



HARBOUR RISE

HILLARYS

*Harbour Rise Association Inc.*Web: [www.harbourrise.org.au](http://www.harbourrise.org.au)Email: [info@harbourrise.org.au](mailto:info@harbourrise.org.au)**Newsletter**

The Harbour Rise Association Inc. (HRA) was formed for the interest of the home owners of Harbour Rise Hillarys, to monitor and facilitate the maintenance and use of common areas in the Harbour Rise estate. The HRA consists of voluntary committee members. Home owners wishing to participate on the committee are encouraged to contact the HRA via email to: [info@harbourrise.org.au](mailto:info@harbourrise.org.au) leading up to the annual general meeting in November, where the committee is voted in.

<b>2023 Annual General Meeting</b>	<b>Thursday 2<sup>nd</sup> November 2023, 7pm sharp</b>	<b>Hillarys Yacht Club</b>
<b>2023 Harbour Rise 'Picnic in the Park'</b>	<b>Sunday 10<sup>th</sup> December 2023, 4pm – 6pm</b>	<b>Harbour View Park</b>

 **Letter from the Chairperson**

Dear Members,

It gives me great pleasure in introducing this year's Harbour Rise Newsletter which gives an excellent overview of what has taken place or is taking place on our very distinctive estate. I must thank all contributors for their articles and a special thanks to our editor Brad Patterson for his diligence in presenting such a worthy production.

You will see that there is a considerable amount happening and noteworthy of these was when we had to bid 'aur revoir' to two of our very strong supporters

Firstly, was Senior Sergeant Mark Stoneman, who after five years as the officer in charge of Hillarys police station, moved on to new duties. Mark has been an outstanding supporter of Harbour Rise and we will have the opportunity of thanking him at our AGM. Taking over from Mark is Senior Sergeant Adrian Fuller, who we warmly welcome and whose brother coincidentally was previously at Hillarys as the detective sergeant. Adrian will be addressing us at the AGM.

With landscaping being the main focus, we were pleased to have Mr Michael Hamling, Manager Operational Services, meet with your committee to personally explain the structural changes affecting us. Mr. Colin Crockett was introduced to us as he will be taking over from Mr. Nick Jury. Whilst always sorry to say goodbye to friends it does mean a promotion for Nick and we wish him much success and welcome Colin who will be with us at our AGM.

We do in fact have a great deal planned for the run up to the end of the year and first amongst these is The Best Front Garden Competition. This is a new initiative and we are fortunate to have as judges, Miss Lisa Passmore, The Mayor Hon Albert Jacob and Mr Martyn Glover. The winners will be announced at our AGM and the prizes will be presented by Mr Greg Atkinson, owner of Atkinson Mitre 10 and sponsor of the competition.

Following this will be the Christmas Lights Competition as there are many amazing displays on houses in Harbour Rise. We are privileged to have Ms Caitlin Collins, Ms Christine Hamilton-Prime and Ms Linda Noble as judges and the winners will be decided upon between December 7<sup>th</sup> to 10<sup>th</sup>. Prizes in the form of a perpetual trophy will be presented at our Picnic in the Park.

Nothing could be more befitting as the final event of the year than Christmas in The Park. This takes place on 10<sup>th</sup> December from 1600hrs at Harbour View Park and pizzas and music provided by our sponsor Ms Linda Noble, making this a-not-to-be-missed event.

I have referenced our AGM several times as this key event is on Thursday 2<sup>nd</sup> November at Hillarys Yacht Club starting at 1900hrs. It does give all members the opportunity to hear and ask questions of those who are making policy that affect us. We have a splendid panel of speakers including our local MLA Ms Caitlin Collins, The Mayor Hon Albert Jacob who will speak on Joondalup celebrating 25 years, Snr Sgt Adrian Fuller, Senior Superintendent Peter

Curran of DFS who will speak on the dangers to households of lithium batteries, plus senior representatives of Landscaping and Community Safety from the City of Joondalup. As previously mentioned, winners will be announced and prizes given and awards presented. It is a true community event and a splendid buffet at the end allows everyone to mix and mingle and ask those lurking questions. We therefore encourage all members to attend what has proved to be a remarkable night full of information and enjoyment.

Lastly but not least, I wish to thank all members of the committee who so freely give of their time in ensuring that Harbour Rise continues to be the premier residential estate of choice.

Having said that and after dutifully serving the committee for many years several of our members are for different reasons stepping down. A full and vibrant committee is key to ensuring that Harbour Rise continues to excel and we are therefore seeking several new members. If you are interested then please let me know and I will be delighted to meet with you to explain what is involved. However, I can assure you that there is nothing arduous and the meetings are a lot of fun.

I wish all our members an enjoyable run-up to the end of the year and thank you for your strong support which makes your committee's work so worthwhile.

**David I. Hudson MBE**

*Chairperson, Harbour Rise Association Inc. (HRA)*

## Letter from Albert Jacob - Mayor, City of Joondalup



It is my pleasure, on behalf of the City of Joondalup, to deliver this message to the residents of Harbour Rise via your Association Newsletter.

The Joondalup Council recently approved its Budget for 2023/24, and in great news for residents of Harbour Rise it included significant funding for improvements to one of the area's major thoroughfares – the roundabout at the Hepburn Avenue and Amalfi Drive intersection.

Construction is progressing on the Pinnaroo Point café/kiosk/restaurant, and funding was also allocated in the 23/24 Budget for parking improvements at that location.

The City has also committed funds for drainage works at the Whitfords Nodes Park car park and renewal of the Hillarys Park playspace.

The CCTV system at Hillarys Beach Park has just gone live and the City will continue to monitor for damaged light pole bases and repair them where necessary.

If residents encounter any issues or have any general queries to raise, please don't hesitate to contact myself or your local ward representative (Councillor Christine Hamilton-Prime or Councillor John Raftis). Your views are important to us.

**Hon. Albert Jacob**

Joondalup Mayor

## Upcoming Events

### 2023 Annual General Meeting

All residents and landowners of Harbour Rise are invited to attend the AGM of the Harbour Rise Association Inc.

**When: Thursday 2<sup>nd</sup> November 2023, 7:00pm sharp**

**Where: Hillarys Yacht Club**

Afterwards, join us for supper (provided by sponsorship) and a drink (own expense), stay a while to mingle with your committee members and your neighbours.

## 2023 Harbour Rise 'Picnic in the Park'

Always the second Sunday in December, residents, families and friends are invited to a picnic in the park in front of the tennis courts. This is a great opportunity to mingle with people in our neighbourhood!

**When: Sunday 10<sup>th</sup> December 2023, 4pm – 6pm**

B.Y.O drinks, food/nibbles, chairs, etc. See you there!



## 2024 Harbour Rise Clean Up day

As part of the *Clean Up Australia Day* event, HRA organises a clean up day for the estate parks, gardens and verges. The clean up days are generally held in March/April. It involves one good hour of clean-up usually between 9:00 and 10:00 am on a Sunday. Come and join us and support your community in 2024 at the Tennis Court – we'll let you know the date for 2024 as it gets closer.

## Harbour Rise Landscaping Report

*By Colin Crockett (COJ)*

**Upcoming landscape improvements at Harbour Rise in 2023/2024! Here's what's happening:**

### Leeward Park Upgrade

The continuation of the Leeward Park upgrade: removing aging vegetation, planting 23 trees, and adding mulch for a fresh look.

The CoJ will be providing an additional 17 cubic meters of mulch to assist with the mulching along Hepburn Avenue

### Whitfords Avenue Tenerife Blvd Garden Bed Upgrade

Revamping the garden bed between Tenerife Blvd and Maldives Drive: removing old plants, adding *Hibbertia scaddens*, *Rhaphiolepis indica*, and mulch.

### Additional Mulch top ups

Mulch will be installed at the following locations:

Marbella Park: 50 m<sup>3</sup> of mulch

Harbour View Park: 10 m<sup>3</sup> for tree wells

Oahu Park: 51 m<sup>3</sup> for tree wells and beds

Amalfi Drive: 10 m<sup>3</sup> for entry areas

The ongoing approach to the landscape upgrades is to install landscapes that offer a high level of aesthetic presentation and amenity, limiting the ongoing maintenance requirements and selecting sustainable plant species. The CoJ has continued to monitor the success of introduced species and the recent upgrades included species that have proven to be successful in achieving the expected retention rate and lifespan. Ongoing turf management practices have continued, producing turf to the required standard with minimal broad leaf weeds.





## Competition - Best Front Garden in Harbour Rise

By Bradley Patterson (HRA Committee Member)

Nominations for the “**Best Front Garden in Harbour Rise Competition**” has now closed. Winners will be announced at the AGM on Thursday 2<sup>nd</sup> November 2023. Come along to see the presentation and congratulate our winners.

## Street and Park Lighting

By Peter McCafferty (HRA Committee Member)



In many communities throughout WA, street lighting is installed and maintained by Western Power. This is not the case within Harbour Rise. The City of Joondalup is responsible for all of our street lighting, including that in rear laneways where they exist. The City also maintains the lighting within the Iluka SAR and Joondalup CBD areas.

Well maintained street lighting makes our area look cared for, and also provides additional security.



If you have a light that is not operational or needs attention it is necessary to report the fault to the City. This includes reporting any damage to or deterioration of the lamp bases, which have been a problem over the years. The lamp bases are being progressively replaced however if you find one that requires attention please report it.

The easiest way to report faults like this is via the City of Joondalup website:

<https://www.joondalup.wa.gov.au/reporting-damage-in-the-city>

This website allows you to upload details including photos to illustrate the problem. The information is then forwarded directly to the City’s maintenance crew. This portal

records all faults, not just that associated with lighting.

Alternatively, you can let me know about the problem via the Harbour Rise Association and I will report it to the City.



## NOBLE AVENUE

### LINDA NOBLE

HILLARYS #1 MOST RECOMMENDED AGENT  
REIWA GRANDMASTER SALESPERSON 2023

LINDA NOBLE - 0422 225 663 | linda@nobleavenue.com.au  
BRETT MOORE - 0433 717 223 | brett@nobleavenue.com.au

NOBLE AVENUE REAL ESTATE | 2/46 Angove Drive, Hillarys WA 6025 | (08) 9307 1280



## Police Report

*By Senior Sergeant Adrian Fuller (Officer in Charge Hillarys Police Station)*

Thank you to Senior Sergeant Mark Stoneman for his service to the Hillarys community over the previous four years, and to Mr David Hudson for the warm welcome I received on behalf of the Harbour Rise Association.

It has been a busy few months meeting community, business and education leaders to gain an appreciation of local policing issues. My intent is to maintain our focus on crime, anti-social and unlawful road user behaviour at the Hillarys Boat Harbour, Whitford City Shopping Centre and surrounds.

It is an exciting time as policing technology and capability continues to evolve at a rate of knots. This, coupled with enhanced closed-circuit television at the Harbour and Whitford City is enabling the identification of incidents and offenders quicker than ever before. I am confident that word will travel quickly that if you behave in a manner that impacts the amenity of these areas, you can expect to be arrested, summonsed or receive a \$500 Criminal Conduct Infringement Notice.

Community safety is enhanced with new legislation declaring Hillarys Boat Harbour a 'Protected Entertainment Precinct.' High Harm and Recidivist offenders can expect to be banned 24/7 for up to six months if they are charged with offences in this location.

Our policing presence remains strong at the harbour on Friday and Saturday nights with a focus on positive community engagement and early intervention. Recent feedback acknowledges the increased police presence inside licenced venues and across the car parks.

Crime prevention is integral and your contribution to reporting incidents and suspicious behaviour enables police to achieve positive outcomes. Please remember to secure your houses, garages and cars as they remain easy targets for stealing cash, electronic items, e-rideables and bicycles.

We are fast approaching the 2023/24 summer festivities where I look forward to seeing the Hillarys Police Station Team out and about engaging the community.



## Rangers, Parking and Community Safety Report

*By the Joondalup Community Safety team and Mark White (HRA Committee Member)*

The City of Joondalup's Community Safety Team oversee matters relating to parking, animal control, illegal dumping, CCTV, abandoned items, graffiti and much more. The Field Officers are our eyes on the street, patrolling through the 22 suburbs within the City, from Marmion to Kinross and everywhere in between.

Our team tries to patrol across all areas, and at the same time we rely on residents and members of the public to report their concerns. We know there are some parking issues within Harbour Rise, mostly near Lot 1 Kitchen, and we regularly do a targeted patrol.



Residents are reminded that parking of caravans, trailers, boats, and other obstructions are not permitted on residential verges under the City of Joondalup Parking Local Law, unless being loaded or unloaded with goods and materials from the premises adjacent to the verge on which it is parked. If any inappropriate parking is sighted, residents can request field officer attendance by contacting our Customer Care Team on 9400 4000.

Our Animal Management Specialist is actively out in the field managing dangerous dogs, working with service providers, and educating residents on responsible dog and cat ownership. Further information relating to responsible ownership can be found on the City's website [Responsible dog ownership – City of Joondalup](#).

The City has many dog friendly parks and animal exercise areas for pet owners. Residents and visitors can view the areas where dogs are permitted online via [Dog exercise areas – City of Joondalup](#), this outlines areas where dogs are permitted on leash, areas they're permitted off leash and areas where dogs are prohibited.

The City have deployed three mobile CCTV units to assist with antisocial behaviour, hooning and other hazards. Community feedback has identified a number of hotspot locations for the City to deploy the mobile units and the data collected assist the WA Police with their investigations. The cameras are currently in the following areas;

- Whitfords Avenue between Northside Drive and Angove Drive
- Timberlane Park, Woodvale
- Dandjoo Park, Greenwood

Residents who witness hooning or other antisocial activities are encouraged to make an immediate report to WA Police on 131 444.

## Property Report



*By Linda Noble (Noble Avenue Real Estate and Sponsor of the HRA)*

**NOBLE AVENUE**  
REAL ESTATE

Dear Harbour Rise Residents,

I would like to express my gratitude for sponsoring the Harbour Rise Association for the fourth consecutive year. My business and I are looking forward to participating in as many local events as possible throughout the Hillarys Community, as well as giving back to those who support us.

We would like to welcome all new homeowners and trust that they will find our neighbourhood to be a wonderful place to call home. Harbour Rise has welcomed a total of 67 new residents, contributing to the vibrant and diverse character of Harbour Rise.

Over the past year, Harbour Rise has continued to demonstrate resilience and growth, despite certain fluctuations in the real estate market. Harbour Rise has experienced a notable 10.1% increase in property prices and this upward trajectory is further emphasized by a remarkable 37.8% price surge over the past three years.

This signifies a strong market performance and a positive long-term investment potential for home owners in our community. The average sales price, based on 12 months of sales data, amounted to \$1,612,037, highlighting the value of homes in our community. While we celebrate the diverse homes in Harbour Rise, the lowest sales price recorded was \$650,000 for 14/46 Angove Drive whilst on the other end of the scale the highest sale price achieved was \$3,400,000 for 9 Var Terrace. This range of prices shows the available homes and caters to various preferences and budgets. Additionally, the average rental price for home in Harbour Rise is \$1,300 per week, indicating a strong demand in the rental market.

Interest rates have increased quite significantly and in a short amount of time. With the current interest rate at 4.1% this has significantly altered borrowing terms and has seen an increase in mortgage repayments. We have observed a decrease of 18.8% in sales volume over the past year, however, it is important to note that this decline is relative and should not overshadow the growth and value appreciation Harbour Rise has experienced.

We at Noble Avenue Real Estate are grateful for the ongoing support and trust that the community has given us. We are committed to providing you with an exceptional service as we navigate the ever-changing property marketing together.



 Past Events

 2022 AGM

*By Bradley Patterson (HRA Committee Member)*

The 2022 AGM was an extremely well attended event, led by our Chairperson David Hudson. We were fortunate to have excellent presentations from Caitlin Collins MLA (Member for Hillarys), Hon. Albert Jacob (Mayor of the City of Joondalup), and Det. Sgt Tom Cogan (Hillarys Police Station).

There were also presentations on landscaping services provided through the Specified Area Rate



(SAR) by Nick Jury (City of Joondalup); Rangers, Parking and Community Safety by Karen Thompson (City of Joondalup); and Residential property market by Linda Noble (Noble Avenue Real Estate and Sponsor of the HRA).



During the AGM, awards were made to past HR committee members Stefan Kern (2002 to 2022), Sam Acquaviva (2011 to 2022) and Peter Levy (2019 to 2022) for their many years of service to the HRA and the local community. Also, a special recognition was given to James Hamp who was the CoJ landscape liaison officer to Harbour Rise for 11 years.





## 2022 Harbour Rise 'Picnic in the Park'

By Bradley Patterson (HRA Committee Member)

The 2022 Harbour Rise 'Picnic in the Park' was another fantastic success with many residence turning out for the event. This year, singer and guitarist "Poppy" performed for the crowd, adding to the festive occasion. Again, pizzas were supplied for the event. Many thanks to Linda Noble (Noble Avenue Real Estate) who generously sponsored the music and pizza.



Hope to see another great crowd for the 2023 Harbour Rise 'Picnic in the Park' which will be held on Sunday 10th December 2023, 4pm - 6pm, at the Harbour View Park.



## 2023 Clean Up Australia Day

By Mary Obrecht (HRA Committee Member)

Clean up day was held on March the 5<sup>th</sup> 2023. Many residents, including a new Harbour Rise family and also a family from Greenwood, along with committee members volunteered to clean up around our estate. Our volunteers manage to fill several large bags full of litter.



Thanks

everyone for your help in keeping Harbour Rise looking clean and tidy.





As always it was a great success and we all ended up at Lot 1 for a cuppa afterwards.

Everyone is welcome to attend next year's Clean Up Day which is normally held on the first Sunday of March. We meet at the tennis courts at 9:00am. Hope to see you there in 2024 😊



## Updates from our Local Officials

### Caitlin Collins MLA - State Member for Hillarys



An appreciation of the beautiful coastline we have in Hillarys unites residents.

It has been no surprise that the future of our coastline has been a much-discussed topic over the last few months.

The City of Joondalup has a responsibility to develop a Coastal Hazard Reduction Management Plan (CHMAP) to proactively plan for protecting public and private assets from coastal erosion.

But the thought of having a coastline potentially dotted with 17 rocky groynes between Hillarys and Mullaloo has sparked concern amongst many residents.

At the time of writing, the City's community consultation period of the draft has closed, and a full report is being developed to be considered by the Council in December.

Thank you to all the Harbour Rise residents who contacted my office and the City of Joondalup with their assessments of the draft.



Due to the significance of the works proposed, I am advocating to the City of Joondalup for a peer review of the plan to investigate other viable alternatives to protect the integrity of our beaches.

Since the last newsletter we have sadly lost the service of former Premier Mark McGowan. Mark's contribution to the state has been historic and we wish him all the best for his next chapter.

The change in Cabinet sparked a ministerial reshuffle. I'm delighted that Minister David Michael has been granted the Ports portfolio, which includes the management of Hillarys Boat Harbour. Early meetings suggest Minister Michael is very eager to develop and enhance the Harbour during his time with the role.

If you have specific comments or ideas regarding the Hillarys Boat Harbour Masterplan, please reach out to me for a meeting.

I am currently in discussions with the Department of Transport about increasing CCTV and signage in the Northern boat car park to deter hoon activity and anti-social behaviour.

As always, if you come across anything that should come to the attention of the State Government, please do not hesitate to contact my office.



### **Ian Goodenough MP - Federal Member for Moore**

The City of Joondalup received Federal Financial Assistance grants totalling \$6.43 million this financial year to fund discretionary projects. This represents an increase in funding of 33 percent from \$4.8 million the previous year, effectively subsidising the cost to ratepayers of providing local services.

In addition, Hillarys Yacht Club received a Federal grant to install new floating pontoons, enabling inflatable safety boats to be stored out of the water to be deployed immediately by a single operator, without relying on the boat ramp, thus reducing emergency response times.

I am continuing my efforts to improve east-west access by residents in a number of areas including:

- Connecting Whitfords Avenue to a re-aligned Gnangara Road;
- Building a traffic bridge at the intersection of Reid Highway and Erindale Road;
- A roundabout at the intersection of Seacrest Drive and Marmion Avenue; and
- A roundabout at the intersection of Walter Padbury Boulevard and Hepburn Avenue.

In other developments, our local community looks forward to progress on the clubhouse redevelopment of the Sorrento Surf Life Saving Club.

## **NOBLE AVENUE**

**LINDA NOBLE**  
**HILLARYS #1 MOST RECOMMENDED AGENT**  
**REIWA GRANDMASTER SALESPERSON 2023**

LINDA NOBLE - 0422 225 663 | linda@nobleavenue.com.au  
BRETT MOORE - 0433 717 223 | brett@nobleavenue.com.au

NOBLE AVENUE REAL ESTATE | 2/46 Angove Drive, Hillarys WA 6025 | (08) 9307 1280





 **Useful Contacts**

 <p><b>T:</b> 9400 4000  <b>E:</b> <a href="mailto:info@joondalup.wa.gov.au">info@joondalup.wa.gov.au</a>  <b>W:</b> <a href="http://www.joondalup.wa.gov.au">www.joondalup.wa.gov.au</a></p>	Police	131 444	(24hrs)
	COJ City Rangers	1300 655 860	(24hrs)
	COJ Graffiti Control	9400 4528	
	Western Power	13 13 51	
	Snap Send Solve (App)	Reporting damage in Harbour Rise	

**HRA Committee:**  
**E:** [info@harbourrise.org.au](mailto:info@harbourrise.org.au)  
**W:** [www.harbourrise.org.au](http://www.harbourrise.org.au)

 **Find us on Facebook:**  
[facebook.com/harbourrise](https://facebook.com/harbourrise)

David Hudson	Chairperson
Tony Lenzerini	Vice Chairperson
Chris Blackney	Treasurer and Compliance
Mary Obrecht	Joint-Secretary & Events
Julia Hustad	Joint-Secretary & Sponsor Liaison
Martyn Glover	COJ Liaison
Julie Mason	Parks/gardens
Craige Jenkins	Parks/gardens
Paul Mavor	Web Management and Communication
Peter McCafferty	Lighting & Events
Bradley Patterson	Newsletter
Mark White	Rangers & Graffiti



**This Newsletter is published by The Harbour Rise Association Inc for its members and supporters. However, the views expressed are those of the various authors in his or her personal capacity and do not necessarily reflect those of the Association.**