware of the new development/airport situation and they would be stipulating any conditions of approval over the Bellvista 2 site.

The ULDA has requested further information on Bellvista2 and Stockland are in the process of providing that information. The next step is for Public Comment to be heard on the development. This newsletter will alert residents when the Public Comment stage of the development is reached. The ULDA has setup an information office near Mark McArdle's office in Bulcock St Caloundra to which residents should direct their enquiries regarding the Caloundra South Development.

If all goes ahead according to plan, Stockland expects it is possible the first sod of dirt could be turned sometime in July 2011. Stockland would be extremely surprised if construction hadn't commenced by Christmas 2011 on a worst case scenario.

Stockland has been buoyed by the improvement noted in land sales on the Gold Coast as well as the movement in top end sales here on the Sunshine Coast and are confident of strong demand when the first lots are available for release. BeCA remarked that despite recent heavy rains and poor weather, the Bellvista estate had not suffered any floods etc. and this too would be an attraction for home buyers.

Stockland is extremely aware of the concern Bellvista residents have regarding heavy construction vehicle access to the proposed development along Bellvista Blvd. A new 60 metre left hand turn lane will be added to Bellvista Blvd at the intersection with Caloundra Rd prior to the first lots being completed at Bellvista2. Stockland's studies indicate this would help to solve the current traffic congestion problem at this intersection during school drop off and pick up times. They are also investigating other avenues for heavy construction vehicle access to the development and may require permission from other authorities to provide this access. Nothing certain is in place just yet.

Stockland has vowed to do their best to keep heavy construction vehicle access along Bellvista Blvd to a minimum but admit there may be occasions when some resident discomfort is unavoidable. Stockland has already committed to giving a presentation to Bellvista residents at the May Public Meeting (May 9th) and answering all questions.

Stockland is extremely keen to work with Bellvista residents and Unity College students in further planning of the new development. Resident and student input will be sought on a name for the new development as well as planning for amenities and equipment for the parks in the new area. Stockland is keen that the needs of the community are addressed. Therefore the new parks will have suitable playground equipment for all age groups, will be designed to accommodate necessary infrastructure and amenities. It is possible things such as skateboard areas and murals could be included if that was what the community sought.

BeCA then sought answers on questions raised by residents in regards to Stockland and our estate.

1/ There is no new school planned for the Bellvista2 development. New schools are expected in the early stages of the Caloundra South development. Questions such as this one are best directed to the ULDA Information Office in Bulcock St.

2/ Stockland is looking to sell the site at the intersection between Minker Rd and Lomond Crescent as a Child Care Centre. Studies indicate that once Bellvista2 is completed the total new estate area will require two Child Care Centres. Stockland now own Bellcarra Retirement resort which adjoins the proposed site.

3/ It is intended that BeCA will remain as the one "Community Association" for the two Bellvista developments.

4/ Naming the major Bellvista park Canavan/Gracie Park has hit a snag. Stockland owns several areas of the parklands (Land Sales Office, tennis court, carpark area and some surrounding parklands) and this has created some administrative complications. However this complication is expected to be removed during negotiations between the ULDA and the SCRC before Bellvista2 is finally approved.

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BECA PUBLIC MEETING, MARCH 7TH 2011:

Almost 40 residents and guests attended the BeCA Public Meeting at the Land Sales Office on Monday March 9th. Councillor Anna Grosskreutz and Tim Steele from the SCRC Disaster Management team were also in attendance.

Anna gave a report much of which you can read elsewhere in this newsletter. There was lots of good news for residents with concerns such as park toilet facilities, re-naming Lake Bellvista Park, the unsafe bus stop at Bellcarra Place, the dangerous crossing point at the foot of the hill on Bellvista Blvd, road line marking outside Bellvista Market Place, 'crocodile' cracks in local roads and a concern regarding crossing points outside the new shops all being addressed. Anna also reported that Stockland were investigating an alternative access for heavy construction vehicles for Bellvista2 'around the back of the estate'. She also mentioned the Aerodrome Master Plan was soon to be ready for comment.

Anna was asked to seek cover for the new playground equipment recently installed in Rawson Drive. The playground area was extended to accommodate the new equipment and the sun sail covering the area does not extend to the new equipment leaving it extremely hot to touch on sunny days. Anna also reported there should be another 'free trees' day for residents around the end of the month.

Tim Steele outlined the role the SCRC Disaster Management Team would play in co-ordinating a response to a major fire or flood disaster for our area. Tim then opened the session to questions from the floor and was immediately asked about emergency access to the Bellvista Estate. One suggestion was that the proposed access being sought for heavy construction vehicle access to Bellvista2 could become access for future emergency access for emergency vehicles and residents. Tim was looking to further investigate all possible alternatives as this issue effected several estates on the Sunshine Coast. It was further stated that Disaster Management Evacuation Plans were best devised at the local level as the locals know the concerns and resources which are best available.

Other BeCA reports mentioned how the Parks and Gardens crews are up to 2 months behind in their plans for 2011 following the recent heavy rain. The Newsletter is seeking a person with experience with "Publisher" who would be able to assist in producing the Newsletter (and a volunteer came forward at the end of the meeting). Reports were given on the meeting with Stockland and the recent Airport Forum Meeting.

General Business saw the suggestion a "Stop" sign be erected at the entry to Bellvista Market Place, the issue regarding car-park lighting at the new shops, though improved, is still of concern to some residents and finally that there could be a 'noise' problem arising from the new Bellvista Tavern.

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