

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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- 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
Area 1 Total (m2)	4,038	8,435	12,474

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
Area 2 Total (m2)	5,226	11,463	16,689

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
Area 3 Total (m2)	8,055	5,260	13,316

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
Area 4 Total (m2)	10,334	11,523	21,857

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
Area 5 Total (m2)	4,693	6,978	11,671

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
Area 6 Total (m2)	13,990	2,607	16,596

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
Area 7 Total (m2)	6,274	4,351	10,626

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
Area 8 Total (m2)	17,089	23,460	40,549

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
Total Area	69,699	74,077	143,778

3.0 SERVICE LEVELS AND ASSOCIATED COSTS – ANNUAL SERVICE 2026–27

3.1 See Attachment B for breakdown and associated costs for 2026–27.

4.0 ANNUAL REVIEW OF COSTS AND SERVICES

- 4.1 The City's draft annual service review, undertaken under the SAR, is to be provided to the IHA by 7 November each year. Should delays occur, these are to be communicated to the IHA in writing.
- 4.2 SAR service delivery and cost are to be confirmed and accepted by the IHA 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 City's CEO approves the review. It will apply to services and associated costs for the following financial year, commencing on 1 July. If the budget is revised as a result of this process, then a revised agreement would be signed by the Association and the CEO.
- 4.4 Review of the SAR services and costs can only be undertaken annually to ensure sufficient funds are 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 IHA are entirely liable for all associated costs to remove or renew any assets installed via SAR funding at the end of their 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 Council approval.
- 5.4 Should any capital infrastructure assets not be approved by Council, the City will issue a revised costing schedule and attach it to the approved Annual Service Review document.

6.0 SIGNATORIES - AGREEMENT EXECUTION

6.1 ACCEPTANCE STATEMENT

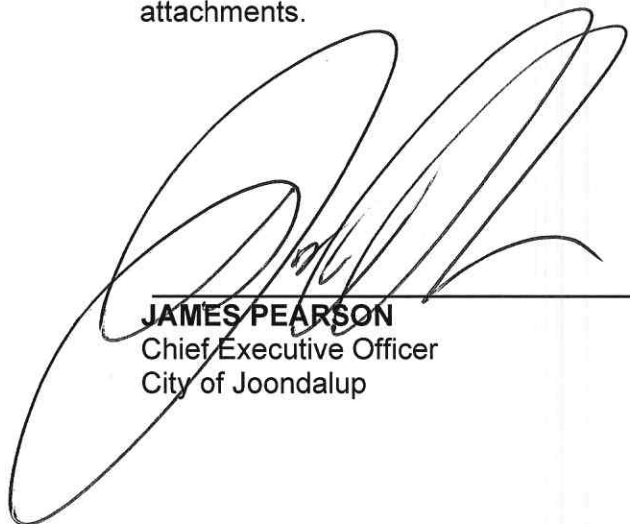
I, the undersigned, agree to the terms and conditions of this agreement, including the costs and services detailed in Attachment B of this Annual Service Review 2026–27.



Steve Pethick
Chairperson
Iluka Homeowners Association Inc.

12/2/2026
Date

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





JAMES PEARSON
Chief Executive Officer
City of Joondalup

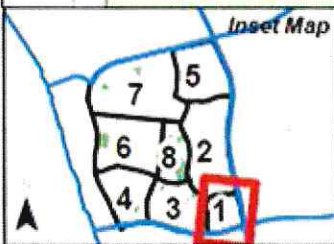
12.02.2026
Date

ATTACHMENT A - MAPS OF ENHANCED MAINTENANCE AREAS 2026-27



 <p>90 Boas Ave, Joondalup WA 6027 PO Box 21, Joondalup WA 6919 Ph: 08 9400 4000 Fax: 08 9300 1383 info@joondalup.wa.gov.au www.joondalup.wa.gov.au</p>		<p>Scale(A4): 1:11285</p>	<p>Overview Map</p>
		<p>Date: 24/12/2024</p>	

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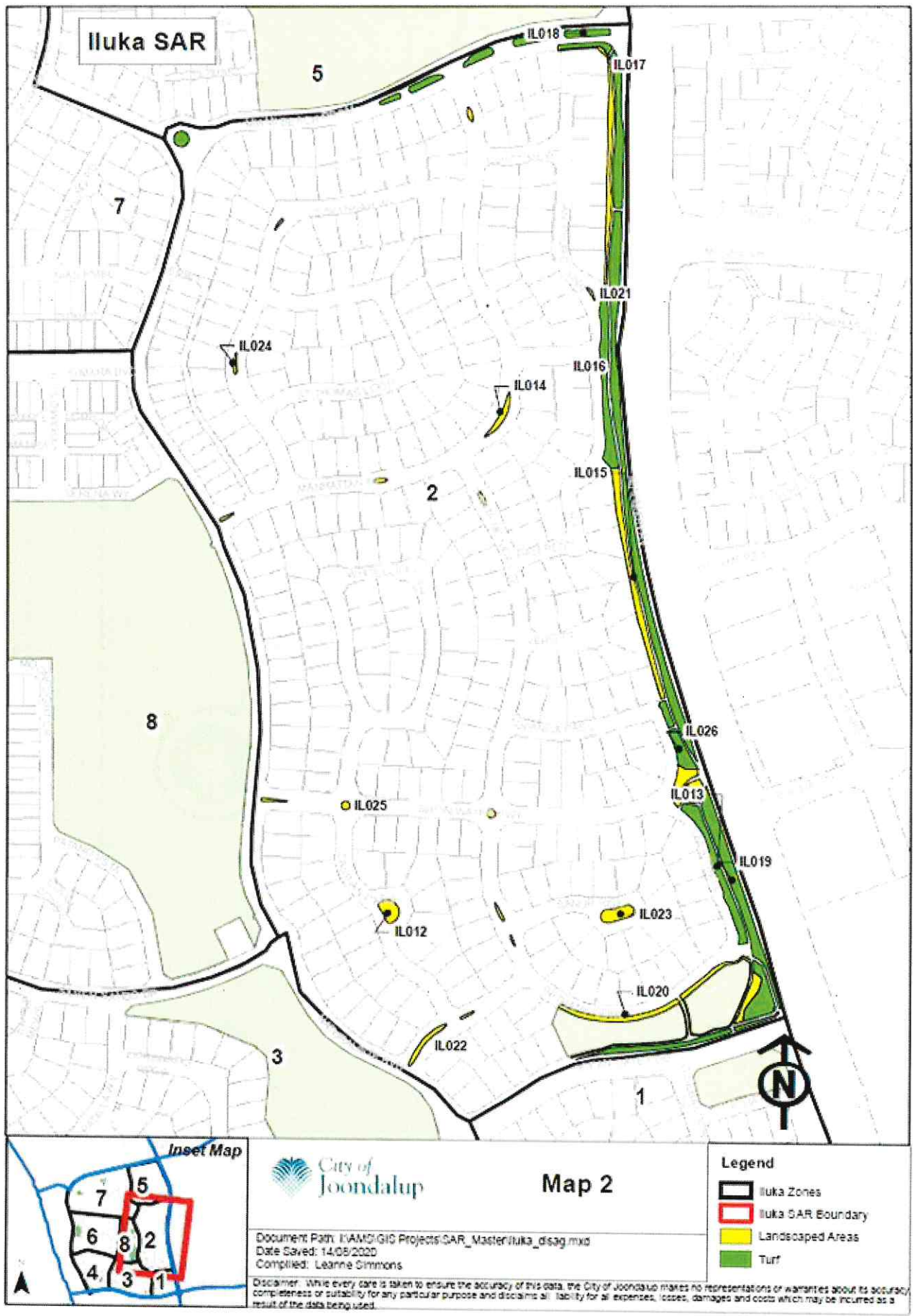


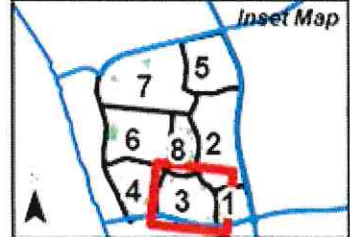
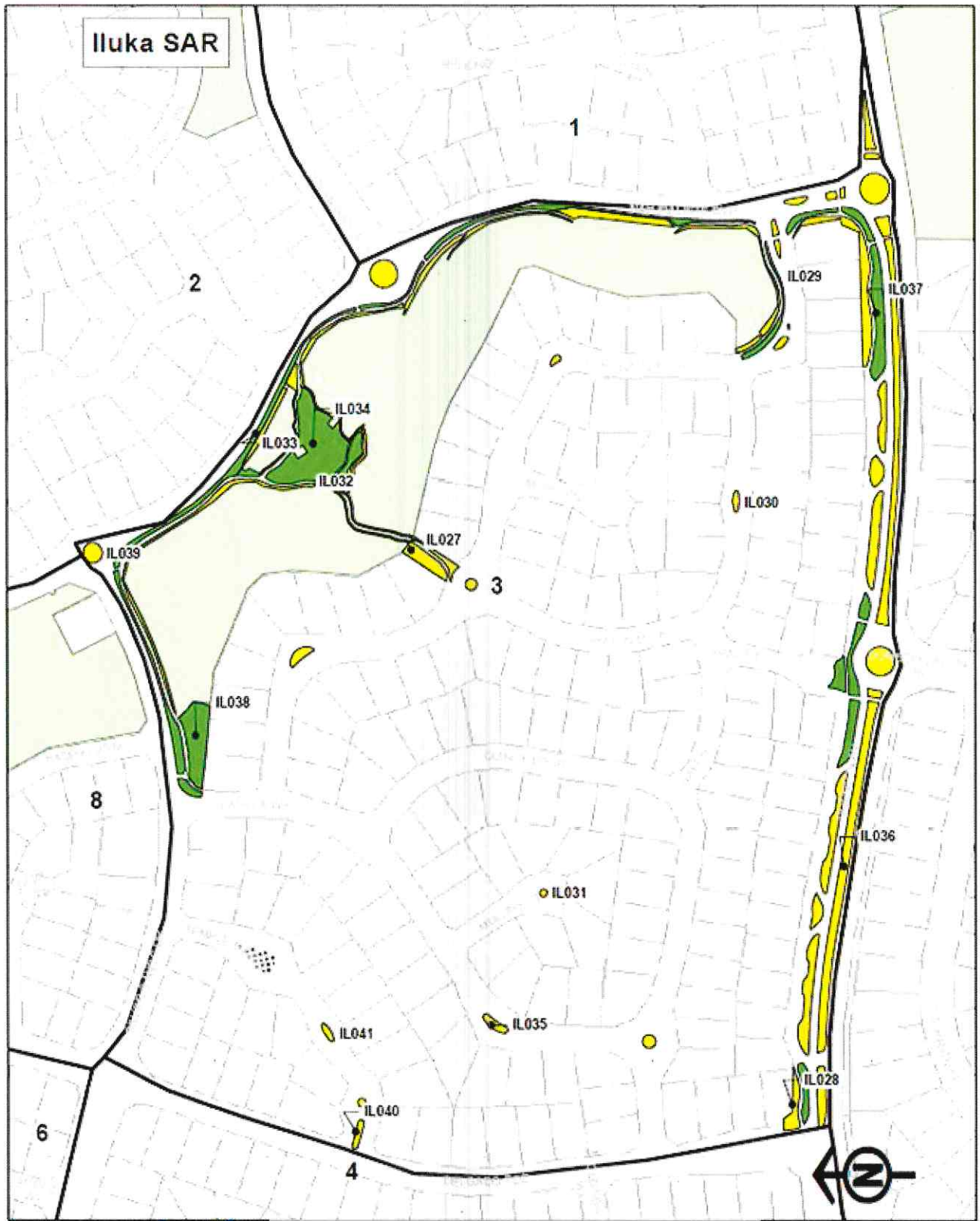
Map 1

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



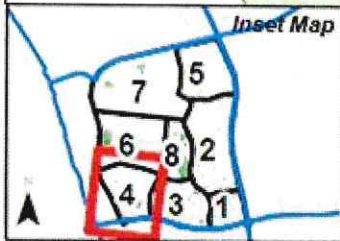


Map 3

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- Legend**
- Iluka Zones
 - Iluka GAR Boundary
 - Landscaped Areas
 - Turf



Map 4

Legend

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

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Iluka SAR

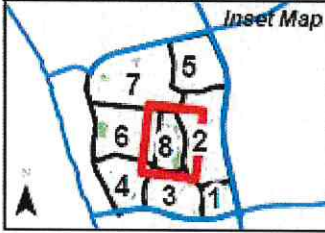


Map 5

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

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Map 8

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Legend

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

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	██████████	██████████
Collection and disposal of grass clippings	N/A	37	37	██████████	██████████
Landscape maintenance schedule	12	40	52	██████████	██████████
Pathogen-free mulch	40	360	400	██████████	██████████
Pathogen-free mulch installation	40	360	400	██████████	██████████
Landscape upgrades	N/A	1	1	██████████	██████████
Turf soil, leaf tissues, parasite, moisture analysis and reporting	N/A (passive parks)	1	1	██████████	██████████
Application of a wetting agent	1	2	3	██████████	██████████
Application of fertiliser	1	5	6	██████████	██████████
Turf renovation	N/A	1	1	██████████	██████████
Weed control (Sir James McCusker Park)	N/A	2	2	██████████	██████████
Total Cost					441,202.06

