

Bellvista II

Project Overview

Bellvista II is a proposed masterplanned community at Caloundra. The development has been designated as an Urban Development Area by the ULDA and was first fast-tracked to assist in abating housing affordability issues. The proposal includes approximately 750 residential allotments and a retail component comprising approximately 4500m² of gross floor area.

Scope of Services

Brown Consulting were commissioned by Stockland Caloundra Downs Pty Ltd to undertake various civil engineering components of the project. Services include detailed design and documentation, tender and contract documentation and contract administration.

Key Project Components

Key project components include:

- Preparation of Stormwater Management Plan addressing hydraulics, hydrology and water quality.
- Engineering Services Reporting/Planning;
- Full bulk earthworks design including detailed road and lot grading, major drains design etc.

Future components will include the following:

- Detailed engineering design of all project components including;
 - Significant trunk external water (375mm diameter) and sewerage (375mm diameter) infrastructure;
 - Extension of Bellvista Boulevard (Sub-Arterial Road);
 - External intersection design at Bellvista Boulevard and Caloundra Road in accordance with Department of Transport and Main Roads;
 - Internal civil components; and
 - Drainage channel infrastructure.
- Contract Administration.

Fast Facts

- **Client:** Stockland Caloundra Downs Pty Ltd
- **Location:** Little Mountain, Caloundra, Qld.
- **Local authority:** Sunshine Coast Regional Council.
- **Date completed:** Ongoing
- **Key responsibilities:** civil engineering including initial planning work, detailed design through to contract administration.

