



## **MANAGEMENT PLAN**

**JULY 1<sup>st</sup> 2021**

**TO**

**JUNE 30<sup>th</sup> 2024**

**Version 1**

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## INTRODUCTION

### 1.1 Preamble

Golf has been played on the reserves in Cottesloe since the course was first opened on 11th September 1909. The Sea View Golf Club (SVGC) took over the course in 1931 and has been resident on the site since that time. In November 2003 the Club and Course was granted permanent heritage status and noted as follows:

*“Sea View Golf Club Course has a landmark quality in Cottesloe, in particular as viewed from Marine Parade, Forrest, Broome, Jarrad and Pearce streets, and Cottesloe Beach, and is an integral part of the vista in this locality.*

*Sea View Golf Club Course is of significance in the occupation of Western Australia, as the first and only links golf course established in the metropolitan area, a ‘links’ course being one that is laid out on naturally undulating ground, with course grass fairways, and the fairways generally separated by the existing vegetation. It is also as one of the first golf courses in the metropolitan area, as Cottesloe Golf Club (1909), and since 1931, on the same site, as Sea View Golf Club. (Criterion 2.1)”*

The SVGC is managed by volunteer board members elected at an annual general meeting each year in accordance with the club’s constitution. The SVGC is a not-for-profit organisation.

Whilst it is not the intention of the current board of management to impose unreasonable constraints (financial or otherwise) on future boards, it is the intent of this Management Plan to set in place longer term plans and goals for the future management and enhancement of the club and the reserves.

### 1.2 Vision and objects of the Sea View Golf Club

***The vision of the SVGC is to continue to preserve the natural heritage of the reserves and golf course and to ensure the conservation and enhancement of the local environment whilst providing an affordable, high quality golfing experience to members and visitors for the benefit of current and future generations.***

Consistent with the Club’s constitution, the objects of the SVGC are as follows:

- To conduct a golf club and to provide a golf course, a clubhouse and associated facilities for the use of members and visitors.
- To promote, encourage and foster the playing of the game of golf and to provide all things incidental to the attainment of these objects.
- To promote, encourage and foster junior golf.
- To maintain the golf course and club-house as a focal point within the Town of Cottesloe.
- To maintain the reserves as a scenic and sustainable amenity for the local community.

### 1.3 Lease

In furtherance of the objects of the Club, the SVGC has a lease (the **Lease**) with the Town of Cottesloe for the use of the reserves. The Lease expires on 30<sup>th</sup> June 2026.

### 1.4 Purpose of this Management Plan

The purpose of this Management Plan is to record and communicate SVGC’s safety and environmental policies and procedures with respect to the golf course and the reserves on which it resides.

Clause 13 of the Lease specifies that a Management Plan must be prepared by the SVGC. In addition to satisfying this clause of the Lease, it is intended by the SVGC that this Management Plan establishes sound working practises in the way the Club operates and maintains the golf course.

## **2. Environment**

During 2011 Sea View Golf Club invested in the E-Par System, a golf course specific environmental management system (EMS) conforming to the international standard ISO 1400. The program provides the tools and techniques to embed the principles of environmental sustainability within a golf facility.

E-par helps to ensure operational procedures, training and induction, improved management of environmental issues related to the operations and maintenance of Sea View Golf Club and evidence of a commitment to the environment are undertaken and maintained. There is increased staff awareness, everyone is accountable for their actions and there is confidence Sea View Golf Club is prepared in the unlikely event of an environmental incident.

### **2.1 Ground water**

#### **2.1.1 Objectives**

##### **Sustainability**

The Sea View course is a links course with predominantly native vegetation and consequently it is water efficient when compared with most other Perth metropolitan courses. The SVGC will continue to follow a sustainable and water-wise approach with respect to ground water management

##### **Areas under irrigation**

Irrigation will continue to be limited to:

- teeing grounds and their surrounds,
- fairways and their surrounds,
- greens and their surrounds,
- those trees, bushes, shrubs and plants that require irrigation during dry months to ensure survival.

A maximum of 14.5 hectares of the 19 hectare site will be under irrigation at any point in time.

During 2008/09 the club invested in a new in-ground irrigation system to replace an aged and unsuitable reticulation network. The new system incorporates the latest technology features and design features have ensured that sprinkler placements better counteract local wind patterns. The installation of a balance tank also affords efficiencies in that pumping of water from bores can be carried out at “Off Peak” times and enables the Club to monitor flow rates from bores into the balance tank water that may have a salt content. This assists in reducing the reliance on any one bore and thereby helping to protect the water levels within the aquifer.

The Sea View Golf Club worked closely with Town of Cottesloe in planning the irrigation system and the ability to integrate with the Town of Cottesloe water “ring main” initiative that includes 2 water storage tanks already located on the golf course. This integration provides additional benefits to both Town of Cottesloe and the golf club.

### **Ground water usage**

The objective of the SVGC is to use the minimum ground water necessary for the proper upkeep of a Grade A golf course whilst complying with Department of Water licensing conditions.

Water usage is influenced on a daily basis by weather forecasts and weather conditions.

### **Ground water salinity**

Bore water salinity levels vary seasonally and in the longer term are influenced by broader considerations such as climate change and policies (Water Act 2007, Water Efficiency Labelling and Standards Act 2005, Water Regulations 2008) governing community use. SVGC's objective is to fully cooperate with the Department of Water and the Town of Cottesloe in monitoring salinity levels to facilitate identification of longer term trends in salinity. This will be carried out every six months.

### **Irrigation times**

Watering will take place overnight when minimum evaporation of the applied water will occur. Daytime watering will take place on an exception basis under scenarios such as:

- A malfunction in the control systems (e.g. power surge) where overnight watering did not occur.
- An overnight power failure.
- The reseeded of a green or nursery.
- Newly laid turf.
- Hand watering of vulnerable native vegetation.

### **Abstraction volumes and rates**

The objective of the SVGC is to ensure that abstraction volumes and rates are sustainable at each individual bore. Each bore will be recorded every month from the flow meter at each bore. No more than 13,000m<sup>3</sup> (cubic metre) will be abstracted from any bore in one month. Both bores will share the duties evenly. Should that limit be met, then an audit of the system will take place to ensure no leaks or faulty irrigation components are present. SVGC will also make sure required precipitation rates are not exceeded. Historically, no individual bore has delivered more than 12,000m<sup>3</sup> in one month during the warmest periods.

### **Abstraction spread over multiple bores**

SVGC will cooperate with the Department of Water and the Town of Cottesloe in reviewing other possible bore locations as part of its contingency planning.

Additional bores at new locations will spread the abstraction over a larger section of the aquifer and will allow a reduction in abstraction rates and/or volumes at existing bores.

### **2.1.2 License**

The SVGC is licensed by the Department of Water for ground water usage. The license details the maximum volume of ground water that may be drawn by the SVGC each year. Currently this license is 127,400 kilolitres per annum.

### **2.1.3 Water-wise approach**

The SVGC has worked over many years to restrict ground water usage and to follow a water-wise approach on the reserves. Specifically the SVGC will continue to:

- Plant native trees and other vegetation to reduce irrigation requirements.
- Restrict irrigation to those areas essential to the playing of golf.
- Use up-to-date reticulation control technology including the incorporation of a "balance tank" installed during the irrigation system upgrade.
- Apply wetting agents to increase the efficiency of the irrigation.

- Engage hydro geological consultants at the renewal of the Management Plan (every 3 years) to advise on ground water usage policies and procedures, review waterwise status and provide recommendations where necessary.
- Research suitable locations for possible additional bores that will both spread abstraction and minimise daytime watering.
- Seek other opportunities for reduction in ground water use and liaise with the Town of Cottesloe and other relevant organisations to this end.
- Water usage and ground water bore usage to be independently audited at minimum, once through the course of the management plan period. Opportunities for water efficiency and water use reduction to be included in the audit report and considered by management.

#### **2.1.4 Water requirements for irrigated areas**

Application requirements will be calculated on a daily basis by the SVGC Course Superintendent or his delegate. Factors such as measured or forecast rainfall, forecast maximum temperatures and forecast humidity will be considered each day when setting the Club's automated watering system for the coming evening.

Each irrigation station can be individually programmed in accordance with the Superintendent's assessment of the water needs for that area.

#### **2.1.5 Irrigation procedures**

Consultant hydrogeologists will be engaged by the SVGC from time to time to recommend operating procedures for the Club's bores. Any recommendations will be referred to the Department of Water for endorsement. The Town of Cottesloe will be informed of any subsequent changes to operating procedures.

#### **2.1.6 Ground water usage**

The SVGC will record ground water usage from each irrigation bore on a monthly basis.

Based on historical data, the SVGC will extrapolate year to date usage to predict total ground water consumption for the year. Where such calculation suggests that annual usage will exceed the amount specified in the Department of Water licence, the SVGC will take appropriate measures to ensure that a breach of the licence does not occur.

#### **2.1.7 Watering regulations and procedures**

The SVGC will comply with all regulations relating to the use of bore water (Rights in Water and Irrigation Amendment Regulations 2000). The SVGC will also ensure that all bores meters are installed within compliance rights in water and irrigation approved meters and notify the minister within seven days of any malfunctions (Right in Water and Irrigation Regulations 2000).

From time to time it will be necessary for the SVGC to undertake watering during the hours of 9am to 6pm, for example; where new turf has been laid or an area has been reseeded. In these circumstances the SVGC will liaise with the Water Corporation to inform them of the circumstances.

#### **2.1.8 Salinity management**

The SVGC will record ground water salinity levels at each irrigation bore on an annual basis. The SVGC will not abstract more than the annual recharge amount and will attempt not to allow sea water to be drawn in. Drainage will be improved where necessary and wetting agents applied. Fertilisers containing calcium and magnesium will also help with excessive salt. When greens/grasses are replaced, SVGC will use grasses that are more tolerant to salt.

Statistical analysis to determine whether longer term changes in salinity is evident can be complex. SVGC will liaise with the Department of Water and Town of Cottesloe in determining the methodology best suited to ascertaining longer term changes in salinity.

### **2.1.9 Interface with the Department of Water**

The SVGC will record water usage monthly and salinity level readings on an annual basis. The monthly water readings will be provided to the Department of Water on an annual basis.

The SVGC will comply with all regulations as specified by the Department of Water relating to the use of bore water

### **2.1.10 Interface with the Town of Cottesloe**

Monthly water usage and salinity level readings shall be provided to the Town of Cottesloe on a biannual basis. This shall occur on the last business day of April and August of each year. Water usage data provided by the SVGC to the Department of Water shall be provided to the Town of Cottesloe within the annual report at the end of each calendar year.

The Town of Cottesloe may independently obtain water samples from SVGC bores on a regular basis. The Town of Cottesloe will provide the Club with water data from the SVGC and other Cottesloe bores on a biannual basis under local government control in order to provide the SVGC with a better understanding of the ground water resource.

### **2.1.11 Additional bores**

The SVGC will liaise with consultant hydro geologists and/or the Department of Water to determine suitable locations for any future new bores should the need arise.

The purpose of any new bore will be to spread the abstraction over a larger section of the aquifer in accordance with Department of Water guidelines. This would allow water to be drawn without increasing the flow rate at the existing bores and will reduce the amount of water drawn from each individual bore, thereby reducing the likelihood of any upward trend in salinity levels

### **2.1.12 Rainfall collection / run off reduction**

The SVGC aims to minimise run off associated with heavy rainfall and where practicable to retain such flows to increase on-site infiltration.

The SVGC will continue to visually monitor surface water flows during heavy rainfall in order to detect any locations at which rainwater exits the reserves. Where run off is detected, the SVGC will liaise with the Town of Cottesloe to determine a practicable course of action.

### **2.1.13 Key performance indicators – Ground water**

- The extent to which ground water usage, expressed as a percentage of the annual level specified in SVGC's Department of Water ground water license, falls under licensed levels.
- The extent to which ground water quality, expressed as a ratio of total dissolved salts meets generally accepted standards for reticulated lawns and gardens.
- The extent to which abstraction rates meets recommended standards of below 1500ppm set by the Department of Water.
- The fairways at SVGC are predominantly Kikuyu with natural Couch grasses. Four greens are Queensland Bent with the remainder being Couch. All these turf varieties are suited to the salinity profile of the groundwater cross section passing through Rottnest Island and

Cottesloe Beach, which is between 500ppm – 2000ppm as noted by \*\*Davidson (1995) and quoted in “Investigation of salinity within the Yarragadee Aquifer in the Perth area.” - Sarah Glasson November 2011.

## 2.2 Vegetation

### 2.2.1 Objectives

The objective of the SVGC with respect to vegetation on the golf course is to select native species for new tree and shrub plantings, with the exception of Norfolk Island pine trees.

Typically, native trees and shrubs have low on-going nutrient and water requirements and encourage biodiversity by attracting insects, birds and local native wildlife.

#### Cottesloe Native Garden

While SVGC will continue to retain ownership of this area (as identified in the lease agreement), any planning or maintenance work in the Cottesloe native Garden will be the primary responsibility of the Cottesloe Coastcare Association and the Town of Cottesloe. SVGC supports the improvement of this site and will provide assistance where possible.

### 2.2.2 Trees and Shrubs present onsite

The SVGC has compiled an inventory detailing many of the trees and shrubs currently present on the golf course as shown below in Table 2.2.2.

**Table 2.2.2 List of Trees and Shrubs found on SVGC**

<b>Family</b>	<b>Common Names</b>	<b>Botanical Name</b>
Araucariaceae	Norfolk Island pine	<i>Araucaria heterophylla</i>
Casuarinaceae	Beach casuarina, shingle oak, coast she-oak, beach she-oak	<i>Casuarina equisetifolia</i> var <i>incana</i>
Casuarina	Sheoak	<i>Allocasuarina fraseriana</i>
Cupressaceae	Rottnest Island pine	<i>Callitris preissii</i>
Myrtaceae	Bald Island marlock	<i>Eucalyptis conferuminata</i>
Myrtaceae	Moort	<i>Eucalyptus platypus</i>
Myrtaceae	Flooded gum	<i>Eucalyptus rudis</i>
Malvaceae	Norfolk Island hibiscus, Cowitch tree, Pyramid tree	<i>Lagunaria Patersonia</i>
Myrtaceae	Rottnest tea tree	<i>Melaleuca lanceolata</i>
Myrtaceae	Showy honey myrtle	<i>Melaleuca nesophila</i>
Myrtaceae	Bracelet honey myrtle	<i>Melaleuca armillaris</i>
Myrtaceae	Broad-leaved paperbark	<i>Melaleuca quinquenervia</i>
Myrtaceae	Coastal tea tree	<i>Leptosperermum laevigatum</i>
Pinaceae	Maritime pine	<i>Pinus pinaster</i>
Proteaceae	Winpara red, gold gem	<i>Grevillea winpara</i>
Proteaceae	Firewood banksia	<i>Banksia menziesii</i>
Proteaceae	Candle banksia, Coast banksia	<i>Banksia attenuata</i>
Tamaricaceae	Tamerisk	<i>Tamarix aphylla</i>
Xanthorrhoea	Balga, grass tree	<i>Xanthorrhoea preissii</i>

### 2.2.3 Native trees and shrubs suitable for the golf course

The SVGC will compile and maintain a list of native trees and shrubs that are suitable for use on the golf course. Input and assistance will be sought from the Town of Cottesloe and other relevant organisations such as Cottesloe Coastcare Association in compiling this list.

In consultation with representatives from Cottesloe Coastcare Association the following list of vegetation has been identified as suited to planting within the golf course. This is in addition to previously identified species listed above.

**Table 2.2.3 Identified species suitable for planting**

<b>Family</b>	<b>Common Names</b>	<b>Botanical Name</b>
Fabaceae	Red-eyed wattle	Acacia cyclops
Fabaceae	Prickly moses	Acacia pulchella
Fabaceae	Westoast Wattle	Acacia truncata
Asparagaceae	Prickle lily	Acanthocarpus preissii
Proteaceae	firewood banksia	Banksia menziesii
Colchicaceae	mikmaids	Burchardia congesta
Haemodoraceae	grey cottonheads	Conostylis candicans
Xanthorrhoeaceae	dianella	Dianella revoluta
Proteaceae	couch honeypot	Dryandra nivea
Proteaceae	parrotbush	Dryandra sessilis
Cyperaceae	knotted club-rush	Ficinia nodosa
Proteaceae	spider-net grevillea	Grevillea crithmifolia
Proteaceae		Grevillea preissii
Fabaceae	honeybush	Hakea lissocarpha
Proteaceae	harsh hakea	Hakea prostrata
Dilleniaceae	common buttercups	Hibbertia hypericoides
Fabaceae	native wisteria	Hardenbergia comptoniana
Fabaceae	waldjumi	Jacksonia sericea
Fabaceae	running postman	Kennedia prostrata
Goodeniaceae	yellow leschenaultia	Lechenaultia linariodes
Cyperaceae		Lepidosperma angustatum
Ericaceae	coast beard-heath	Leucopogon parviflorus
Asparagaceae	maritime mat-rush	Lomandra maritima
Zamiaceae	zamia	Macrozamia fraseri
Myrtaceae	coast honey-myrtle	Melaleuca systema
Cyperaceae	semaphore sedge	Mesomelaena pseudostygia
Amaranthaceae	berry saltbush	Rhagodia baccata
Cyperaceae	large-flowered bog rush	Schoenus grandiflorus
Goodenia	silky scaevola	Scaevola anchusifolia
Asteraceae	coastal groundsel	Senecio condylus
Asparagaceae	purple tassles	Sowerbaea laxiflora
	sand dune fringed lily	Thysanthos arenarius
Apocynaceae	tall spear-grass	Austrostipa flavescens
Fabaceae	cockies' tongues	Templetonia retusa
Goodenia	Cushion fanflower.	Scaevola crassifolia
Asteraceae	Coastal Daisybush	Olearia axillaris

#### **2.2.4 Tree and shrub planting projects**

From time to time the SVGC will undertake tree and shrub planting projects. Wherever possible those trees and shrubs identified in section 2.2.3 will be selected for these projects.

The following factors will be considered when selecting planting areas:

- Bare areas of ground, where vegetation can act as a wind break to reduce evaporation over the area protected by the wind-shadow.
- Areas where trees and shrubs are reaching their lifespan.
- Areas where trees and shrubs will improve safety for golfers, pedestrians and property.
- Areas where vegetation will enhance the aesthetic appeal of the reserves.
- Minimising any reduction in cross-course and ocean views for local residents.

Under the following circumstances it may be desirable to select from outside the lists in 2.2.2 and 2.2.3 above:

- replacement of Norfolk Island pines
- where the characteristics of available native species do not meet specific safety objectives such as; providing barriers around the perimeter of the Golf Course to stop errant golf balls exiting the Golf Course.

#### **2.2.5 Vegetation maintenance**

In order to maintain plants in a healthy condition and in order to facilitate the playing of golf, the SVGC will continue to undertake the following vegetation maintenance programmes:

- Weed control via mulching, hand weeding and grass cutting including control and removal of Victorian tea trees (*Leptospermum laevigatum*) as per key actions outlined in the Natural Areas Management Plan document (Syrinx, 2015) to be undertaken in discussion with the Town of Cottesloe and Cottesloe Coastcare Association;
- Areas where Victorian tea trees are removed liaise with the Town of Cottesloe and Cottesloe Coastcare Association to revegetate with local native species and expand canopy cover where possible.
- Encourage course staff to undertake appropriate weed identification and treatment programs.
- Watering trees and shrubs during summer, particularly in the first year after planting.
- In-fill planting where deaths occur.
- Hand removal of pests, e.g. snails.
- Pruning of low branches to facilitate grounds staff and golfer access.
- Monitoring of plants around the course to facilitate early detection of disease, e.g. Dieback (*Phytophthora dieback*) (currently not present).
- Staking of juvenile plants.
- Prevent damage to native vegetation in the Cottesloe Native Garden (i.e. consider installing a fence barrier to stop golf balls entering the area)
- Increase canopy cover with native tree species where possible
- Where removal of trees are required SVGC must comply with the Town's Street Tree Policy i.e. obtain an arborist report.

#### **2.2.6 Key performance indicator - Vegetation**

The total number of new tree and shrubs plantings (selected from the SVGC compiled list of selected native species) as a percentage of total new trees and shrubs planted.

## 2.3 Wildlife

### 2.3.1 Objectives

The objective of the SVGC is to encourage appropriate native wildlife onto the golf course through the use of local native trees and shrubs to support foraging and shelter habitat.

### 2.3.2 Birds found within SVGC

The following birds have been sighted on the course in the past.

Australian Kestrel	Osprey	Long Billed Corella
Silver Gull	Laughing Dove	Willie Wagtail
Spotted Dove	Rainbow Lorikeet	Magpie
Tawny Frogmouth	Galah	Rainbow Bee-Eater
Kookaburra	Welcome Swallow	Australian Raven
Black Faced Crow	Red Daubed Wattlebird	Pied Butcher Bird
Shrike	Ring Necked Parrot (28)	New Holland Honey Eater
Magpie Lark	Singing Honey Eater	Black Shouldered Kite
Brown Honey Eater	Straw Necked Ibis	

The above listing does not include reference to the many species of insects and reptiles, including snakes, which are at times, sighted on the course

### 2.3.3 Wildlife projects

The SVGC will continue to consider, implement and report to the Town of Cottesloe on a number of wildlife related projects, depending on funding and expenditure implications, including:

- Identification and or survey of fauna species found on site
- Identification and establishment of appropriate new fauna species.
- Identify and implement measures to support existing fauna populations
- Carry out control measures of pest species
- Ongoing rabbit control and eradication using approved methods e.g. Pindone baits or virus release (Calicivirus).

The SVGC will seek partnerships with appropriate organisations to assist in the planning and implementation of wildlife projects. The Town of Cottesloe, schools, universities, and government agencies may be approached to this end.

### 2.3.4 Key performance indicator - Wildlife

The SVGC aims to undertake two wildlife projects during the course of the Management Plan period.

## 2.4 Fertilisers, pesticides, fungicides and fuel

### 2.4.1 Objectives and policies

The objective of the SVGC is to attain best practice standards in minimising hazardous spills of fertilisers, pesticides, fungicides or fuel into the environment.

The SVGC will ensure that a sustainable and minimalist approach is taken with respect to the use of fertilisers, pesticides and fungicides on the golf course.

In the case of fertilisers, the immediate objective is to minimise the input of nutrients into the underground aquifer whilst maintaining plant health.

The higher objective of the SVGC is to ensure that there will be no nutrient contamination of the ground water system beneath the golf course and consequently, there will be no nutrient impact from the SVGC on foreshore vegetation, the coastal dune system or the Indian Ocean.

### 2.4.2 Fertilisers

Fertilisers are used to maintain plant health; that is grass, shrub and tree health.

The SVGC will engage appropriate specialists to perform soil and leaf tissue analysis when needed or requested. The fertiliser programme will be subject to on-going review in response to the results of this analysis.

The SVGC will continue to select slow-release fertiliser brands where available. Slow release fertilisers match release rates to plant uptake, thus minimising sub-soil nutrient penetration.

The SVGC will not exceed application rates as set by the Department of Water in a December 2001 paper entitled “Environmental Guidelines for the establishment and maintenance of turf grassed areas”. These applications rates are detailed in the Table 2.4.2.

**Table 2.4.2 Fertiliser Application Rate Guidelines.**

Area	Nitrogen (kg/hectare/year)	Phosphorous (kg/hectare/year)	Potassium (kg/hectare/year)
	Recommended Dosage	Recommended Dosage	Recommended Dosage
Greens	100-200	0-50	0-100
Tees	100-200	0-50	0-100
Fairways	50-100	0-10	0-50

The following table details actual application rates for 2003/04, 2007/08 and 2009/10

Year	Nitrogen (kg/hectare/year)			Phosphorous (kg/hectare/year)			Potassium (kg/hectare/year)		
	Greens	Tees	Fairways	Greens	Tees	Fairways	Greens	Tees	Fairways
2004	198	78	56	43	29	11	265	81	32
2008	162	78	55	31	25	6	43	79	32
2010	206	93	89	51	21	17	202	79	48

**Table 2.4.3 Actual Fertiliser Application Rates**

The objective of the SVGC is to ensure that the efficacy of fertiliser application improves over time.

### 2.4.3 Pesticides and fungicides

The application of pesticides and fungicides will be strictly controlled.

Pesticides will be applied on calm days, using a shrouded boom to prevent wind-drift. The chemicals will be immediately washed into the soil, via the irrigation system, to remove the active components from the plant leaves. Minimal strengths and volumes of the necessary chemical will be applied.

Fungicides will be applied when fungal disease is detected. Again, minimal strengths and volumes of the necessary chemical will be applied.

#### **2.4.4 Control procedure**

The SVGC will comply with all statutory requirements in relation to the selection and application of fertilisers, pesticides and fungicides. All labelling must be clear and have all appropriate information, to align with APVMA-12951-Information Guidelines and Standards.

Suitable controls will be put in place where fertilisers, pesticides and fungicides are applied to the golf course. Such controls include:

- The closure of greens at the time of application.
- The watering in of chemicals following the application.
- The posting of warning signs.

#### **2.4.5 Avoidance of nutrient contamination**

The SVGC has an ongoing obligation to comply with regulatory and licensing conditions and to adopt best practice in its site management of nutrients applied to the course under the management plan. Best practice will include referral to specialist consultants from time to time and cooperating with the Town of Cottesloe in developing appropriate fertiliser application protocols

#### **2.4.6 Usage, storage and disposal**

The SVGC will comply with all legislative requirements in relation to the usage, storage and disposal of hazardous substances on the golf course.

Wherever possible hazardous substances will be purchased on an as-required basis minimising the need for storage.

Fertilisers, pesticides and fungicides will continue to be stored in a restricted access, purpose built, structure. A register will be maintained detailing those hazardous substances housed within the storage structure.

Hazardous substances will be stored with corresponding information in accordance with the National Code of Practice for the Preparation of the Material Safety Data Sheets (MSDS).

Fuel will be stored in a safe manner as per Australian Standards (i.e. within a bunded facility). The fuel container will be regularly inspected to ensure that it complies with safe storage practices

#### **2.4.7 Hazardous substance incident management**

The SVGC will comply with all requirements in relation to the incident reporting and clean up of hazardous substances on the golf course.

In the event of a hazardous substance incident the MSDS will be referenced with a view to immediately isolating any environmental and safety impacts. Where possible and safe to do so, the spilt substance will be collected. The SVGC will keep a spill kit on hand for such events.

#### **2.4.8 Key performance indicator – fertilisers, pesticides, fungicides and fuel**

The number of hazardous spills escaping into the environment to be zero.

### **2.5 Waste minimisation and recycling**

#### **2.5.1 Objectives**

The objective of the SVGC is to maximise recycling opportunities and thereby minimise the generation of waste.

The SVGC will maintain current recycling practices and will work with the Town of Cottesloe to investigate additional waste minimisation opportunities. The SVGC will also be involved in the WA Containers for Change scheme.

### **2.5.2 Reuse of green waste**

The SVGC will mulch all bush and tree clippings. Where practicable the resulting mulch will be applied to the course and any surplus mulch will be appropriately disposed of. The application of on-site mulch will reduce the potential for the take-up of introduced soil borne diseases.

To maintain plant health, the SVGC will scarify fairway areas each spring and / or autumn. The resulting grass cuttings may exceed the Club's capacity for the reuse of green waste. Under these circumstances waste management contractors will be engaged to remove the grass cuttings from the reserves.

### **2.5.3 Recycling**

The SVGC will continue to recycle glass, aluminium cans, paper, cardboard and identify opportunities to improve waste education and waste separation. SVGC also has compost bins on site which should be prioritised for food waste and other compostable material. Composted material will then be used to condition garden beds.

## **3. Safety**

In the first quarter of 2019 the Sea View Golf Club, in conjunction with its' insurance brokers, undertook the implementation of an Occupational Health & Safety Management System (OHSMS) specifically targeted towards golf clubs. This OHSMS is based on the framework provided by AS/NZS4801:2001 (Occupational Health and Safety Management Systems) and is designed to support the development of an OHSMS compliant with that standard.

It is intended that implementation of this OHSMS will result in improved OHS performance. The program will periodically review and evaluate the Club's OHSMS in order to identify opportunities for improvement and implement these opportunities.

This OHSMS provides a structured process for the achievement of OHS improvement. Although some improvements in OHS performance can be expected due to the adoption of a systematic approach, it should be understood that the OHSMS is a tool that enables the organisation to achieve and systematically control the level of OHS performance and risk that can be accepted.

### **3.1 Objectives**

The SVGC aims to take all reasonable measures to ensure the safety of grounds staff, golfers, pedestrians and vehicles on and around the golf course.

SVGC aims to provide adequate warning to pedestrians entering the reserves on the risks associated with flying golf balls. Similarly the SVGC aims to advise golfers through signage and other written material of the precautions required when pedestrians, ground staff and fellow golfers are on the course. SVGC aims to minimize the risk of golf balls being hit over course boundaries (Section 3.3.1 refers).

### **3.2 Safety measures implemented to date**

The SVGC will continue to improve safety on and around the golf course. Measures undertaken by the SVGC to date and subject to on-going review include:

- Realignment of teeing grounds.

- Raising of teeing grounds.
- Reshaping and relocation of fairways.
- Relocation of bunkers.
- Installation of protective fencing.
- Planting of trees and shrubs.
- Installation of levees and mounds around teeing areas and greens.
- Golfer education and awareness.

### **3.3 Safety improvement programme**

The SVGC will undertake an annual review of safety practices and will implement appropriate changes. The SVGC will discuss the findings of each review with the Club's insurers.

Since the development of the initial Management Plan in 2005, the SVGC has reviewed the following areas of concern and taken appropriate steps to improve safety

- Hole 2 - Golf balls landing on Harvey Field defined in the lease as Lot 68.
- Hole 3 - Golf balls struck across Jarrad Street in the general direction of the kindergarten.
- Hole 5 - Golf balls struck into Forrest St and Marine Parade.
- Hole 8 - Golf balls struck into Pearce St.

SVGC in 2021, erected new and higher fencing on the corner of Forest and Broome street, at the height of 1.8m. The SVGC also erected warning signs on both the 2<sup>nd</sup> tee box, warning players of Harvey Field and on the 3<sup>rd</sup> tee box warning players of the entrance and exit of Jarrad Street.

Where appropriate the SVGC will obtain Town of Cottesloe approval prior to undertaking future safety projects. Once approved, safety projects will go before the SVGC Board of Management to be scheduled and implemented. Project costing and available funding will influence project timeframes.

#### **3.3.1 Course boundaries**

The SVGC objective is to minimise the risk of golf balls being hit over course boundaries. This will be achieved by further application of the safety measures listed under section 3.2 above and such other measures that may be identified by the SVGC and the Town of Cottesloe from time to time.

The SVGC will continually review each hole and each course boundary to determine further opportunities for safety improvement.

#### **3.3.2 Pedestrian and golfer safety**

The SVGC objective is for pedestrians, grounds staff and golfers to safely co-exist on the reserves.

This requires that:

- Golfers are reminded to look out for pedestrians crossing the course.
- Golfers are reminded to look out for grounds staff working on the course.
- Golfers are afforded good visibility of pedestrian crossing points.
- Pedestrians are informed of the dangers associated with flying golf balls.

#### **3.3.3 Golfer awareness**

Section 1 of the Rules of Golf includes the following statements:

*“The overriding principle is that consideration should be shown to others on the course at all times.”*

And:

*“Players should ensure that no one is standing close by or in a position to be hit by the club, the ball or any stones, pebbles, twigs or the like when they make a stroke or practice swing.”*

These maxims are drilled into golfers from the time they take up the game.

The SVGC will continue to increase golfer awareness with respect to their safety responsibilities on the course. The SVGC has developed a brochure “Playing Safe Golf at Sea View” that is available to all golfers who play on the course.

### **3.3.4 Pedestrian awareness**

Warning signs have been erected at each of the entrance points around the perimeter of the golf course. The purpose of the warning signs is to alert pedestrians of the dangers associated with crossing a golf course.

### **3.3.5 Incident register**

An incident is defined an event that causes injury to a person or physical damage to property as a result of golf ball being struck from within the golf course.

The SVGC Managing Secretary will receive and respond to reported incidents on behalf of the SVGC. The Managing Secretary shall maintain an Incident Register for the purpose of recording incidents. Information and correspondence relating to each incident will be recorded in the SVGC Incident Register.

The SVGC Board of Management will review the Incident Register on a regular basis.

The SVGC Incident Register will be made available to the Town of Cottesloe as part of the annual report (refer section 4.).

### **3.3.6 Key performance indicator – Safety improvement programme**

The extent to which, golf ball strike incidents are reduced from year to year.

## **3.4 Grounds staff health and safety**

### **3.4.1 Objectives**

The objective of the SVGC is to provide a safe working environment for all employees in accordance with the Occupational Safety and Health Act 1984.

Specifically the following areas will be addressed by the SVGC:

- Policy Implementation
- Training
- Hazard Identification, Risk Assessment and Control
- General Industry Hazards
- Accident/Injury Reporting and Investigation
- Emergency Procedures
- Workers Compensation and Rehabilitation
- OSH Management Systems Audit

### **3.4.2 Policy implementation**

The WA Golf Course Superintendent’s Association engaged WorkSafe to formulate an Occupational Safety and Health (OSH) Handbook suitable for golf clubs.

The SVGC has followed the WorkSafe OSH Handbook in preparing and implementing the Club's occupational health and safety policy.

SVGC grounds staff will continue to be required to read and follow the OSH Handbook Employee Booklet.

### **3.4.3 Training**

The SVGC Course Superintendent maintains a training register recording competency levels for all staff members with respect to the following areas:

- Vehicles, plant and equipment
- Hazardous substances
- Emergency Procedures

### **3.4.4 Hazard identification, risk assessment and control**

The SVGC will ensure that current procedures are in place relating to the identification of hazards, associated risk assessment and hazard reporting.

### **3.4.5 General industry hazards**

The SVGC will ensure that procedures are in place relating to various industry hazards such as: workplace noise, falls, heat stress, control of workplace hazardous substances.

### **3.4.6 Accident/injury reporting and investigation**

The SVGC will ensure that procedures are in place relating to workplace accident and injury reporting and recording.

### **3.4.7 Emergency procedures**

The SVGC will ensure that procedures are in place relating to emergency situations.

### **3.4.8 Workers compensation and rehabilitation**

The SVGC will ensure that procedures are in place relating to injury management and workers compensation.

### **3.4.9 OSH management systems audit**

From time to time WorkSafe visit the SVGC to undertake health and safety inspections.

The SVGC will implement recommendations that are made from any audit undertaken by Worksafe or the Industrial Foundation for Accident Prevention.

### **3.4.10 Key performance indicator – Grounds staff health and safety**

The SVGC will target zero Lost Time Injury Frequency Rates (LTIFR) and zero All Medicals Frequency Rate (AMFR) in relation to safety incidents to all its employees.

## **4. Community Impact**

### **4.1 Social**

The members enjoy Club golf competitions whilst others enjoy a social game with friends, relatives and associates, with refreshments available in the club house after the game. As the SVGC welcomes green fee paying players, the course is available to all Cottesloe ratepayers, unlike exclusive private golf clubs.

The SVGC has a number of categories of membership, some of which are specifically aimed at aged or infirm players who are restricted in movement. The SVGC provides reduced fees and allows these members to play at specific times where they are not feeling under pressure and can enjoy the benefits associated with exercise and completing a game of golf.

The SVGC actively seeks non members as evidenced by the advertising both on course and its web site.

Golf has strong values and etiquette. All players, including our juniors and particularly those who play in the Pennant Team, are taught the rules and etiquette of the game. This involves dress standards, respect for other players (repairing divots, bunkers) adhering to an order of play and umpiring themselves which is part of the game. These values are seen as important qualities in life.

One of our aims is to foster a junior development program that will differentiate Sea View from other golf clubs and be an attractive and preferred option for juniors in the western suburbs. To foster growth in junior membership, Sea View has a program of offering memberships, including a limited number of free memberships, to encourage young people to play the game and be part of the club.

## **4.2 Community Impact**

The SVGC has, for more than 20 years, held fund raising events to raise funds for a specific charity. Since 2016 in excess of \$60,000 has been distributed to worthy causes from these events. Whilst the charity does change from year to year, recent recipients have included Lady Lawley Cottage, Cottesloe Surf Club, Cystic Fibrosis Foundation, Royal Flying Doctor Service and Breast Cancer Foundation.

The importance of the club to local property values is illustrated by the frequent positive references to proximity to the course in real estate advertising.

SVGC hosts the Sculpture Inside and liaises with the organisers from Sculpture by the Sea.

Many local residents enjoy a walk with their dogs on the course. The new rule of having dogs on leads between 6am – 6pm has been of great help also.

The course will continue to provide a scenic focal point complementing Perth's most famous beach.

## **5. SVGC and Town of Cottesloe – Annual Report**

The SVGC will submit an annual report to the Town of Cottesloe. The document will report on each of the key performance indicators (KPIs) identified within this Management Plan. Refer to Appendix A for a complete list of the KPIs.

The annual report will also address the other items detailed within this Management Plan that are to be provided to the Town of Cottesloe. Refer to Appendix B for a complete list of these items.

The report will be submitted to the Town of Cottesloe no later than the 31<sup>st</sup> August for the preceding twelve-month period ending 30<sup>th</sup> June.

By request, nominated representatives of the SVGC will be available to discuss the contents of the report with representatives of the Town of Cottesloe.

## **6. Diary of Lease events**

### **Annually**

The SVGC will provide the Town of Cottesloe with an annual report. Refer section 5.

### **Every three years**

The SVGC and the Town of Cottesloe will review the Management Plan every three years. Clause 13 of the Lease relates.

### **6.1 Management Plan review dates**

Management Plan reviews will commence on:

- 1st January 2024
- 1st January 2027
- 1st January 2030
- 1st January 2033

The Town of Cottesloe and the SVGC must agree on the updated Management Plan within 6 months of each review date. Clause 13.2 of the Lease relates.

### **6.2 Details of insurance**

The SVGC will provide the Town of Cottesloe with insurance details by the 30<sup>th</sup> June each year for the term of the Lease. Clause 17.6 of the Lease relates.

# Management Plan – As Determined in Accordance with the Lease

**The common seal of  
the Town of Cottesloe**

was hereto affixed  
in the presence of:

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
Chief Executive Officer

\_\_\_\_\_  
Name (please print)

\_\_\_\_\_  
Name (please print)

\_\_\_\_\_  
Date

**The common seal of  
Seaview Golf Club (Inc)**  
was hereto affixed  
pursuant to a resolution  
of the Board of Management  
in the presence of:

\_\_\_\_\_  
Signature of Member of the Board

\_\_\_\_\_  
Signature of Member of the Board

\_\_\_\_\_  
Name (please print)

\_\_\_\_\_  
Name (please print)

\_\_\_\_\_  
Position held (please print)

\_\_\_\_\_  
Position held (please print)

\_\_\_\_\_  
Date

## APPENDIX A: SUMMARY OF KEY PERFORMANCE INDICATORS

Area	Section	Key performance indicator
Ground water	2.1.13	<p>The extent to which ground water usage, expressed as a percentage of the annual level specified in SVGC's Department of Water ground water license, falls under licensed levels.</p> <p>The extent to which ground water quality, expressed as a ratio of total dissolved salts meets generally accepted standards for reticulated lawns and gardens.</p> <p>The extent to which abstraction rates meets recommended standards set by the Department of Water.</p>
Vegetation	2.2.6	The total number of new tree and shrubs plantings (selected from the SVGC compiled list of selected native species) as a percentage of total new trees and shrubs planted.
Wildlife	2.3.4	The number of wildlife related projects undertaken in the life of this Management Plan (2011 to 2014).
Fertilisers, pesticides, fungicides and fuel	2.4.8	The number of hazardous spills escaping into the environment to be zero.
Recycling	2.5.4	The amount of waste being consigned to landfill.
Safety improvement programme	3.3.6	The extent to which golf ball strike incidents are incurred from year to year.
Grounds staff health and safety	3.4.10	The SVGC will target zero Lost Time Injury Frequency Rates (LTIFR) and zero All Medicals Frequency Rate (AMFR) in relation to safety incidents to its employees.

## APPENDIX B: INFORMATION TO BE PROVIDED TO THE TOWN OF COTTESLOE

<b>Section</b>	<b>Information to be provided</b>	<b>Target date</b>
2.1.5	Material changes to irrigation procedures.	On approval by the Department of Water
2.1.11	Annual ground water data – to be included in Annual Report	Annually by 31 <sup>st</sup> August
2.1.13	Estimate of rainfall recharge of the aquifer	Annually by 31 <sup>st</sup> August
2.2.3	List of native trees and shrubs	Annually by 31 <sup>st</sup> August
2.4.2	Details of fertiliser usage	Annually by 31 <sup>st</sup> August
2.4.5	Sub-soil nutrient penetration	Annually by 31 <sup>st</sup> August
3.3	Report on safety issues	Annually by 31 <sup>st</sup> August
3.3.5	Incident Register/Safety Review – to be included in Annual Report	Annually by 31 <sup>st</sup> August
4	Annual Report	Annually by 31 <sup>st</sup> August
5.2	Details of insurance	Annually by 31 <sup>st</sup> August