

# **ANNUAL SERVICE REVIEW 2025–26**

## **SPECIFIED AREA RATES**

**BETWEEN**

**CITY OF JOONDALUP (The City)**

**AND**

**WOODVALE WATERS LAND OWNERS ASSOCIATION (Inc) (WWLOA)**

**1 July 2025– 30 June 2026**

**FOR THE PROVISION OF  
ENHANCED LANDSCAPING SERVICES  
TO WOODVALE WATERS ESTATE, WOODVALE**

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## **ATTACHMENTS**

- A - MAP 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 which 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 managed to an acceptable level with required signage and reporting when chemicals are applied
    - Free of excessive debris
    - Healthy plants
    - Shrubs pruned according to species and clearance requirements.
  - 1.1.3 Litter removed on a fortnightly basis from all areas.
  - 1.1.4 Trees pruned to achieve clearance for pedestrians over footpaths and turf areas.
  - 1.1.5 Mulch maintained to an acceptable level (where applicable).
  - 1.1.6 All debris resulting from turf and landscape maintenance is to be removed from site on the same service day.
  - 1.1.7 Soil, leaf and moisture analysis of turf areas. (February each year)
  - 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 WWLOA).
- 1.2 All maintenance works as specified shall be undertaken between the hours of 7.00am to 5.00pm Monday to Friday excluding holidays to ensure minimal disruption to residents.
- 1.3 The level of service can only be modified upon written agreement of both parties, and will need to be attached to this document as proof of variation.

## 2.0 LIST OF LANDSCAPE AREAS TO BE SERVICED

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

Description	Turf (m2)	Landscape Areas (m2)	Regional Park (m2)	Total
Beenyup Park	433	162		595
McCubbin Boulevard Streetscape	396	1,200		1,597
McCubbin Park Streetscape	3,763	37		3,800
Phillips-Fox Terrace Streetscape	3,174	68		3,242
Streeton Promenade Streetscape	5,660	58		5,718
Timberlane Drive north Verge	3,833			3,833
Wakelin Close Streetscape	123			123
Yellagonga Regional Park			9,199	9,199
<b>TOTAL</b>	<b>17,383</b>	<b>1,525</b>	<b>9,199</b>	<b>28,107</b>

### **3.0 SERVICE LEVELS AND ASSOCIATED COSTS – ANNUAL SERVICE 2025–26**

- 3.1 See Attachment B for breakdown and associated costs for 2025–26.

### **4.0 ANNUAL REVIEW OF COSTS AND SERVICES**

- 4.1 SAR annual service review undertaken by the City is to be provided to the WWLOA by the 7 November each year. Should delays occur these are to be communicated to the WWLOA in writing.
- 4.2 SAR service delivery and cost is to be confirmed and accepted by the WWLOA in writing by the end of November each year. Where delays occur due to ongoing negotiations the City will include the draft figures in the annual budget proposals.
- 4.3 Budgets will be modified as required once the review is approved by the City's CEO. This will apply to services and associated costs for the following financial year, commencing on 1 July.
- 4.4 Review of the SAR services and costs can only be undertaken on an annual basis to ensure sufficient funds can be budgeted by the City and contributions collected via Specified Area Rates in line with the Specified Area Rates policy.

### **5.0 CAPITAL INFRASTRUCTURE**

- 5.1 The WWLOA are fully liable for all associated costs to remove or renew any assets installed via SAR funding at the end of its expected useful life.
- 5.2 All infrastructure items installed become the property of the City with ongoing maintenance costs recovered through Annual Service Review documents.
- 5.3 Items listed in the review may be included in the City's draft Five Year Capital Works Program and progressed through the annual budgeting process for approval by Council.
- 5.4 Should any capital infrastructure assets not be approved by Council a revised costing schedule will be issued by the City and attached to the approved Annual Service Review document.

## 6.0 SIGNATORIES - AGREEMENT EXECUTION

### 6.1 ACCEPTANCE STATEMENT

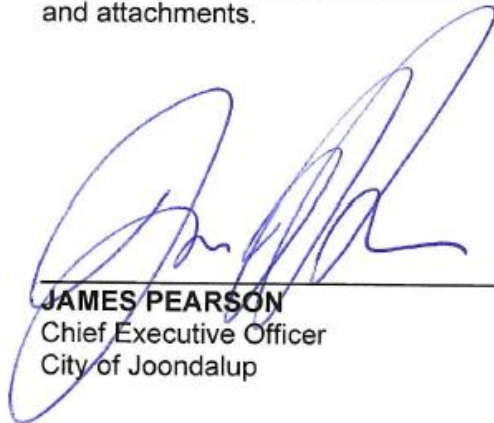
I, the undersigned, agree to the terms and conditions of this agreement including the costs and services detailed in Attachment B of this Annual Service Review 2025–26.



**BRYAN SAUNDERS**  
Chairperson  
Woodvale Waters Land Owners Association (Inc)

14/12/2024  
Date

I APPROVE the service levels and associated costs detailed in this service review and attachments.



**JAMES PEARSON**  
Chief Executive Officer  
City of Joondalup

7/1/2025  
Date

## ATTACHMENT A - MAP OF ENHANCED MAINTENANCE AREAS 2025-26



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**N**

Scale: not to scale

Date: 08/04/2013

Compiled: Leanne Goodley

**DISCLAIMER:** While every care is taken to ensure the accuracy of this data, the City of Joondalup makes no representations or warranties about its accuracy, completeness or suitability for any particular purpose and disclaims all liability for all expenses, losses, damages, and costs which you might incur as a result of the data being inaccurate or incomplete in any way and for any reason.

**Woodvale Waters  
 SAR Maintenance Areas**

**ATTACHMENT B – SERVICES AND COSTS PER ANNUM 2025–26**

<b>Services</b>	<b>Standard COJ Service Level</b>	<b>SAR Additional Service Enhancement</b>	<b>SAR Enhancement Standard</b>	<b>SAR Costs per Visit</b>	<b>SAR COST 2025/26</b>
Mowing (including finishing)	11	12	23		
Collection and disposal of grass clippings	N/A	23	23		
Garden bed scheduled maintenance	12	14	26		
Pathogen free mulch	3	22	25		
Pathogen free mulch Installation	3	22	25		
Infill planting (winter)	0	1	1		
Turf soil, leaf tissues, parasite, moisture analysis and reporting	N/A (passive parks)	1	1		
Application of wetting agent	1	1	2		
Application of fertiliser	1	1	2		
<b>Total Cost</b>					