

# **ANNUAL SERVICE REVIEW 2026–27**

## **SPECIFIED AREA RATES**

**BETWEEN**

**CITY OF JOONDALUP (The City)**

**AND**

**ILUKA HOMEOWNERS' ASSOCIATION INC. (IHA)**

**1 July 2026 – 30 June 2027**

**FOR THE PROVISION OF  
ENHANCED LANDSCAPING SERVICES  
TO ILUKA**

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- 5.0 CAPITAL INFRASTRUCTURE
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## **ATTACHMENTS**

- A - MAPS OF ENHANCED MAINTENANCE AREAS
- B - SERVICES AND COSTS PER ANNUM 2025–26

## 1.0 SERVICE REQUIREMENTS

- 1.1 The City is required to maintain all landscaped areas listed to a standard that enhances their presentation and environmental value. These outcomes will be achieved by implementing the following services:
  - 1.1.1 Regular mowing of turf areas and mechanical trimming of turf edges, as per service schedule (Attachment B), to a height of 15 - 25mm.
  - 1.1.2 Maintenance to landscaped areas as per service schedule (Attachment B), including:
    - Weeds are managed to an acceptable level with required signage and reporting when chemicals are applied
    - Free of excessive debris
    - Healthy plants
    - Shrubs are pruned according to species and clearance requirements.
  - 1.1.3 Litter is removed weekly from all areas.
  - 1.1.4 Trees pruned to achieve clearance for pedestrians over footpaths and turf areas.
  - 1.1.5 Mulch is to be maintained to an acceptable level.
  - 1.1.6 All debris resulting from turf and landscape maintenance is to be removed from the site on the same service day.
  - 1.1.7 Soil, leaf tissue and moisture analysis of turf areas.
  - 1.1.8 Fertilising and application of wetting agent to designated turf areas.
  - 1.1.9 Landscape upgrade projects (Scope of works to be agreed between the City and IHA).
  - 1.1.10 Turf renovation projects (Scope of works to be agreed between the City and IHA).
- 1.2 All works as specified shall be undertaken between the hours of 7.00 am and 5.00 pm, Monday to Friday, excluding public holidays, to ensure minimal disruption to residents.
- 1.3 The level of service can only be modified upon the written agreement of both parties and must be attached to this document as proof of the variation.

## 2.0 LIST OF AREAS TO BE SERVICED

2.1 The landscaped areas listed below are detailed with specific boundaries shown on ATTACHMENT A – MAPS OF ENHANCED MAINTENANCE AREAS.

| Area 1                            | Turf (m2)    | Landscaped Areas (m2) | Total (m2)    |
|-----------------------------------|--------------|-----------------------|---------------|
| Kuta Circuit Streetscape          | 69           | 838                   | 907           |
| Kuta Park Northern Verge          | 492          |                       | 492           |
| Marmion Avenue Streetscape        |              | 1,957                 | 1,957         |
| Naturaliste Boulevard Streetscape | 603          |                       | 603           |
| Ocean Gate Parade Streetscape     |              | 2,531                 | 2,531         |
| Redondo Court Streetscape         | 175          |                       | 175           |
| Shenton Avenue Streetscape        | 1,869        | 3110                  | 4,979         |
| St Helena Way Streetscape         | 149          |                       | 149           |
| St Sebastien Chase Streetscape    | 682          |                       | 682           |
| <b>Area 1 Total (m2)</b>          | <b>4,038</b> | <b>8,435</b>          | <b>12,474</b> |

| Area 2                            | Turf (m2)    | Landscaped Areas (m2) | Total (m2)    |
|-----------------------------------|--------------|-----------------------|---------------|
| Coronado Ridge Streetscape        | 732          |                       | 732           |
| Delgado Parade Streetscape        | 170          |                       | 170           |
| Graton Loop                       | 39           | 154                   | 194           |
| Mullins Court Streetscape         | 15           |                       | 15            |
| Naturaliste Boulevard Streetscape | 1,835        | 1,124                 | 2,959         |
| Naturaliste Park                  |              | 1,661                 | 1,661         |
| Padilla Way Streetscape           | 122          |                       | 122           |
| Shenton Avenue Streetscape        | 4,898        | 1,319                 | 6,216         |
| Silver Sands Drive Streetscape    |              | 1,003                 | 1,003         |
| Sir James McCusker Park           | 110          |                       | 110           |
| Temple Mews Streetscape           | 133          |                       | 133           |
| <b>Area 2 Total (m2)</b>          | <b>5,226</b> | <b>11,463</b>         | <b>16,689</b> |

| Area 3                            | Turf (m2)    | Landscaped Areas (m2) | Total (m2)    |
|-----------------------------------|--------------|-----------------------|---------------|
| Coronado Ridge Streetscape        | 732          |                       | 732           |
| Delgado Parade Streetscape        | 170          |                       | 170           |
| Graton Loop                       | 39           | 154                   | 194           |
| Mullins Court Streetscape         | 15           |                       | 15            |
| Naturaliste Boulevard Streetscape | 1,835        | 1,124                 | 2,959         |
| Naturaliste Park                  |              | 1,661                 | 1,661         |
| Padilla Way Streetscape           | 122          |                       | 122           |
| Shenton Avenue Streetscape        | 4,898        | 1,319                 | 6,216         |
| Silver Sands Drive Streetscape    |              | 1,003                 | 1,003         |
| Sir James McCusker Park           | 110          |                       | 110           |
| Temple Mews Streetscape           | 133          |                       | 133           |
| <b>Area 3 Total (m2)</b>          | <b>8,055</b> | <b>5,260</b>          | <b>13,316</b> |

| Area 4                        | Turf (m2) | Landscaped Areas (m2) | Total (m2) |
|-------------------------------|-----------|-----------------------|------------|
| Burns Beach Road Streetscape  | 4,130     | 678                   | 4,808      |
| Deerfield Place Streetscape   | 103       |                       | 103        |
| Delgado Parade Streetscape    | 378       |                       | 378        |
| Discovery Circuit Streetscape | 13        |                       | 13         |
| Discovery Park                | 3,196     | 6,530                 | 9,726      |
| Maracas Cove Streetscape      | 228       |                       | 228        |

| Area 4                         | Turf (m2)     | Landscaped Areas (m2) | Total (m2)    |
|--------------------------------|---------------|-----------------------|---------------|
| Shenton Avenue Streetscape     | 2,013         | 1,666                 | 3,679         |
| Silver Sands Drive Streetscape | 274           | 2,648                 | 2,922         |
| <b>Area 4 Total (m2)</b>       | <b>10,334</b> | <b>11,523</b>         | <b>21,857</b> |

| Area 5                            | Turf (m2)    | Landscaped Areas (m2) | Total (m2)    |
|-----------------------------------|--------------|-----------------------|---------------|
| Boynton Gardens Streetscape       | 63           | 172                   | 235           |
| Burns Beach Road Streetscape      | 1,677        | 81                    | 1,758         |
| Marmion Avenue Streetscape        | 2,751        | 3,761                 | 6,512         |
| Miami Beach Promenade Streetscape |              | 2,796                 | 2,796         |
| Stinson Square Streetscape        | 201          |                       | 201           |
| Tiwi Court Streetscape            |              | 169                   | 169           |
| <b>Area 5 Total (m2)</b>          | <b>4,693</b> | <b>6,978</b>          | <b>11,671</b> |

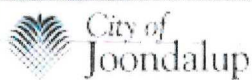
| Area 6                       | Turf (m2)     | Landscaped Areas (m2) | Total (m2)    |
|------------------------------|---------------|-----------------------|---------------|
| Burns Beach Road Streetscape | 4,649         |                       | 4,649         |
| Delgado Parade Streetscape   | 69            |                       | 69            |
| O'Mara Boulevard Streetscape | 1,652         |                       | 1,652         |
| Pattaya Park                 | 7,115         | 2,607                 | 9,722         |
| Romano Walkway               | 504           |                       | 504           |
| <b>Area 6 Total (m2)</b>     | <b>13,990</b> | <b>2,607</b>          | <b>16,596</b> |

| Area 7                          | Turf (m2)    | Landscaped Areas (m2) | Total (m2)    |
|---------------------------------|--------------|-----------------------|---------------|
| Atma Park                       | 1,250        | 1,343                 | 2,593         |
| Blackpool Promenade Streetscape | 1,184        | 1,399                 | 2,583         |
| Burns Beach Road Streetscape    | 3,588        | 1,009                 | 4,597         |
| Gold Lane Streetscape           | 218          |                       | 218           |
| Venice Entrance Streetscape     | 35           |                       | 35            |
| Achilles Loop Walkway           |              | 600                   | 600           |
| <b>Area 7 Total (m2)</b>        | <b>6,274</b> | <b>4,351</b>          | <b>10,626</b> |

| Area 8                            | Turf (m2)     | Landscaped Areas (m2) | Total (m2)    |
|-----------------------------------|---------------|-----------------------|---------------|
| Naturaliste Boulevard Streetscape | 3,577         |                       | 3,577         |
| Patang Vista Streetscape          | 29            |                       | 29            |
| Sir James McCusker Park           | 13,483        | 23,460                | 36,943        |
| <b>Area 8 Total (m2)</b>          | <b>17,089</b> | <b>23,460</b>         | <b>40,549</b> |

| Summary – Estimated Square Metres |               |                       |                |
|-----------------------------------|---------------|-----------------------|----------------|
| Location                          | Turf (m2)     | Landscaped Areas (m2) | Total (m2)     |
| Area 1                            | 4,038         | 8,435                 | 12,474         |
| Area 2                            | 5,226         | 11,463                | 16,689         |
| Area 3                            | 8,055         | 5,260                 | 13,316         |
| Area 4                            | 10,334        | 11,523                | 21,857         |
| Area 5                            | 4,693         | 6,978                 | 11,671         |
| Area 6                            | 13,990        | 2,607                 | 16,596         |
| Area 7                            | 6,274         | 4,351                 | 10,626         |
| Area 8                            | 17,089        | 23,460                | 40,549         |
| <b>Total Area</b>                 | <b>69,699</b> | <b>74,077</b>         | <b>143,778</b> |

# ATTACHMENT A - MAPS OF ENHANCED MAINTENANCE AREAS 2026–27



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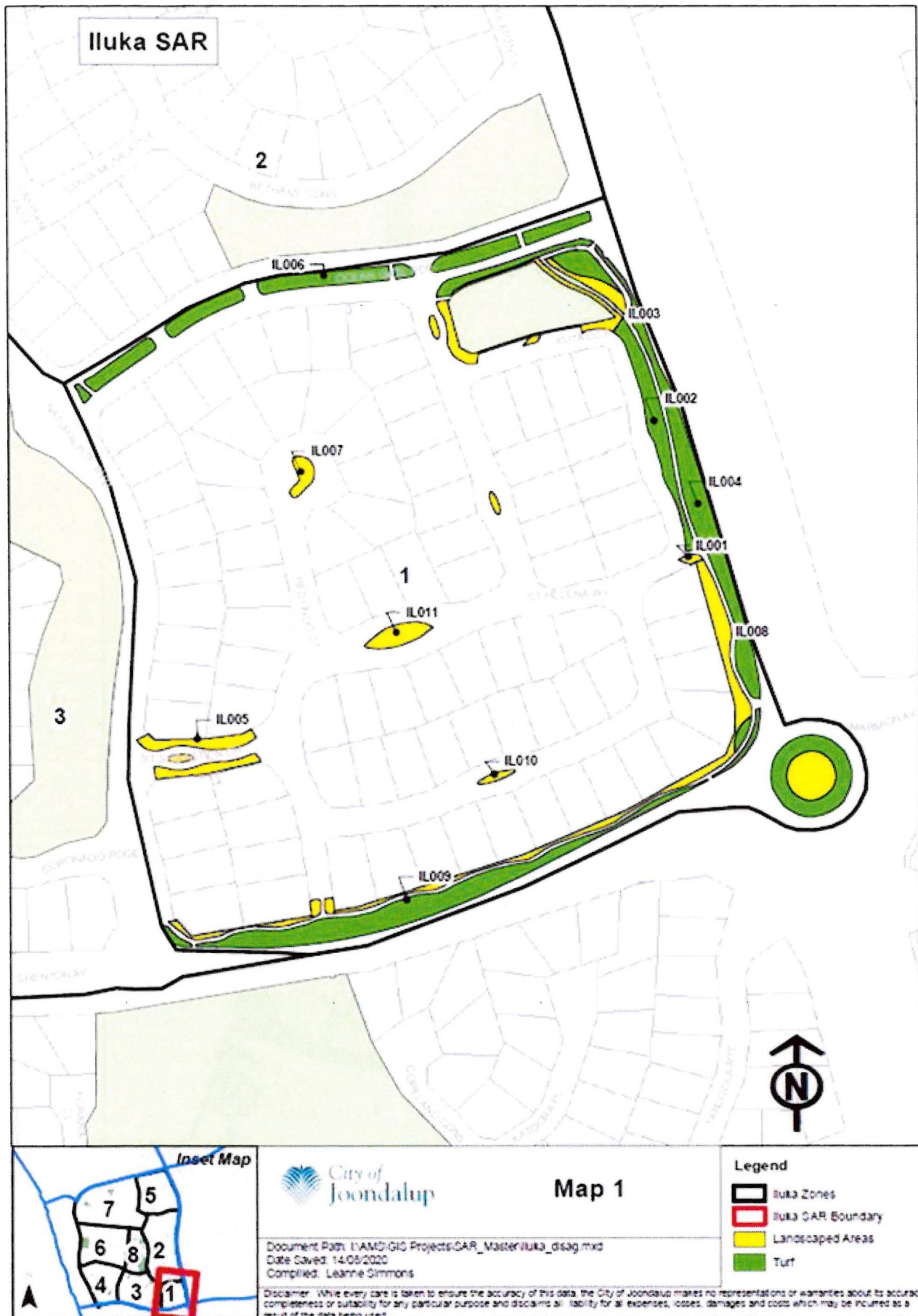


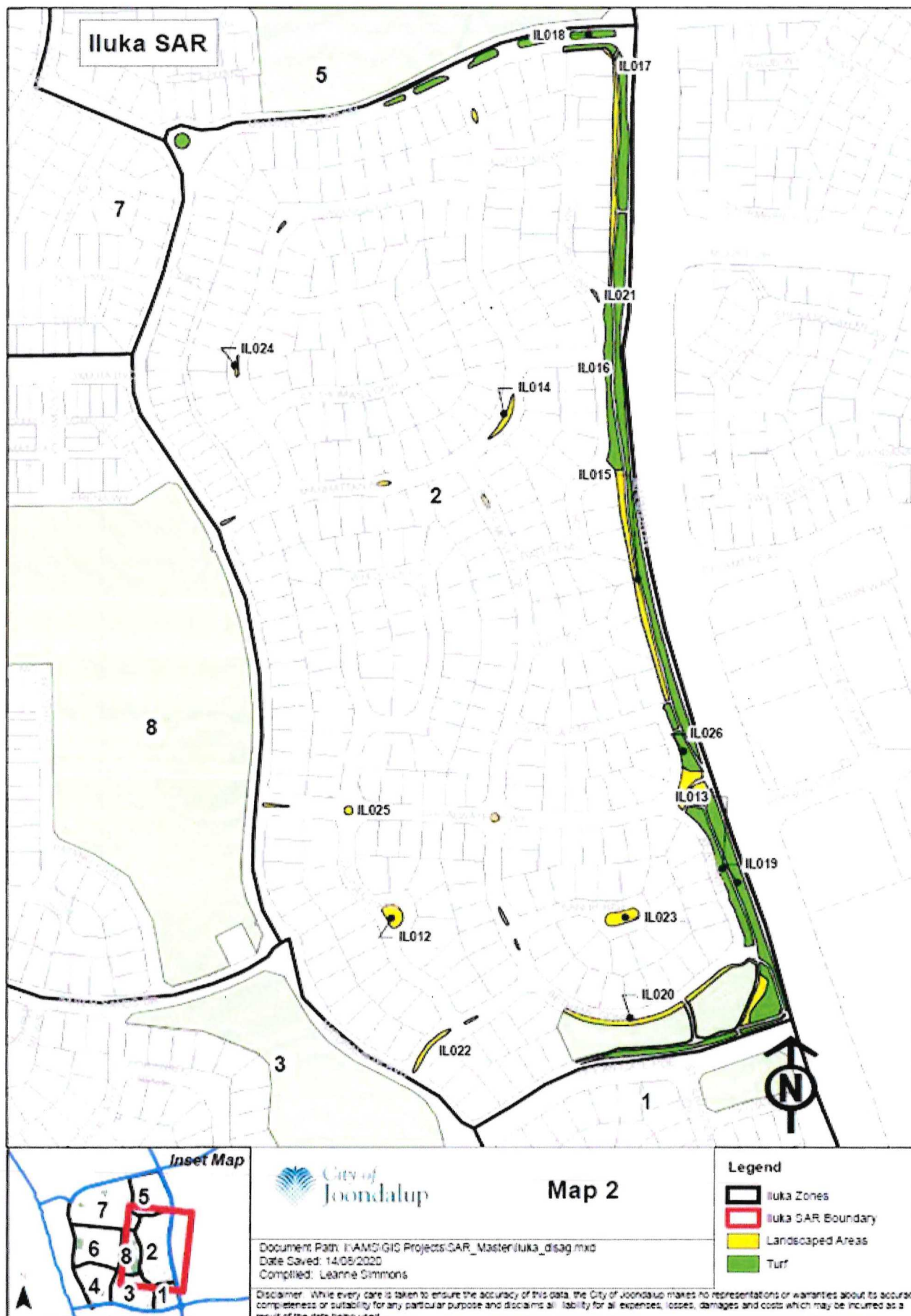
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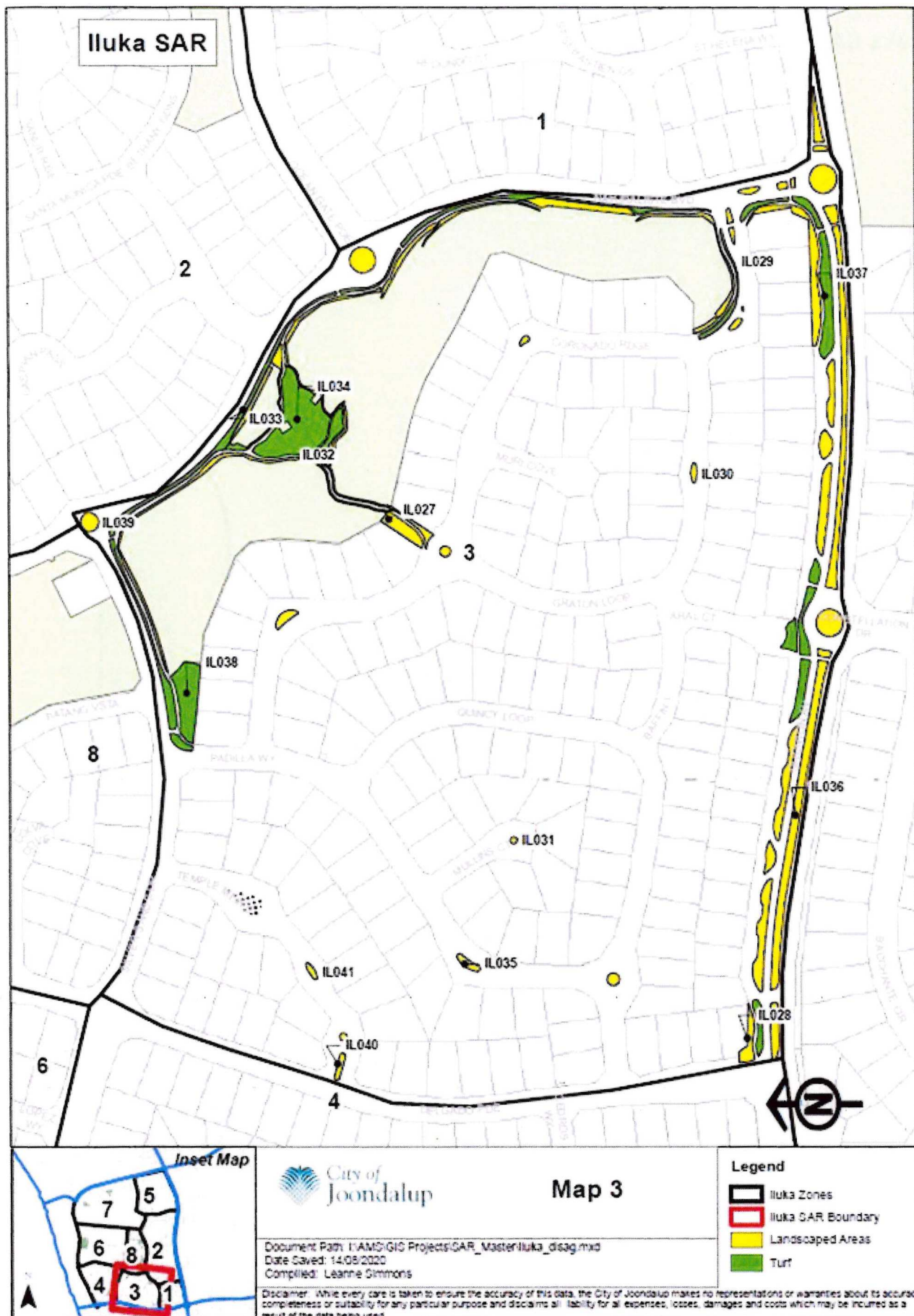
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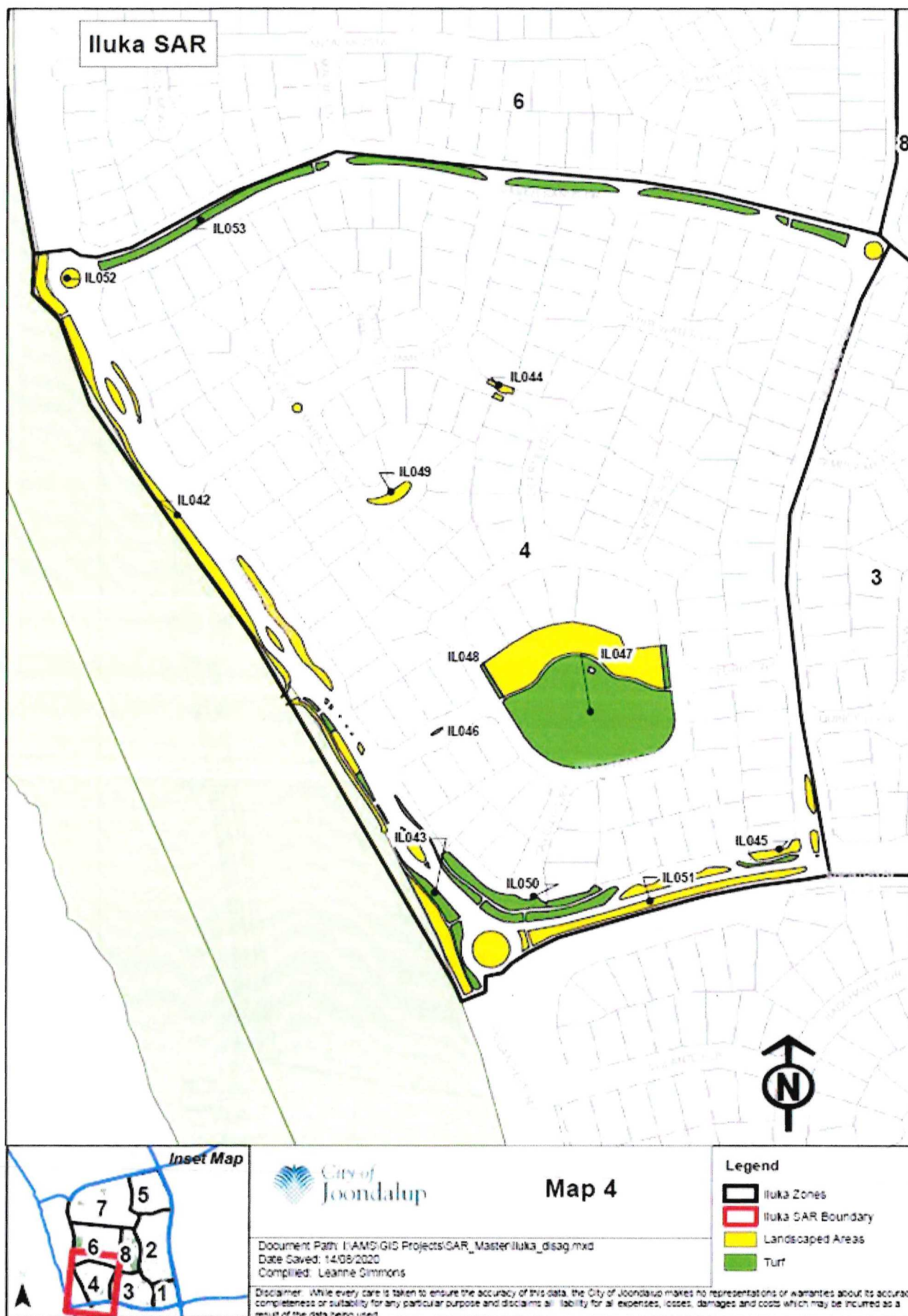
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**Overview Map**

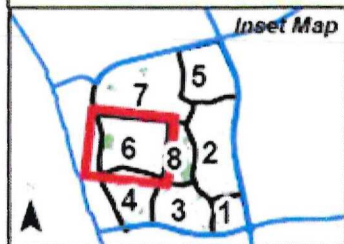














**City of Joondalup**

**Map 6**

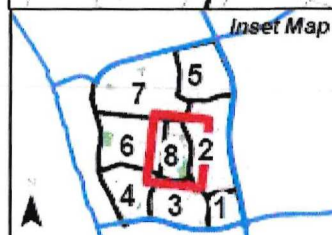
**Legend**

- Iluka Zones
- Iluka SAR Boundary
- Landscaped Areas
- Turf

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**Map 8**

**Legend**

- Iluka Zones
- Iluka SAR Boundary
- Landscaped Areas
- Turf

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# ATTACHMENT B – SERVICES AND COSTS PER ANNUM 2026-27

| Services                                                           | Standard COJ Service Level | SAR Additional Service Enhancement | SAR Enhancement Standard | SAR Costs per Visit \$ | SAR COST 2026-27 \$ |
|--------------------------------------------------------------------|----------------------------|------------------------------------|--------------------------|------------------------|---------------------|
| Turf mowing (including finishing)                                  | 11                         | 26                                 | 37                       | 3,974.99               | 103,349.74          |
| Collection and disposal of grass clippings                         | N/A                        | 37                                 | 37                       | 865.28                 | 32,015.36           |
| Landscape maintenance schedule                                     | 12                         | 40                                 | 52                       | 1,798.27               | 71,930.80           |
| Pathogen-free mulch                                                | 40                         | 360                                | 400                      | 98.00                  | 35,280.00           |
| Pathogen-free mulch installation                                   | 40                         | 360                                | 400                      | 97.34                  | 35,042.40           |
| Landscape upgrades                                                 | N/A                        | 1                                  | 1                        | 105,000.00             | 105,000.00          |
| Turf soil, leaf tissues, parasite, moisture analysis and reporting | N/A (passive parks)        | 1                                  | 1                        | 5,040.00               | 5,040.00            |
| Application of a wetting agent                                     | 1                          | 2                                  | 3                        | 3,573.23               | 7,146.46            |
| Application of fertiliser                                          | 1                          | 5                                  | 6                        | 1,535.62               | 7,678.10            |
| Turf renovation                                                    | N/A                        | 1                                  | 1                        | 30,000.00              | 30,000.00           |
| Weed control (Sir James McCusker Park)                             | N/A                        | 2                                  | 2                        | 4,359.60               | 8,719.20            |
| <b>Total Cost</b>                                                  |                            |                                    |                          |                        | <b>441,202.06</b>   |

