

ANNUAL SERVICE REVIEW 2020–21

SPECIFIED AREA RATES

BETWEEN

CITY OF JOONDALUP (The City)

AND

ILUKA HOMEOWNERS ASSOCIATION INC. (IHA)

1 July 2020 – 30 June 2021

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

CONTENTS

- 1.0 SERVICE REQUIREMENTS
- 2.0 LIST OF AREAS TO BE SERVICED
- 3.0 SERVICE LEVELS AND ASSOCIATED COSTS
- 4.0 ANNUAL REVIEW OF COSTS AND SERVICES
- 5.0 CAPITAL INFRASTRUCTURE
- 6.0 SIGNATORIES – AGREEMENT EXECUTION

ATTACHMENTS

- A - MAPS OF ENHANCED MAINTENANCE AREAS
- B - SERVICES AND COSTS PER ANNUM 2020–21

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 Weekly maintenance to landscaped areas, as per service schedule (Attachment B). As a general guide, landscaped areas are to be maintained free of weeds and excessive debris with healthy plants. Shrubs will be pruned according to species and clearance requirements.
 - 1.1.3 Litter removed on a weekly basis from all areas.
 - 1.1.4 Mulch maintained to an acceptable level (where applicable).
 - 1.1.5 All debris resulting from turf and landscape maintenance is to be removed from site on the same service day.
 - 1.1.6 Soil, leaf tissue and moisture analysis of turf areas.
 - 1.1.7 Fertilising and application of wetting agent to designated turf areas.
 - 1.1.8 Infill planting (winter) & landscaping (Scope of works to be agreed between the City and IHA).
 - 1.1.9 Turf renovation projects (Scope of works to be agreed between the City and IHA).
- 1.2 All maintenance works as specified shall be undertaken between the hours of 7.00am to 5.00pm 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 will need to be attached to this document as proof of 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)
St Helena Way streetscape - median (IL002)		67
St Sebastien Chase streetscape – median, Naturaliste Boulevard (IL003)		46
St Sebastien Chase streetscape - median, Redondo Court to St Helena Way (IL004)		298
St Sebastien Chase streetscape - median, St Helena to Kuta Court (IL005)		38
St Sebastien Chase streetscape – median, Kuta Circuit to Ocean Gate Parade (IL006)		41
St Sebastien Chase streetscape – eastern verge, Ocean Gate Parade (IL008)		260
Kuta Park – northern verge (IL009)		493
Kuta Circuit streetscape – southern verge (IL010)		43
Kuta Circuit streetscape – northern verge (IL011)		26
Shenton Avenue streetscape - Marmion Avenue / Shenton Avenue roundabout (IL012)		548
Naturaliste Boulevard streetscape – northern corner and verge of Naturaliste Boulevard and St Sebastien Chase (IL016)		343
Naturaliste Boulevard streetscape – southern corner and verge of Naturaliste Boulevard and St Sebastien Chase (IL018)		260
St Helena Way streetscape – public access way (PAW) (IL019)		82
Shenton Avenue streetscape - northern verge Marmion Avenue to Naturaliste Boulevard (IL020)		1,323
Shenton Avenue streetscape – Shenton Avenue / Naturaliste Boulevard roundabout and nibs (IL074)		63
Redondo Court streetscape – median (IL021)		175
Kuta Circuit streetscape – eastern verge (IL007)	839	
Shenton Avenue streetscape – northern verge, Marmion Avenue to Naturaliste Boulevard (IL001)	2,109	
Shenton Avenue streetscape - Marmion Avenue / Shenton Avenue roundabout (IL013)	942	
Marmion Avenue streetscape – western verge, Shenton Avenue to Ocean Gate Parade (IL014)	1,785	
Ocean Gate Parade streetscape – median (IL022)	1,891	
Marmion Avenue streetscape - north western verge (IL023)	174	
Ocean Gate Parade streetscape – southern verge (IL015)	643	
Area 1 Total (m2)	8,383	4,106

Area 2	Turf (m2)	Landscaped Areas (m2)
Sanur Rise streetscape – median (IL026)		328
Shoalwater Parkway streetscape - Shoalwater Parkway / Whitecliffe Square / Caspian Pass roundabout (IL027)		48
San Pedro Turn streetscape - median (IL040)		26
Marmion Avenue streetscape - western verge, opposite Moore Drive to Miami Beach Promenade (IL041)		705
Ocean Gate Parade streetscape - Ocean Gate Parade northern verge, off Marmion Avenue (IL258)		307
Santa Monica streetscape - Santa Monica Parade median, Sanur Rise to Bethany Gardens (IL025)		19

Area 2	Turf (m2)	Landscaped Areas (m2)
Santa Monica Streetscape -Santa Monica Parade median, Sanur Rise to Shoalwater Parade (IL024)		43
Shoalwater Parkway streetscape - Shoalwater Parkway / Santa Monica Parade roundabout (IL028)		46
Manhattan Avenue streetscape (IL235)		43
Marmion Avenue streetscape – western verge, Topanga Pass to Halfpenny Chase (IL037)		1,001
Miami Beach Promenade streetscape - Miami Beach Promenade Southern Verge, Marmion Avenue to Manhattan Avenue (IL044)		65
Santa Monica streetscape - Santa Monica Parade median, between Shoalwater Parade and Manhattan Avenue (IL046)		43
Caspian Pass streetscape – median (IL048)		279
Santa Monica streetscape – southern median (IL049)		225
Manhattan Avenue streetscape – median (IL052)		187
Savannah Way streetscape – median (IL058)		48
Shoalwater Parkway streetscape - Shoalwater Parkway median, Naturalist Boulevard (IL047)		48
Ocean Gate Parade streetscape (IL031)		1,028
Manhattan Avenue streetscape - median north San Pedro Turn (IL057)		1
Manhattan Avenue streetscape – median (IL054)		34
Savannah Way streetscape – median (IL059)		24
Marmion Avenue streetscape – underpass (IL056)		646
Manhattan Avenue streetscape - median (IL053)		40
Keatons Lane streetscape - Keatons Lane eastern verge and Marmion Avenue (IL030)	974	
Marmion Avenue streetscape – underpass (IL029)	57	
Marmion Avenue streetscape - western verge, underpass to opposite Moore Drive (IL039)	1,222	
Ocean Gate Parade streetscape - Ocean Gate Parade northern verge, off Marmion Avenue (IL032)	697	
Marmion Avenue streetscape - Marmion Avenue verge, underpass to opposite Moore Drive (IL038)	3,358	
Ocean Gate Parade streetscape - Ocean Gate Parade verge, off Marmion Avenue (IL033)	114	
Ocean Gate Parade streetscape - northern verge, off Marmion Avenue (IL034)	1,573	
Ocean Gate Parade streetscape – northern verge (IL035)	552	
Marmion Avenue streetscape – western verge, opposite Moore Drive to Miami Beach Promenade (IL042)	1,035	
Miami Beach Promenade streetscape - Miami Beach Promenade southern verge, Marmion Avenue to Manhattan Avenue (IL043)	235	
Miami Beach Promenade streetscape - Miami Beach Promenade median, Manhattan Avenue to Naturaliste Boulevard (IL051)	267	
Miami Beach Promenade streetscape - Miami Beach Promenade / Naturaliste Boulevard roundabout (IL045)	153	
Miami Beach Promenade streetscape - Miami Beach Promenade median / verge, Marmion Avenue to Manhattan Avenue (IL050)	699	
Topanga Pass streetscape – verge (IL055)	540	
Area 2 Total (m2)	11,476	5,234

Area 3	Turf (m2)	Landscaped Areas (m2)
Shenton Avenue streetscape – verge, Naturaliste Boulevard (corner) (IL060)		528
Shenton Avenue streetscape – Shenton Avenue and Constellation Drive roundabout (IL061)		244
Graton Loop streetscape - median (IL063)		40
Naturaliste Boulevard streetscape - Naturaliste Boulevard / Ocean Gate Parade roundabout (IL064)		218
Padilla Way streetscape – Padilla Way / Quincy Loop roundabout (IL065)		50
Padilla Way streetscape – median (IL066)		73
Temple Mews streetscape – median (IL067)		39
Temple Mews streetscape – median (IL068)		14
Sir James McCusker Park - Naturaliste Boulevard / Silver Sands Drive roundabout (IL069)		110
Coronado Ridge streetscape - Coronado Ridge / Graton Loop roundabout (IL070)		37
Coronado Ridge streetscape – Coronado Ridge west / Padilla Way (IL072)		82
Temple Mews streetscape – median (IL073)		80
Shenton Avenue streetscape - Shenton Avenue / Naturaliste Boulevard roundabout and nibs (IL075)		579
Shenton Avenue streetscape - Shenton Avenue north, Controlled Access Point (CAP) and verge / Naturaliste Boulevard to Constellation Drive (IL076)		575
Shenton Avenue streetscape - Shenton Avenue median, Naturaliste Boulevard to Delgado Parade (IL257)		2,195
Coronado Ridge streetscape – median (IL078)		118
Mullins Court streetscape – median (IL083)		15
Shenton Avenue streetscape - verge & CAP, Constellation Drive to Burns Beach Road (IL084)		365
Shenton Avenue streetscape - verge & CAP, Constellation Drive to Burns Beach Road (IL085)		321
Shenton Avenue streetscape - verge & CAP, Constellation Drive to Burns Beach Road (IL089)		97
Naturaliste Boulevard streetscape - verge, Silver Sands Drive to Coronado Ridge (IL092)		1,619
Coronado Ridge streetscape - Coronado Ridge Public Access Way (PAW) to Naturaliste Park (IL173)		495
Delgado Parade (IL254)		171
Shenton Avenue streetscape - verge, Naturaliste Boulevard to Constellation Drive (IL095)	478	
Naturaliste Boulevard streetscape - Naturaliste Boulevard, Western verge, Shenton Avenue to Coronado Ridge (IL062)	103	
Shenton Avenue streetscape - verge & CAP, Constellation Drive to Burns Beach Road (IL086)	205	
Naturaliste Boulevard streetscape - verge, Silver Sands Drive to Coronado Ridge (IL093)	824	
Graton Loop streetscape - verge of Coronado Ridge on the corner of Grafton Loop (IL071)	154	
Shenton Avenue streetscape - verge & CAP, Constellation Drive to Burns Beach Road (IL088)	133	
Shenton Avenue streetscape - verge & CAP, Constellation Avenue to Burns Beach Road (IL090)	78	
Naturaliste Park (IL094)	1,663	

Area 3	Turf (m2)	Landscaped Areas (m2)
Shenton Avenue streetscape - verge & CAP, Constellation Drive to Burns Beach Road (IL087)	181	
Shenton Avenue streetscape - verge Aral Court (IL091)	134	
Silver Sands Drive streetscape - verge, Naturaliste Boulevard to Padilla Way (IL082)	1,004	
Naturaliste Boulevard streetscape - verge, Silver Sands Drive to Santa Monica Parade (IL081)	199	
Shenton Avenue streetscape – verge, Naturaliste Boulevard (corner) (IL255)	111	
Area 3 Total (m2)	5,267	8,065

Area 4	Turf (m2)	Landscaped Areas (m2)
Discovery Circuit streetscape - Discovery Court median (IL099)		13
Maracas Cove streetscape - median (IL100)		194
Maracas Cove streetscape - St James Approach / Maracas Cove roundabout (IL101)		34
Silver Sands Drive streetscape - Burns Beach Road and Silver Sands Drive roundabout (IL104)		148
Silver Sands Drive streetscape - Delgado Parade / Silver Sands Drive roundabout (IL105)		126
Burns Beach Road streetscape - verge, Shenton Avenue to Silver Sands Drive (IL112)		2,863
Shenton Avenue streetscape – CAP, Delgado Parade to Burns Beach Road (IL113)		394
Discovery Park (IL115)		3,199
Delgado Parade streetscape – median, off Shenton Avenue (IL117)		108
Delgado Parade streetscape – median, off Shenton Avenue (IL118)		73
Shenton Avenue streetscape - Shenton Avenue / Burns Beach Road roundabout (IL119)		526
Burns Beach Road streetscape - median (IL189)		1,034
Burns Beach Road streetscape – median, Silver Sands Drive to St James Approach (IL190)		238
Deerfield Place streetscape – PAW Deerfield Place (IL238)		103
Delgado Parade (IL249)		198
Shenton Avenue streetscape - Shenton Avenue median, Delgado Parade to Burns Beach Road (IL077)		1,095
Shenton Avenue streetscape - verge, near Burns Beach Road (IL096)	382	
Silver Sands Drive streetscape - median (IL106)	2,651	
Shenton Avenue streetscape – north, corner Burns Beach Road / Shenton Avenue (IL107)	1,016	
Burns Beach Road streetscape - Burns Beach Road west verge / near Shenton Avenue roundabout (IL108)	679	
Shenton Avenue streetscape - verge, Burns Beach to Delgado Parade (IL114)	269	
Discovery Park (IL116)	6,538	
Area 4 Total (m2)	11,535	10,346

Area 5	Turf (m2)	Landscaped Areas (m2)
Marmion Avenue streetscape - verge, South of Burns Beach Road (IL122)		2,057
Marmion Avenue streetscape - underpass (IL124)		698
Boynton Gardens – verge (IL130)		63

Area 5	Turf (m2)	Landscaped Areas (m2)
Burns Beach Road streetscape – verge, Marmion Avenue to Cardiff Gate (IL170)		548
Burns Beach Road streetscape – verge, Cardiff Gate to Delgado Parade (IL171)		1,130
Stinson Square streetscape - Caymen Lane PAW and verge between Iluka District Open Space sump & Stinson Square (IL184)		90
Boynton Gardens streetscape - verge (IL120)	172	
Tiwi Court streetscape - verge (IL121)	169	
Miami Beach Promenade streetscape - verge, Marmion Avenue to Manhattan Avenue (IL123)	432	
Marmion Avenue streetscape - verge, south of Burns Beach Road (IL125)	667	
Marmion Avenue streetscape– verge (IL126)	1,279	
Marmion Avenue streetscape – verge (IL127)	1,820	
Miami Beach Promenade streetscape - verge, Manhattan Avenue to Naturaliste Boulevard (IL128)	309	
Miami Beach Promenade streetscape - verge, Manhattan Avenue to Naturaliste Boulevard (IL129)	2,058	
Burns Beach Road streetscape - Delgado Parade south east verge of roundabout (IL172)	81	
Area 5 Total (m2)	6,987	4,586

Area 6	Turf (m2)	Landscaped Areas (m2)
Burns Beach Road streetscape - verge, Silver Sands Drive to Pattaya Park (IL110)		2,234
Burns Beach Road streetscape – median, Silver Sands Drive to St Lucia Rd (IL111)		517
O'Mara Boulevard streetscape - median, Delgado Parade to Romano Crescent west (IL188)		521
O'Mara Boulevard streetscape - O'Mara Boulevard / Romano Crescent Roundabout (IL191)		59
O'Mara Boulevard streetscape – median, Romano Crescent west to Burns Beach Road (IL192)		636
Romano Walkway - Romano Crescent to Romano Crescent PAW (IL200)		505
Pattaya Park (IL202)		990
Pattaya Park – sump surrounds (IL224)		644
Pattaya Park - sump basin (IL231)		1,458
Pattaya Park - sump driveway (IL232)		189
Pattaya Park – sump tiers (IL233)		3,842
Burns Beach Road streetscape - median from St Lucia Road to Fernando Parkway median (IL234)		227
Burns Beach Road streetscape - verge from Fernando Parkway to Ocean Parade (IL237)		983
Burns Beach Road streetscape - median & roundabouts (IL241)		694
Pattaya Park (IL216)	2,610	
Area 6 Total (m2)	2,610	13,499

Area 7	Turf (m2)	Landscaped Areas (m2)
Burns Beach Road streetscape – medians from Delgado Parade to Whitehaven Avenue (IL165)		1,165
Burns Beach Road streetscape - median & roundabouts from Delgado Parade to Whitehaven Avenue (IL169)		121

Area 7	Turf (m2)	Landscaped Areas (m2)
Gold Lane streetscape (IL183)		218
Atma Park – Kallatina Drive, Venice Entrance & Atma Way (IL186)		1,251
Venice Entrance streetscape - roundabout at Kallatina Drive & Venice Entrance (IL187)		35
Blackpool Park (IL240)		1,186
Burns Beach Road streetscape – western verge Shenton Avenue to Ocean Parade (IL256)		2,305
Atma Park – Kallatina Drive, Venice Entrance & Atma Way (IL185)	1,345	
Blackpool Park (IL239)	1,401	
Burns Beach Road streetscape - median (IL242)	18	
Burns Beach Road streetscape - roundabout & medians from Ocean Parade to Silver Sands Boulevard (IL243)	640	
Burns Beach Road streetscape – median & CAP between Ocean Parade & Kontari Link (IL244)	352	
Area 7 Total (m2)	3,756	6,281

Area 8	Turf (m2)	Landscaped Areas (m2)
Sir James McCusker Park – Patang Vista (IL080)		828
Sir James McCusker Park – northern verge Serena Way (IL131)		1,327
Sir James McCusker Park – Moonflight Crescent verge (IL142)		2,532
Sir James McCusker Park – sump area (IL201)		2,780
Sir James McCusker Park – west of Silver Sands car park (IL245)		510
Sir James McCusker Park – east of Silver Sands car park (IL246)		1,317
Sir James McCusker Park – north west of Silver Sands car park (IL247)		1,664
Sir James McCusker Park – Water Corporation easement surrounds (IL248)		600
Sir James McCusker Park – corner of Delgado Parade and Moonflight Crescent (IL250)		668
Sir James McCusker Park – west side of stream (IL251)		1,075
Sir James McCusker Park (IL252)		42
Sir James McCusker Park – Patang Vista streetscape (IL253)		265
Sir James McCusker Park – Patang Vista streetscape (IL236)		29
Sir James McCusker Park – south verges fronting Silver Sands Drive (IL079)	917	
Sir James McCusker Park - Naturaliste Boulevard verge (IL134)	1,280	
Sir James McCusker Park - central (IL174)	13,287	
Sir James McCusker Park - Moonflight Crescent and along waterline in park (IL175)		689
Sir James McCusker Park – north / east (IL177)	4,339	
Sir James McCusker Park – mulch either side of internal path (IL178)		1,558
Sir James McCusker Park – amphitheatre (IL179)		114
Sir James McCusker Park – amphitheatre (IL180)	312	
Sir James McCusker Park – north / west (IL181)	3,353	
Sir James McCusker Park – central (IL182)		882
Sir James McCusker Park – island (IL176)		230
O'Mara Boulevard streetscape – median, Naturaliste Boulevard to Delgado Parade (IL138)		438
Delgado Parade streetscape - Delgado Parade / O'Mara Boulevard roundabout (IL143)		69
Area 8 Total (m2)	23,488	17,617

Summary – Estimated Square Metres			
Location	Turf (m2)	Landscaped Areas (m2)	Total (m2)
Area 1	8,383	4,106	12,489
Area 2	11,476	5,234	16,710
Area 3	5,267	8,065	13,332
Area 4	11,535	10,346	21,881
Area 5	6,987	4,586	11,573
Area 6	2,610	13,499	16,109
Area 7	3,756	6,281	10,037
Area 8	23,488	17,617	41,105
Total Area	73,502	69,734	143,236

Note: The areas (m²) stated are estimated and are to be read in conjunction with the map of enhanced maintenance areas, detailing the specific boundaries of the areas covered by the agreement.

3.0 SERVICE LEVELS AND ASSOCIATED COSTS – ANNUAL SERVICE 2020 – 21

3.1 See Attachment B for breakdown and associated costs for 2020 – 21.

4.0 ANNUAL REVIEW OF COSTS AND SERVICES

- 4.1 SAR annual service review undertaken by the City is to be provided to the IHA by 7 November each year. This will include an outline of the proposed services and associated costs for the following financial year.
- 4.2 SAR service delivery and cost is to be confirmed and accepted by the IHA in writing by the last working day of November each year. This will apply to services and associated costs for the following financial year, commencing on 1 July.
- 4.3 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 IHA are fully liable for all associated costs to remove or renew the asset 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 will be included in the City's draft Five Year Capital Works Program and progressed through the annual budgetting 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


We, 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 2020 – 21.



SHEILA DALY
Chairperson
Iluka Homeowners Association Inc.

10-12-2019
Date

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





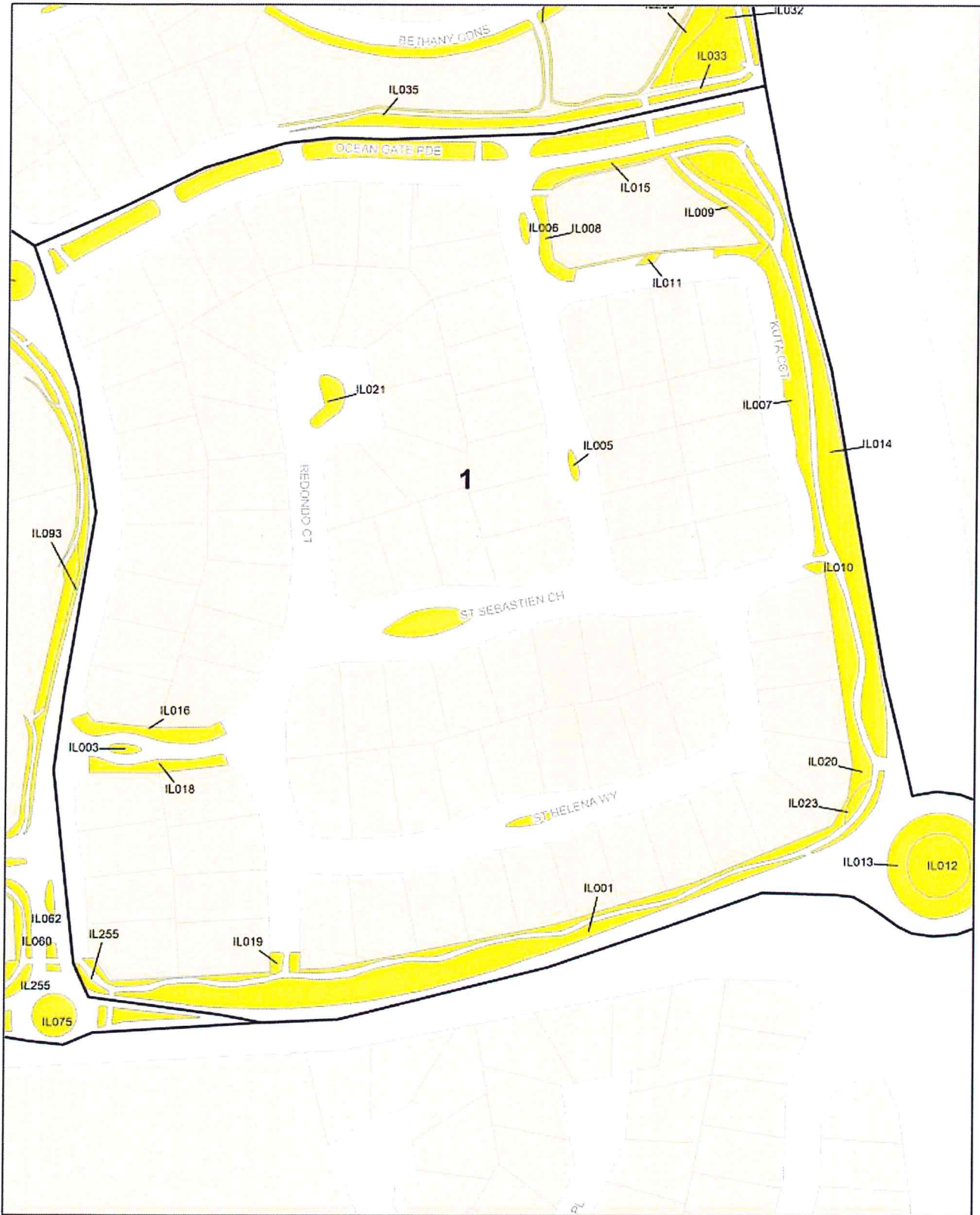
GARRY HUNT PSM *MAT HUMPHREY*
Chief Executive Officer *DIRECTOR CORPORATE SERVICES*
City of Joondalup



10-02-2020
Date

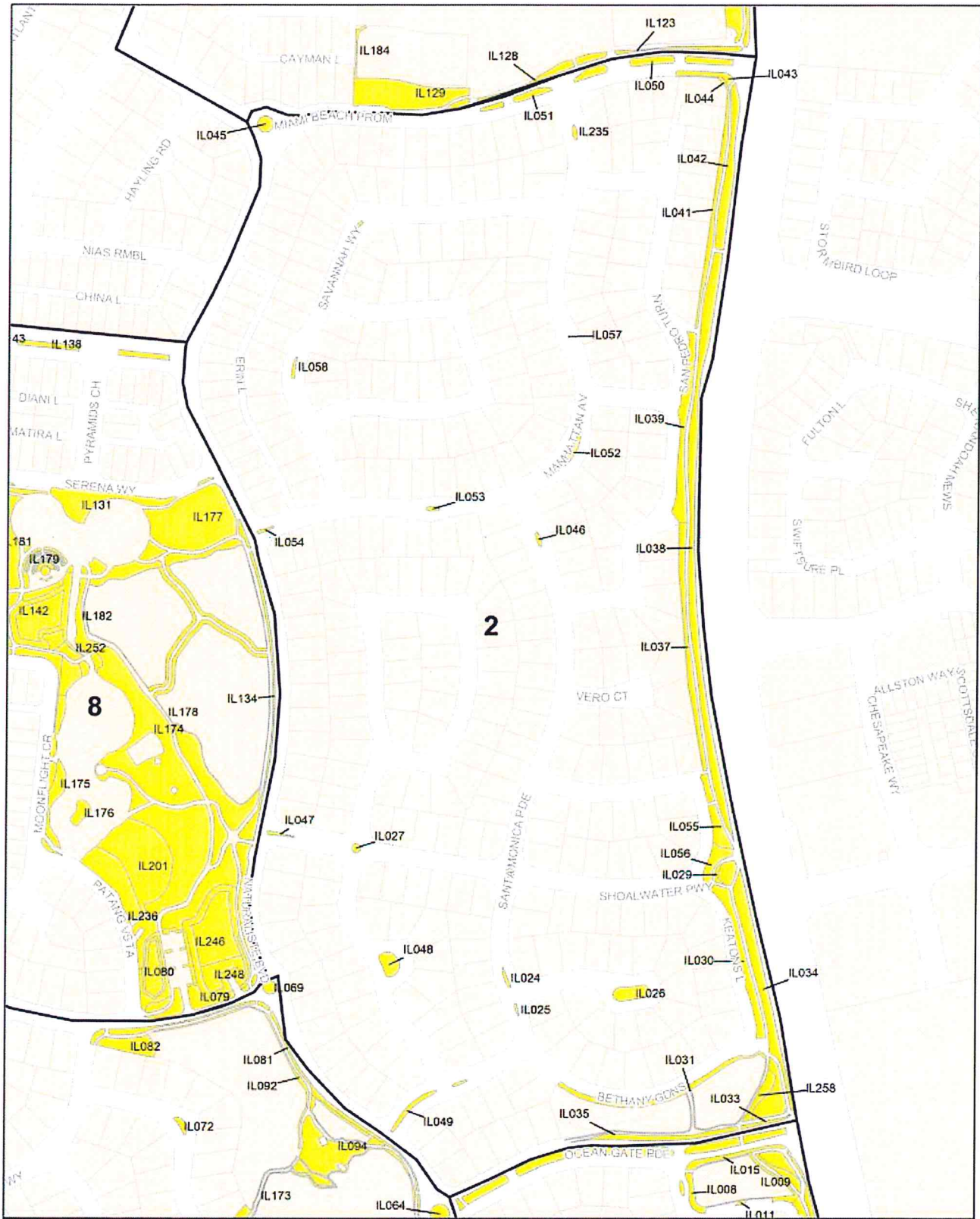
ATTACHMENT A - MAPS OF ENHANCED MAINTENANCE AREAS 2020-21



Legend  Zones  SAR	Iluka SAR Landscaping Maintenance Service Areas	
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Legend  SAR  Areas	Iluka SAR Landscape Maintenance Service Areas	
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Legend

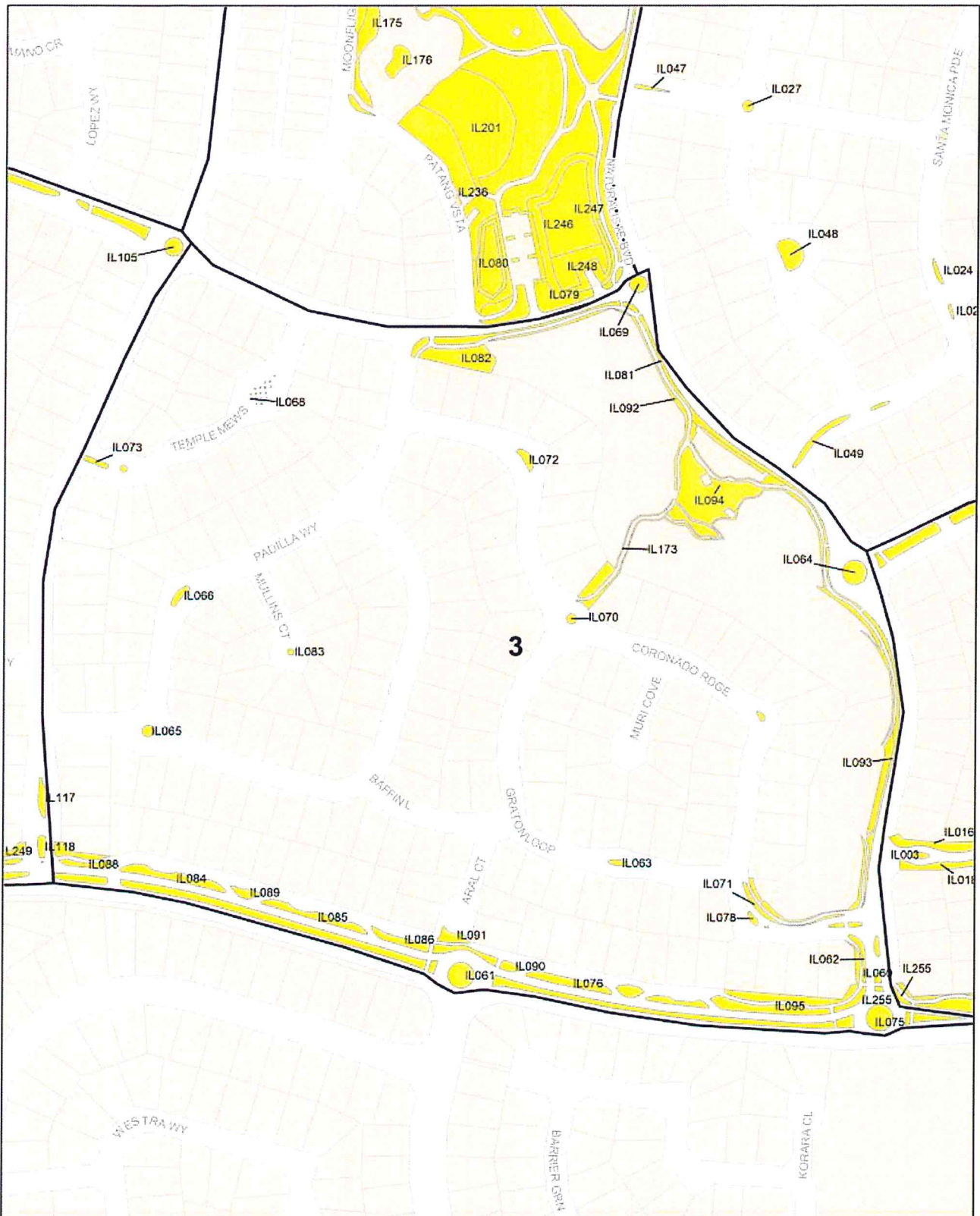
- SAR
- Areas



Iluka SAR Landscape Maintenance Service Areas

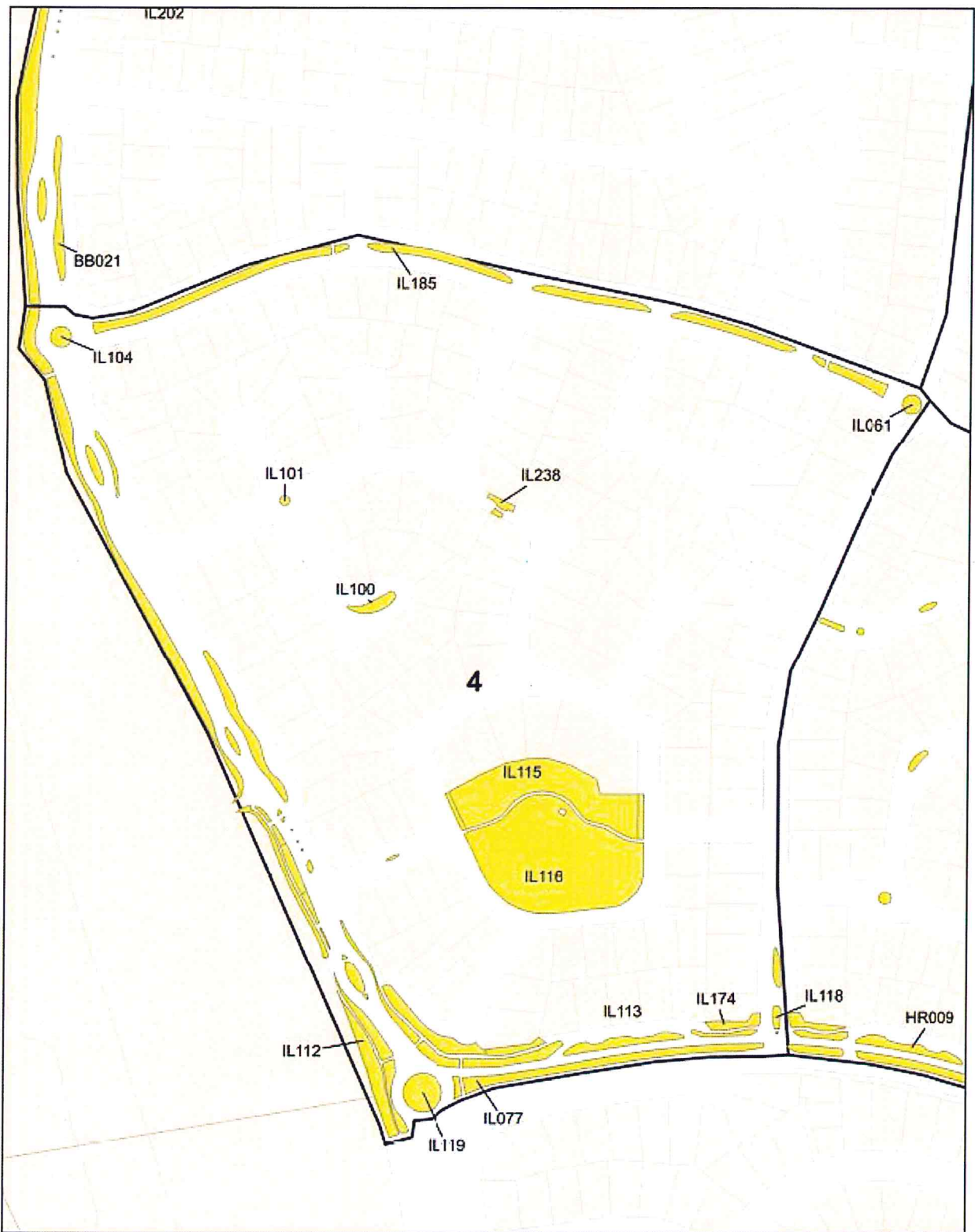
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Area 2

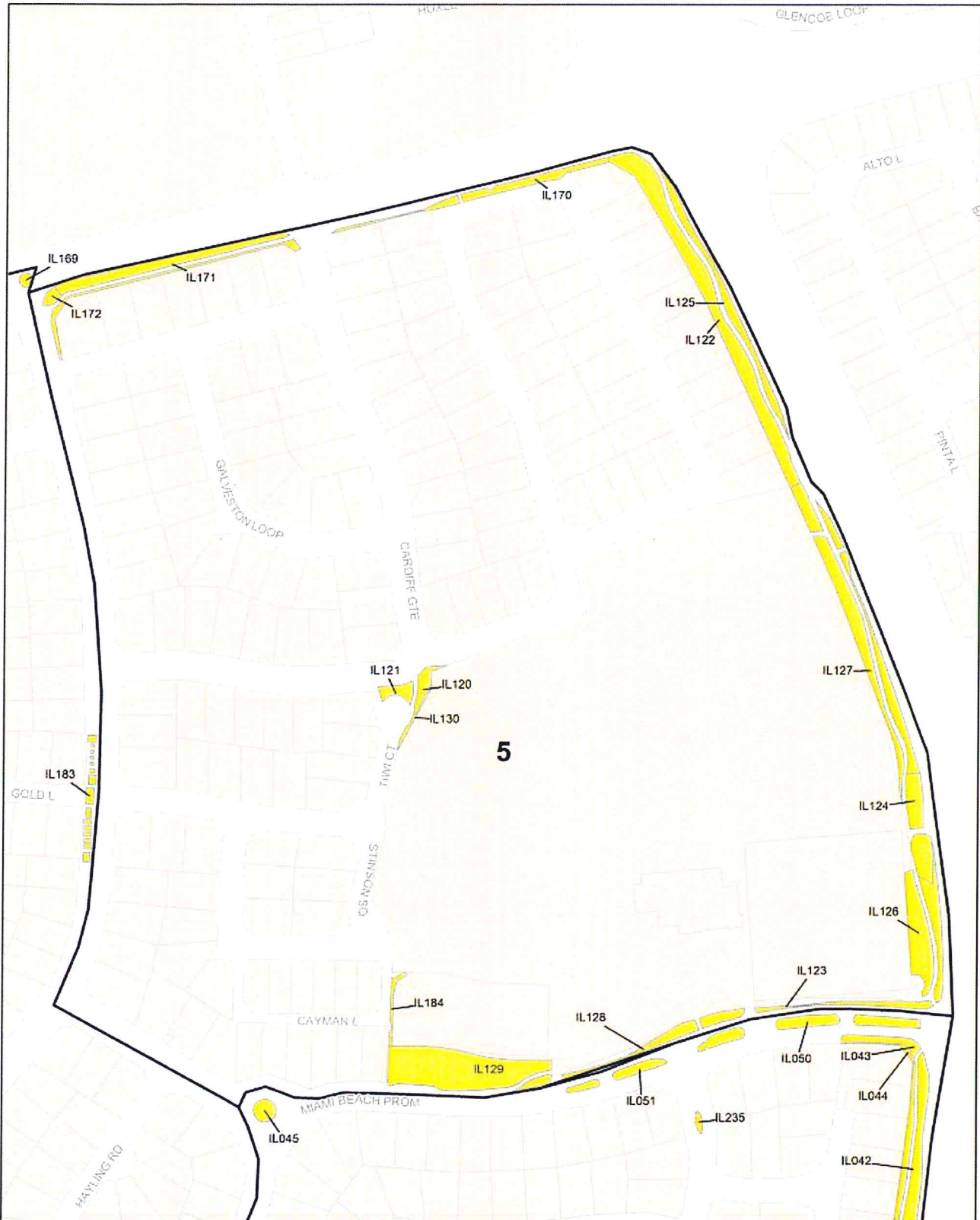
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



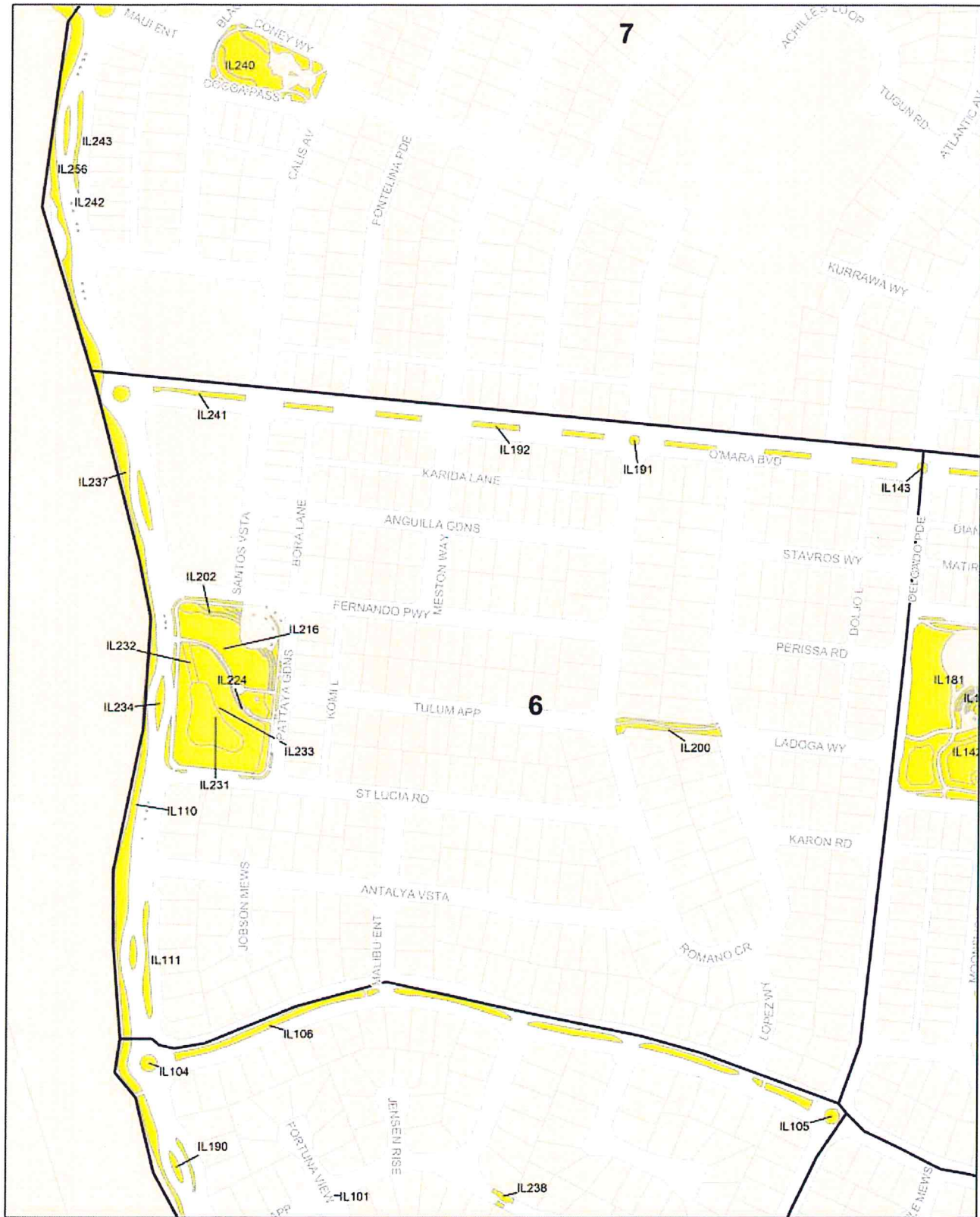
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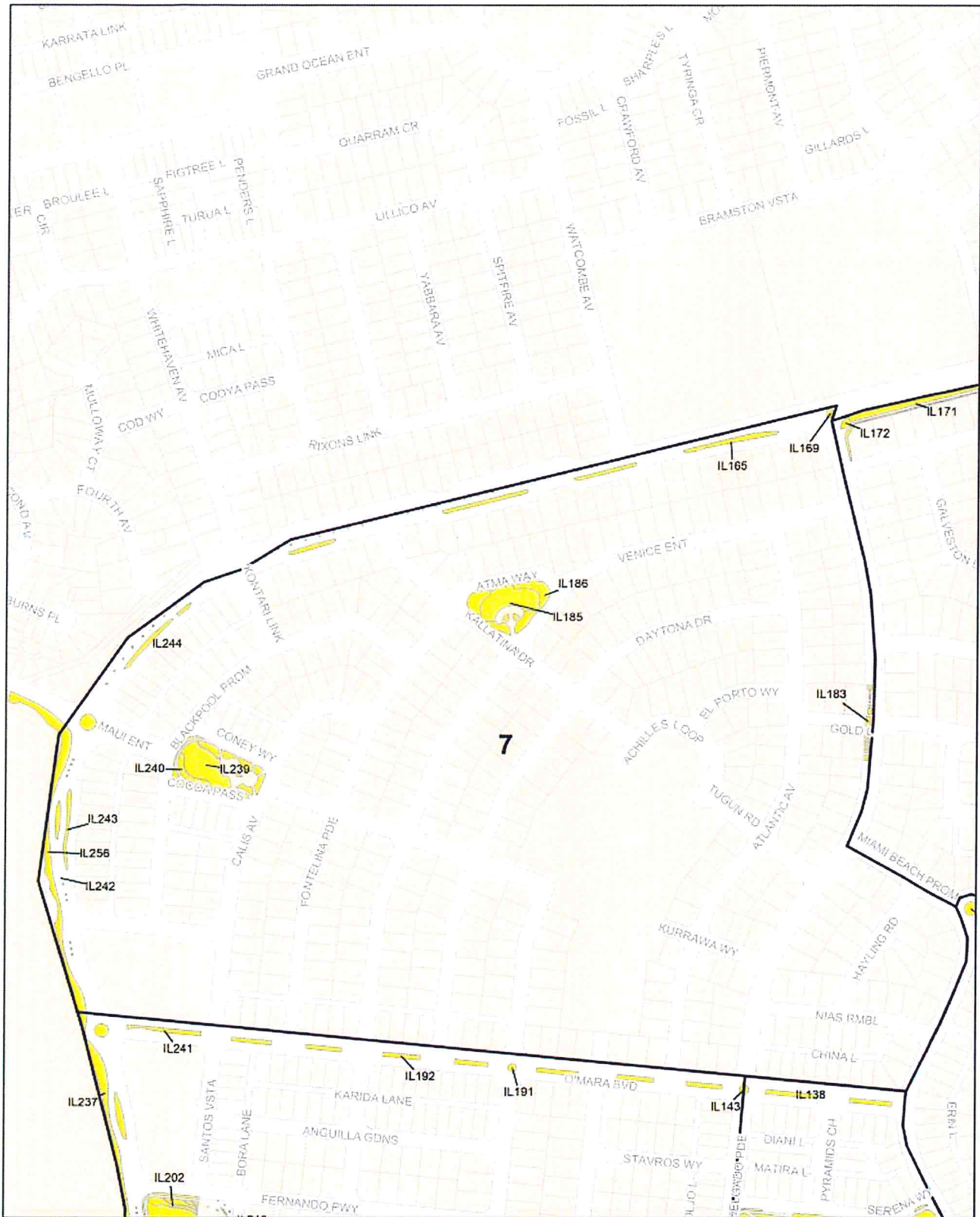
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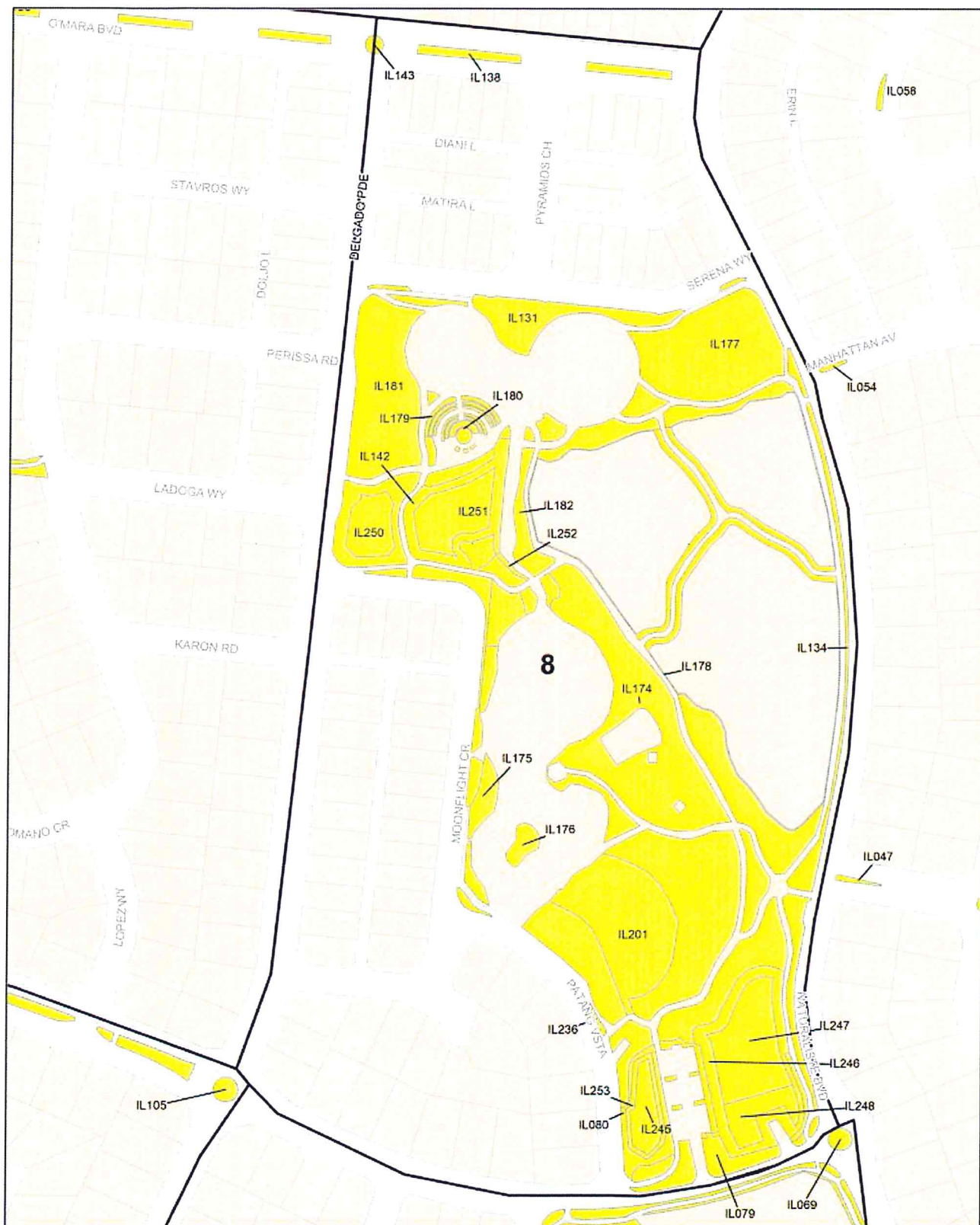
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Legend  SAR  Areas	Iluka SAR Landscape Maintenance Service Areas	
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Legend

- SAR
- Areas

Iluka SAR Landscape Maintenance Service Areas

Scale: Not To Scale
 Compiled: Leanne Simmons
 Date: 06/11/2018

Area 8

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ATTACHMENT B – SERVICES AND COSTS PER ANNUM 2020-21

Services	Standard COJ Service Level	SAR Additional Service Enhancement	SAR Enhancement Standard	SAR Costs per Visit	SAR COST 2020-21
Mowing (including finishing)	11	25	37	\$2,700	\$67,500
Collection and disposal of grass clippings	N/A	37	37	\$300	\$11,100
Garden bed scheduled maintenance	12	40	52	\$1,650	\$66,000
Landscape maintenance	N/A	2	2	\$4,000	\$8,000
Pathogen free mulch	40	360	400	\$65	\$23,400
Pathogen mulch (install)	40	360	400	\$95	\$34,200
Infill planting and landscape upgrades	N/A	1	1	N/A	\$135,000
Soil and leaf tissues analysis	N/A (passive parks)	1	1	\$850	\$850
Soil moisture and hydrophobic soils	N/A (passive parks)	1	1	\$850	\$850
Application of wetting agent	1	3	4	\$3800	\$11,400
Application of fertiliser	1	3	4	\$3,300	\$9,900
Turf renovations	N/A (passive parks)	1	1	N/A	\$25,000
Entry Signage (Including design) - Capital Infrastructure Expected useful life 50 Years	N/A	1	1	N/A	15,000
Entry Signage Maintenance	N/A	1	1	N/A	Nil
Total Cost					\$408,200