

THE MERRICKS BEACH STORY

COMPILED BY MEG PAUL AND JENNY FERGUSON



**"LET US HONOUR ITS SPIRIT,
GUARD ITS RESOURCES
AND
PROTECT ITS CREATURES"**

“There is only one Merricks Beach and its magic has been recognized by residents and visitors alike for many years; maintaining its magic is the responsibility of us all”

Any proceeds from the sale of this booklet will be shared jointly by **The Merricks Beach Foreshore Reserve Committee of Management Inc.** and **The Friends of the Bill Carroll Reserve.**

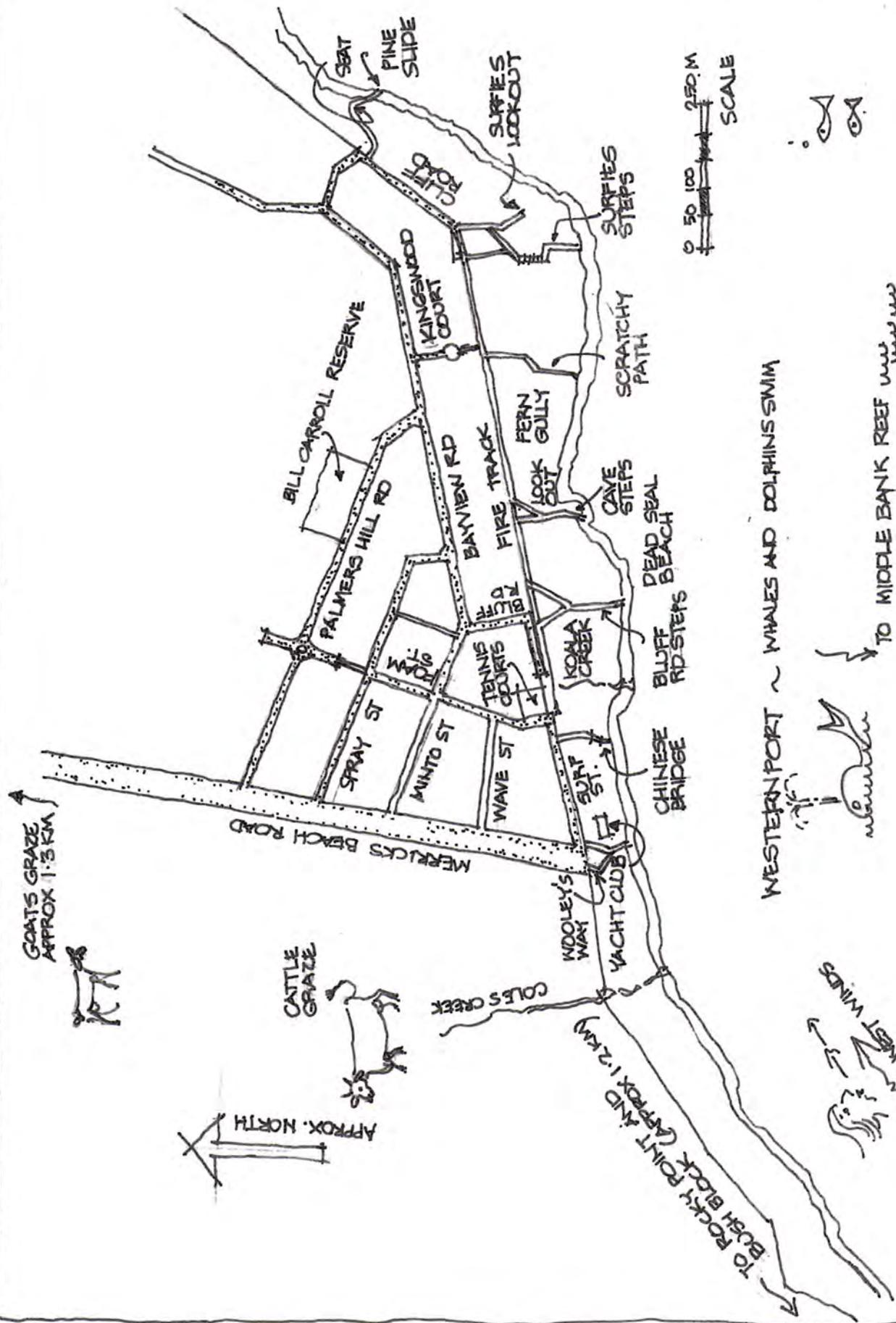
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2013



MERRICKS BEACH PLACE NAMES

WESTERN PORT ~ WHALES AND DOLPHINS SWIM

TO MIDDLE BANK REEF

SWIM
SOUTH WEST WINDS

0 50 100 250 M
SCALE

GOATS GRAZE
APPROX 1.3 KM

CATTLE GRAZE

APPROX. NORTH

TO ROCKY POINT AND BOGH BLACK (APPROX 12 KM)

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Further reading

Life in the Bush 1840-1847: a memoir of Henry Howard Meyrick
London, Thomas Nelson, 1939

Mornington Peninsula Regional Gallery – Holiday houses of the Mornington Peninsula

Mornington Peninsula Shire website

CFA Website

FIRE AWARENESS

Residents and visitors must be aware that all Rural Victoria is a fire risk area.
Ask the Balnarring Country Fire Brigade for assistance in developing your Fire Plan.
Some roads of Merricks Beach are too narrow for fire trucks to move safely in the event of a bush fire.

On high fire risk days leave early.

PREFACE

For nearly a century property owners and others in the extended Merricks Beach community have created and maintained a special environment that most of us value highly and wish to preserve for the enjoyment of future generations.

In recent years the Merricks Beach Residents Association has recognised the desirability of providing all members of our village community, but particularly those new to the village, with information on 'how the community works'. Meg Paul and Jenny Ferguson agreed to update the 1992 publication of *'Maintaining the Magic of Merricks'*.

However as the work progressed it became evident that in line with the changed needs of the community a very different publication was developing. Meg and Jenny would like to thank the:

1. Merricks Beach Residents Association
2. Merricks Beach Foreshore Reserve Committee of Management Inc.
3. Merricks Yacht Club
4. Friends of the Bill Carroll Reserve; and
5. Various members of the community whose work is acknowledged within the publication

'Maintaining the Magic of Merricks' was produced in 1992 aiming to "...rekindle the strong cohesiveness of this village and to guide and encourage all residents to conserve the unique environment here."

In 1992 many in our community perceived the future plans for water and sewerage and associated changes to our infrastructure as a threat to this unique environment. At that time reticulated water and sewerage came with made (bitumen) roads, footpaths and typical suburbia. In mid-1993 a poll was held of all ratepayers. The result was overwhelming, with 92% of those who voted opting for no further development of water, sewerage or drainage infrastructure in the village. As a result the *"Hastings Planning Scheme Amendment No. L97 – Merricks Beach Infrastructure Policy Area"* was enacted in August 1995, and subsequently reinforced in the current planning scheme for the Mornington Peninsula.

In 1996, a further threat to our village was removed following joint action by members of the Merricks Beach community with the Balnarring Beach community to oppose the application for rezoning into small building blocks, farmland adjoining both communities. Subsequently this land was subdivided into 'Rural Residential' lots of one hectare or more and sold, with appropriate covenants in keeping with the Merricks Beach environment.

By 2008/9, progress in directional pipe boring equipment resulted in revisiting the infrastructure question. The community favoured the introduction of reticulated natural gas as this could now be achieved with little damage to our environment. In 2009/10 the Shire, reacting to potential health problems that could result from some poorly maintained septic systems, pressed for the installation of reticulated sewerage in the village using a high pressure system that required relatively small diameter pipes and could be installed by again using directional boring equipment. This system did not require installation of mains water.

We trust that you, the current and future residents and visitors to Merricks Beach also appreciate our singular environment, will respect the past efforts of our community and that you will take an active role in helping to preserve this special village. While not representing all the particular points of view of each individual, the compilers believe that this publication captures the way of thinking of the majority. Some may not agree with all expressed in this publication, this is their right.

What makes our Village special?

For many residents, Merricks Beach has been a part of our lives since childhood. Others have come to Merricks Beach as an ideal place for family holidays, a refuge from the pressures of a busy work-life and the constant noisy bustle of the city and suburbs. An increasing number of families are choosing to live here permanently.

Drawn by the common attractions of our village and its surroundings we can enjoy the many recreational opportunities:

- the unspoiled beaches and the waters of Western Port offering safe swimming, surfing, boating, sailing and fishing
- the foreshore tracks for rambling, bird watching and dog walking
- the hinterland with numerous fine wining and dining establishments and many other recreational attractions
- the brilliance of the night sky
- the ever-changing vistas of bay, sea and countryside
- the bush environment created within our village, with it's many trees, shrubs and grasses, attracting local wildlife
- the gently winding streets are as much for pedestrians and bikes as for cars – meeting and greeting places between members of the village community.



To preserve the relatively unspoiled environment of Merricks Beach involves:

- maintaining the rural environment sympathetic to the original flora and fauna of the area
- minimising the intrusion of typical suburban infrastructure
- encouraging the sense of shared values and strong community cohesiveness and involvement which marked our early history
- putting the welfare of the overall community first, but with tolerance and respect for individual differences and sensitivity to the needs of our neighbours
- encouraging residents and visitors to drive carefully, observing the low speed limit on shared roads. The speed limits are there to keep our children safe and minimize dust during the summer
- being actively involved in some of the many shared activities needed to maintain our community and the environment.

And in the wider context, the challenges of:

- being alert to any moves by the Mornington Peninsula Shire Council to make bitumen roads and concrete pavements thereby increasing run-off of polluted water into the bay
- keeping a close watch on the development of the Port of Hastings in relation to developments which may lead to increasing the run-off of polluted water into the bay
- being aware that the increasing urbanisation of the hinterland will bring increasing numbers of people to enjoy the beach who may need to be encouraged to

**‘tread lightly on Merricks Beach, seeing,
understanding, leaving only foot prints.’**



The history of Merricks Beach

The Mornington Peninsula as we know it today did not exist until about 7000 years ago. Before that time this region was being reshaped by a relentless rise in sea levels occurring over several thousands of years – changes witnessed by the Indigenous inhabitants.

The Boonorong are the Traditional Owners of the Mornington Peninsula. They had lived and roamed over the area, gathering bush tucker, hunting kangaroos and spearfishing. Early Europeans noted a permanent village of 100 people in the Tyabb area. Very few remains of the aboriginal settlements can be found, though many of the camping sites and tracks used today were originally the camps and tracks of the Boonorong. Two middens (mounds containing shells, animal bones and other refuse indicating the site of human habitation) have been found at Merricks Beach, one in the dunes at the base of the now 'beach steps' and one to the west of Koala Creek.

In the early 1800's, Victoria was a part of New South Wales. In 1835, John Batman sailed over from Launceston, landed on the mouth of the Yarra River, and the settlement now called Melbourne was born.

The Peninsula was opened up for European squatters in 1840 with the Government reserve price being 5 shillings for an acre of land. The squatters set up their runs for sheep and cattle grazing. Many of the aboriginals were killed, forced from their tribal lands or died from European diseases.

Maurice Meyrick, aged 20, arrived in Melbourne in 1839, fresh from a country English Vicarage with no farming experience and ill prepared for life in the Australian bush. He first claimed an area near Boneo but could not find a reliable source of fresh water. A brother and cousin (Alfred and Henry) joined him, and the three men squatted on land at Sandy Point with the intention of grazing. A limited supply of fresh water came from the now Hanns Creek. They named their run 'Colourt' after the aboriginal name for Sandy Point incorporating the area from Merricks to Somers. A later settler misspelt it as 'Coolart'. At Colourt in 1840, Henry Meyrick made his first acquaintance with the local Indigenous people. He wrote:

We are very lucky in the tribe of black around us; they are the only quiet set in the country; most of them dress like Englishmen and call themselves 'gentlemen.' They are eternal beggars, but very honest.

As farmers, the Meyricks boys were disasters. After the death of one, the others left the district, leaving only a corruption of their surname behind.

In the 1840's, Alfred Meyrick, in a dispute over the ownership of a water hole, fought a pistol duel with a neighbour. Luckily, neither man was killed.

The early settlers, unaware of the amazing diversity of the Australian grassy bushland, logged, ripped and burnt. T.C. Cole bought 600 acres in the Merricks area in 1874. The western boundary of their land ended at Merricks Beach Road, previously known as Coles Road. It was said that when they burned the trees they had felled on this land, the glow from the fire could be seen from Hawthorn. The Cole family acquired surrounding land and members of the Cole family still occupy some of the property today. Other squatters followed.

Early maps show bush tracks radiating from the location of the present Balnarring Shopping Centre towards Mornington, Hastings and Flinders and these formed a basis for the main roads shown on the Crown Survey of 1855 which included a road in the location of the present Merricks Beach Road.

An area along Frankston-Flinders Road between Merricks Beach Road and Balnarring Beach Road (excluding the foreshore reserve and an area at Balnarring Beach designated 'Township of Tulum') was consolidated and in 1923 subdivided into 43 lots many of which were in broad acres suitable for farming.

'Tulum' is the local aboriginal word for 'black swans'. In times of high rainfall a few pairs return to the Merricks Creek by the Balnarring store and can sometimes be seen swimming in the sea off the Merricks Beach.

In the Merricks Beach area, the plan of subdivision shows the location of Bayview Road from Balnarring Beach to and including Minto Street. Bluff Road and part of Cliff Road were also shown.



Alighting from the train at Merricks station

The Bittern to Red Hill Railway, built in 1921, ran through the Coolart Estate from Balnarring station on the site of the present fire station, crossing Merricks Beach Road on an embankment and then across Frankston-Flinders Road. It ceased to run around 1950 and the track was dismantled.

Before the closure of the train in the 1950's, you could flag the train to stop at the junction of Merricks Beach Road and the Frankston-Flinders Road, pay one shilling and sixpence (15 cents) and travel to Red Hill. Helping to turn the train around by pushing it on the turntable was part of the fun.



At the beach in the late 1920s



In 1926 at the western side of Bluff Road on the southern side of Minto Street an area of about 16 acres was subdivided into 59 lots and offered for sale. Due to the degradation by clearing and over stocking, this land was a swamp and no longer suitable for farming. Blocks ranged in price from 55 pounds in Spray Street to 130 pounds in Surf Street. Blocks were also available on 5 pound deposit and payments of one pound per month. Known as 'Manly Beach Estate' this formed the basis of the now Merricks Beach Village. Some blocks bought in 1926 are still owned by the same families today.

One of the earliest homes built was really a fisherman's cottage with all rooms having external doors in case of fire.



The milk arrives

Very few families had cars. In the 1930s, a general store was established in a cottage on the Cole's property at the beach end of Merricks Beach Road to serve the community during holiday periods. A cow was kept on the property to supply milk. A butcher brought meat from Crib Point and in summer, ice was also brought in. Residents used ice chests, kerosene refrigerators and Coolgardie safes to store perishable food.

Shearing, sheep dipping and other activities on local farms provided entertainment as well as education for the children during the holidays.



Early houses on the estate

The estate was extended northward to include the Spray Street area, with over 50 lots sold. However, due to the Great Depression of the 1930's, only 10 houses were built. With the advent of the Second World War in 1939, all building ceased.

One family built their house windows with small glass panes. If a pane broke it was easy to bring a replacement in a suitcase on the train.



Minto Street in late 1940's

On the 7th of December 1941, the Japanese bombed Pearl Harbour and began making significant advances in Asia and the Pacific. Darwin and Broome were bombed and Japanese submarines were detected in Sydney Harbour and along the east coast of Australia. Army strategists thought that the Japanese would enter Western Port and use Phillip Island as a base to invade Melbourne. As part of the defence plan the Australian Army set up one of the camps at Merricks Beach and fortified the foreshore with barbed wire and gun emplacements. A large gun emplacement was built at the base of the Pine Slide, others on the beach near the Cole's paddock, with another on the site of the current toilet block. All the guns were trained towards the heads of Western Port. Various machine guns sites were also established, tanks traps dug and a 'dummy' gun built from wood and painted with camouflage which took pride of place at the bottom of the now 'Surfies Steps'. To go swimming in the sea you had to crawl under or step over the barbed wire.

At the end of the War, Italian Prisoners of War dismantled the defences. The prisoners wore distinctive pink shirts and maroon trousers to discourage them from trying to escape.



"The Gar" - first sailing boat at Merricks Beach, built by D. Wiley in late 1940s



Before the war and for a while after, camping on the foreshore was permitted and many of the campers later bought land and built houses. They had to rely on tank water, used kerosene for lighting and cooking or, in fine weather, to cook on woodfired barbecues. They dug their own toilet holes with a canvas surround for privacy.

In the early days, to supplement a diet of fish and rabbits, and the occasional lobster from the rock pools, New Zealand spinach (Warrigal lettuce) was gathered from the Foreshore. It tastes not unlike spinach. Try some!

Until the mid 1950s, Merricks Beach was without services such as garbage collections. As time passed, electricity became available and in 1956 the Council began a weekly garbage collection. Before the advent of septic tanks, there was a weekly night-soil removal service. The full can would be collected and replaced with a clean can (colloquially called the 'dunny can') until houses installed septic tanks.

Before the closure of the railway, the Lyons family brought their cow down on the train to supply the family over the summer holidays with milk and cream.



In the 1950s, the general store was taken over by the Weston family, who also operated the Merricks General Store on the Frankston-Flinders Road. They built a new store at the corner of Merricks Beach Road and Wave Street, which was open daily during the Christmas and Easter holidays and at weekends during summer. This closed in the 1970's. Food was also bought from the visiting ice-man, the butcher and the green-grocer who sold their wares from the back of their vans.

There were two boat sheds and a dressing shed on the beach. The boat sheds were dismantled as the high-water mark changed. When a body was found in the dressing shed it was dismantled.

In the 1960's the Merricks Beach area became a part of the new Shire of Hastings. A developer subdivided land to form the Palmers Hill Road area which added a further 58 allotments to the village. An area was set aside for a park which later led to the establishment of the 'Bill Carroll Reserve'. These allotments were quickly bought and mostly built upon. The land was, like the earlier subdivisions, completely treeless as a result of over-stocking. The new owners followed the example already set by the village residents and planted not only their own blocks but also the street verges.

A water main, was laid in the western part of Bayview Road and along Palmers Hill Road; properties there could be connected. The water authority allowed a limited number of private water connections for others in the village. Because the area has a high water table, the community had voted in 1993 against a proposal to supply reticulated town water and other infrastructure. This led to release a planning amendment to that effect in 1993. **This was known as L97 which was a planning scheme amendment. (Refer to page 27)**

During the late 1990's the state government undertook a comprehensive approach to planning at local government level and the concept of planning schemes was introduced to set out policies and requirements for the use, development and protection of land.

Mornington Peninsula Planning Scheme *Environmental Significance Overlay Schedule ESO27 Merricks Beach Environmental Management* has been an important tool in retaining the low key coastal village character of the Village. One of its features is to ensure that any development must consider the natural character, vegetation and environment of Merricks Beach Village. Another feature was to ensure the retention of waste water within the boundaries of each property prior to connection to the sewerage.

In 1996 a further, larger 'Residential' subdivision was proposed backing the properties on the northern side of Palmers Hill Road and on the western side of Bayview Road (the area known colloquially as the 'horse-paddock') into building blocks. This land had originally been zoned 'Rural Residential'. Residents from Merricks Beach and Balnarring Beach combined to fight this proposal; the landowner proposing the rezoning and development finally gave up and offered the land for sale. A number of the residents leading the fight bought the land, subdivided it into 'Rural Residential' blocks and sold these blocks with covenants intended to preserve the nature of the village.



Community Groups – working for you

Merricks Beach Resident's Association

Over 80 years ago, the residents in the emerging community recognised the need to form a group to manage and oversee the development of the village. In 1928 the **Manly Beach Development Club** was formed. This Club and its successors have been the focus of community cooperation to enhance and maintain the rural nature of the village.

Although few written records of this body exist, some older long-term residents have recalled that the main aim of the 'Club' was to ensure that the settlement would retain its rural character and not become urbanised in the manner of other settlements on the Peninsula. The Club met annually and a small committee attended to matters affecting the settlement as they arose. In the early 1950s, the name was changed to the **Merricks Beach Development Club**.

The constitution read:

'To assist in road maintenance until such time as they are taken over by the Council, to manage and improve the tennis court reserve and other reserves etc.; to erect buildings or carry on such works not undertaken by the Foreshore Committee; promote athletic sports and pastimes and encourage social intercourse between members'.

At the Annual General Meeting on 3rd January 1971 it was resolved to again change the name to be the **'Merricks Beach Residents Association' (MBRA)** and to use the word 'Association' instead of 'Club' wherever occurring in the Constitution. In 1990, the Association was incorporated under the Associations Incorporation Act 1981. The Merricks Beach Residents' Association remains active in representing the residents and working to maintain the environment of Merricks Beach.

On incorporation, the following responsibilities were formally adopted into its constitution:

- to conserve the ecology and environment of the Merricks Beach area in its current form
- to promote the development of the area as a wildlife habitat
- to represent members in negotiations with public authorities in matters relating to the Merricks Beach area
- to maintain the roads of Merricks Beach
- to manage and improve the Tennis Court Reserve
- to promote pastimes and to encourage social intercourse between members.

The voluntary membership of the Association includes about 80% of the property owners in the community. At its Annual General Meeting held in early January each year, the members receive reports from the outgoing Committee, elect a Committee for the following twelve months, discuss issues of importance to the community and vote on any motions arising from these issues. All residents who are financial members of the MBRA are eligible to nominate for election to the committee.

The Committee has one standing Subcommittee for Roads and Drains, which takes responsibility for the roads by working with the Shire to organise the maintenance of these throughout the year and by discussing with the Shire general improvements to the roads and drainage and to organize working bees as required.

New Residents

The MBRA welcomes new residents with a visit and a package of leaflets which might help them in understanding who's who and how things work in the area. The MBRA also maintains a list of all residents of the coastal village.

Funding

The Association funds its activities through annual membership fees. Prior to 2008 it received contributions from the Mornington Peninsula Shire Council to assist in meeting some of the costs of road maintenance. Very occasionally additional contributions have been sought for major initiatives.



Working Bees

The Association depends heavily on the voluntary activities of its members. Working bees to assist the maintenance of the roads and drains are held. Other working bees are planned as necessary for purposes such as the maintenance of the Tennis Court Reserve and the Foam Street Walkway. These working bees are advertised on notice boards throughout the Village.

The Association also provides a focus for the annual sand modelling competition, with active help of many members in organising this and the following “sausage sizzle”. It also encourages all members of the community to participate in the activities and working bees organised by the other community groups.

The Association encourages all property owners to become members of the Merricks Beach Residents' Association Inc. – your input is valued.

The MBRA also takes editorial, publishing and distribution responsibility for the ***Merricks Matters*** newsletter, a joint newsletter across the community groups at Merricks Beach – initiated around 1999.

www.merricks.org/merricks-beach-residents-association.html

Merricks Beach Foreshore Reserve Committee of Management Inc.

The Merricks Beach Foreshore Reserve Committee of Management Inc. is responsible for the management of the beach and foreshore reserve. The Foreshore Reserve is approximately 5 km long and stretches from the eastern end of Cliff Road to a point about 200m from East Creek at Point Leo.

The members of the Committee are appointed by the State Government. The Committee works with the Department of the Environment and Primary Industries. Members are appointed for terms of three years on the basis of skills and experience through an expression of interest process that aims to “ensure public appointees are in the best position to deliver quality coastal management.” Calls for expressions of interest are placed in the local paper.

The responsibilities of the Committee are:

- Managing coastal Crown Land and built assets on behalf of the State
- Balance user/stakeholder needs and expectations with the need to protect and maintain the conservation and environmental values of the coast in accordance with the State and Local policy objectives
- Implementing strategies and complying with statutory obligations that involves recognition of the need to maintain and sustain the coast for future generations
- Developing a management plan incorporating monitoring and evaluation
- Community consultation in the development of plans, projects and programs to facilitate balanced management and quality results
- Promote and encourage education of the community at all levels to facilitate awareness and stewardship

Management of the Reserve is based upon a management plan and a number of supporting documents such as a flora survey and weed control strategy. Priorities identified by committee members also influence management strategies.

Examples of projects the committee undertakes include:

- Annual control of aggressive environmental weeds such as Blackberry and Bridal Creeper
- Construction and maintenance of beach access paths and steps
- Progressive weed removal and re-vegetation of areas of the Reserve

Funding

Unlike other foreshore committees managing Victoria’s coastal reserves the Merricks Beach Foreshore Committee does not receive a regular and substantial flow of income from camping fees. Consequently income to fund the management of the Reserve comes from:

1. Successfully applying for government grants from state and federal agencies
2. Collecting signatures at “Beach Cleanups” where Merricks Beach residents and visitors walk the beach and Reserve collecting any rubbish they find. Funding is based upon the number of participants so it is important that residents attend the beach clean-ups organized by the committee during the summer months and very important that those who attend sign-up for the Clean-up
3. Donations by members of the public.

Working Bees

The Committee organises regular working bees that enable residents to play an active part in the management of the Reserve and to participate in the communal social atmosphere. Details of the location and time we meet are posted on noticeboards. Each working bee concludes with morning tea or drinks and a chance to catch up with other members of the Merricks Beach community. Occasional information walks and other Reserve related activities are also held.

Merricks Yacht Club



Merricks Yacht Club was formed in 1964 by an enthusiastic group of Merricks sailors with the express purpose of providing a sailing club that served the village of the time, and a venue for locals to gather and socialise. In February 1965 the Club sought approval by the Merricks Beach Foreshore Committee for the reservation of land on the foreshore for the purpose of establishing a boatyard. The Committee gave its support and recommended to the Department of Crown Lands and Survey that the yacht club's request be approved. In October, the Department gave its approval and indicated the conditions under which it had been granted. Subsequently, as time passed and membership of the yacht club grew, further approaches were made to the Department and approval obtained for an extension of the land area and the erection of the club house. The Yacht Club remains active in the community, in sailing and in the social activities of the village.

Today Merricks has a club that is a multipurpose social centre that welcomes all residents and holiday makers of all ages and interests, whether sailors, anglers and others with a more social view of life.

The strong tradition of community spirit and involvement of the Merricks residents is manifest in the Yacht Club with activities being orientated where the young and retired share interests, summer after summer. The club actively promotes sailing and other water sports as a worthwhile and rewarding pastime.

Merricks Yacht Club is also a strong supporter of other community activities. It supports the Foreshore Committee with funding and in undertaking foreshore working bee activities on projects to control weed infestation and native plant regrowth. For most, Merricks Yacht Club has become part of the Merricks way of life.

The sailing program includes an extensive racing calendar both at Merricks and nearby clubs. This program also has a sail and boat-training component with an emphasis on increasing the level of competency of the members and with a focus on safety. Many cruises are organised both formally and informally providing a perfect opportunity to explore the fabulous Western Port in the safe company of good friends.

While Merricks Yacht Club was formed as a sailing club, some of the members use the facilities to launch their fishing boats, often returning with a fish or two. Merricks Yacht Club encourages all members to conduct boating activities in a way that is sympathetic to the environment.

The high-water mark on the beach changes as a result of wind, wave formations and other climatic factors. In the 1970's the high tide would occasionally reach the fence of the Yacht Club.

The many social functions are always a success and include activities ranging from post-race drinks at the bar facilities, the 'Social Thursday' evenings supported by many of the retired residents, and casual barbeques, to more formal dinners organised by the yacht club. Children's activities are also a highlight of the club during the Christmas holiday season; fun and activities for all.

As a member of the Merricks Yacht Club you are offered the opportunity to be a participant in and enjoy a unique part of Australia and its sailing heritage. Offering conditional boat storage, members are provided access to the yard and boat launching facilities; ably supported by many of the members in sharing their time as active sailors and/or as committee members to maintain the club for the enjoyment of all members.

The annual '**Sailing and Social Programme**' provides a full calendar of seasonal activities, so come and make yourself known at the club. You can join in as a crew-member on a boat, enjoy the social activities or just soak up the atmosphere relaxing with a drink enjoying the view from the balcony. Whatever you choose, become a part of the Merricks Yacht Club as it is in turn part of the Merricks community.

If you would like to join in the fun, and have access to the splendid foreshore facilities, simply introduce yourself to a member at the club, or write or email to The Secretary, Merricks Yacht Club, P.O. Box 90, Balnarring, VIC 3926, or secretary@merricks.org

Further information about activities, including membership categories and fees is also available on the website: www.merricks.org

Bill Carroll Reserve

Due to community pressure, before approving the land subdivision in the 1960s to form Palmers Hill Road, Hastings Shire Council directed the developers to reserve a portion of the land for public use. The Ross Trust donated the land and in due course a committee of residents was formed to manage and develop (in conjunction with the Shire) what is now known as the 'Bill Carroll Reserve'. It was named in memory of the late Dr. W.S. Carroll, a former President of the Development Club and a prominent advocate of environmental protection in Merricks Beach and throughout the whole of the Western Port area. The Reserve was proclaimed as an official Recreation and Conservation Park on 9 August 1991.

The Park was designed by a community Committee of Management and established by local contractors and residents, working under grants from Melbourne Parks and Waterways. Earthworks and planting began in the winter of 1993. Today, all work in maintaining and improving the reserve is carried out by residential volunteers. The lagoon provides a safe habitat for frogs and waterbirds, which can be observed from the secluded bird hide.

The Reserve provides an educational resource, as well as a pleasant place to contemplate nature, experience the atmosphere, colours and odours as the seasons change. What began as a task for the volunteers to accomplish, has now become a pleasure and a great place for new and old residents to get to know each other in a happy and relaxed setting. The Park is a centre for community events. Watch for the notice boards, advertising working bees.

Community activities and facilities

In the early days of the village the first routine of the morning was to send the kids to collect kindling so the stove could be lit to boil the kettle and make breakfast.

Tennis Courts

When the first land subdivision of the Manly Beach Estate was made, the developers reserved Lots 11 and 12 at the southeast corner of Surf and Foam Streets for public use, and soon the community laid down a tennis court. The title for this land was given to the Development Club and eventually to MBRA, which pays the Council rates and is responsible for maintenance and improvements. The latter included provision of a second court and substantial upgrading of the facility. From time to time, informal tennis tournaments were held with the colloquial name of the 'Davies Cup' recognizing some of the active participants.

Before the advent of television and other electronic devices, the community made their own fun. Tennis tournaments, both formal and informal were popular. In one memorable match, lack of a racquet meant one player used a frying pan. He WON.

Sand Modelling Competition

The oldest of the community activities is the annual sand modelling competition that was started in the early 1930s as a means of bringing children of the settlement together as a group. One of the "founders" was Mrs Ethel Lyons whose descendants still have a house in the village. At first it was just 'sand castles' but it grew into an artistic presentation of what can be done with damp sand. Trophies and monetary prizes are awarded with the most important being the 'Rosebowl', to be held for one year by the person whose entry is judged to be the best on the beach. Winners names are inscribed on the trophy. In 2011, The Rick Daly Encouragement Award was introduced to encourage the young people to continue their participation as they grow up.



This event is held early in January beginning in the morning when the tide is out and the beach is clean. Donations are collected from residents to cover the costs of the event, and in recent years the MBRA has provided a 'sausage sizzle' near the tennis courts to encourage getting together.

After the war, petrol was not plentiful and many families did not have a car. On Saturday nights, a regular walk was to Somers, where movies were shown at the camping ground. Coming home often meant a stop off at the Stone's house for a supper of passionfruit cream cakes. In later years (50's and 60's) the movies were shown in the evenings on an old tennis court at the Balnarring Beach camping ground. Taking a sleeping bag or a blanket was a must. Misbehaviour at the "flicks" could result in the projectionist stopping the movie and delivering a rant to all the young folk present.

Picnic in the Park

An important event in the social calendar is the 'Picnic in the Park' held every January at the Bill Carroll Reserve in the late afternoon. This is a BYO everything event and members of the community have a very happy few hours socialising over a glass or two.



Easter Egg Painting for Kids of all Ages

On Easter Sunday afternoon, the Bill Carroll Reserve also hosts the Easter Egg painting festival for the younger children and 'egg & spoon' races and a crazy hat competition for all ages.

The caves at Merricks Beach were dug for pigments for the manufacture of paint. A small train carried the pigment around the cliff to Balnarring . Due to local concern, the firm was made to stop. For many years the caves were a source of excitement for local and visiting children and a picnic in the cave was a highlight in the winter school holidays for some tiny tots guided by their parents. In the early 2000s the larger cave was filled as the cliff area topping the cave is very unstable and dangerous.

And don't forget that The Merricks Yacht Club admits social members in addition to the boat owners and the club house serves the community as a venue for many social events. In addition, by courtesy of the Commodore and the club, it provides a meeting place for the Residents Association Annual General Meeting.

A great spirit of friendship pervades our village and private social gatherings are a feature of the lifestyle. This spirit, together with the amenity of the environment, combine to make Merricks Beach a great place to live. Long may it continue!

Flora and Fauna of Merricks Beach Foreshore Reserve

People value the Foreshore Reserve for different but equally valid reasons, from walking through the Reserve and along the beach, to spending time in a patch of native bushland close to their homes.

Foreshore Reserve scientific studies carried out by the Foreshore Reserve Committee have found 11 plant species and three sites of regional botanical significance. These sites include the area of high quality eucalyptus woodland on the foreshore adjacent to Coles Beach (the Bush Block), the Fern Gully 200m from the cave, and the stand of Drooping She-oaks on the cliffs near Minto Creek west of the Yacht Club. Also important are the Banksia Woodland areas, especially as they are now rarely found on the Peninsula. The High Level Beach terrace at Coles beach is also considered to be of regional geological significance.

If you walk along the Foreshore towards Point Leo you will come to Coles Creek. Head inland on the west side of the creek and you will see at the bottom of the escarpment several sets of degraded 'organ pipes'. These were laid down in the period known as the 'older volcanic' roughly 2 million years ago.

Original Vegetation of the Merricks Area

Since the 1850's, it has been estimated that 95% of indigenous vegetation has been destroyed on the Mornington Peninsula through practices of clearing for pasture and timber cutting, and more recently, by encroaching development and land degrading processes such as die-back, erosion, salinity and weed invasion.

Prior to European settlement, a tall forest of eucalypts (mostly stringybarks) with thick swards of native grasses and wildflowers would have clothed the slopes as they descended to the coast. Small creeks, with thickets of paperbarks, blackwoods and dense swathes of sedge, dissected these forests and drained towards the sea, resting in small estuaries, or spilling over with heavy rains. In some areas the gullies formed, damp and cool under canopies of large trees, and supported ferns and small rainforest climates.

Present Vegetation

Five vegetation communities are present on the Foreshore Reserve. In addition there are many areas of introduced vegetation one of which has special recognition.

Primary Dune Complex consist of grasses such as the native Beach Spinifex, Blady Grass and the introduced Marram Grass (now being replaced with Spinifex Grass) along with rushes and flax lilies that stabilise the dunes.

Coastal Tea-tree Scrub occurs immediately inland of the Primary Dune Complex. It is generally a dense thicket of Coast Teatree, Coast Wattle and Coast Beard Heath with emergent Coast Banksias with an understorey of grasses.

Banksia Woodland generally occurs on the raised beach flats inland of Coastal tea scrub or the primary dune, such as between the Yacht Club and the creek. Coast Banksias, some of which are extremely large and hundreds of years old, emerge from a tall shrub layer of Coast Beard-heath, Boobialla and other shrubs. The understory is diverse and can contain herbs such as Kidney Weed, grasses and climbers such as Small-leaved Clematis that has attractive white star shaped flowers and Bower Spinach that sometimes forms hanging curtains.

The cliffs of Merricks Beach support an **Escarpment Community** consisting of plants that are resilient enough to survive strong winds and salt spray.

Eucalypt Woodland occurs inland from the top of the escarpment. It has largely been cleared near the houses but survives on the western end of the foreshore. A mix of eucalypts, such as Manna Gum, Narrow-leaf Peppermint and Messmate, combine with Blackwood and the occasional Banksia to form the canopy that shelters scattered shrubs such as Dogwood, Hop Goodenia and Sweet Bursaria. A range of native grasses, such as Weeping Grass, Kangaroo Grass and Wallaby Grasses, combine with herbs to produce a diverse under-storey. Splashes of colour from Chocolate Lilies, Yellow Rush-lily, Flax-lilies, Sundews and the flowers of Small Grass-trees make this community very attractive in spring.

The Pine Walk (also known as Lovers Lane and the Fire Track)

This is an area extending along Cliff Road to a point approximately 200 metres from the Surfies Steps to Bluff Road. The State Government set this area aside in the 1990s, at the request of some local people to preserve the character of a section of the Foreshore Reserve. The pine trees (an environmental weed on the Peninsula) will only be removed when they die or become unstable.

Environmental Weeds

The greatest threat to the Merricks Beach Foreshore Reserve is weed invasion. The majority of the weeds threatening the Foreshore Reserve have spread from residential gardens, tracks and roadsides into the surrounding bush. Established, they grow vigorously resulting in the reduction in number and abundance of indigenous plant species, a loss of habitat for wildlife and a deterioration of landscape quality. The most serious of the 146 weed species found on the foreshore are:

Name	Scientific Name
Agapanthus	<i>Agapanthus praecox</i>
Angled Onion	<i>Allium triquetrum</i>
Arum Lily	<i>Zantedeschia aethiopica</i>
Banana Passionfruit	<i>Passiflora mollissima</i>
Blackberry	<i>Rubus fruticosus</i> spp. Agg.
Bluebell Creeper	<i>Sollya heterophylla</i>
Boneseed	<i>Chrysanthmoides monilifera</i>
Bridal Creeper	<i>Myrsiphyllum asparagoides</i>
English Ivy	<i>Hedera helix</i>
Forget-me-nots	<i>Mysotis sylvatica</i>
Mirror Bush	<i>Coprosma repens</i>
Myrtle Leaf-Milkwort	<i>Polygala myrtifolia</i>
Panic Veldt Grass	<i>Ehrharta erecta</i>
Pittosporum	<i>Pittosporum undulatum</i>
Sallow Wattle	<i>Acacia longifolia</i>
Sea Spurge	<i>Euphorbia paralais</i>
Tree Tobacco	<i>Nicotiana glauca</i>
Watsonia	<i>Watsonia meriana</i>

Residents can prevent the spread of environmental weeds by:

- Only disposing of garden weeds and plant clippings rubbish in a garbage bag or the local waste disposal centre and never dumping it in bushland or road reserves
- removing from your garden any of the environmental weeds listed above
- attending the regular working bees organised by the Foreshore Committee, and
- planting indigenous or non-invasive native plants in your garden.

Indigenous plants from the Merricks area have developed over many thousands of years to thrive in the local soil and climatic conditions resulting in them growing strongly and having a greater disease resistance than other native plants from other parts of Australia or exotics (those plants introduced into Australia). They require less maintenance, use less water and will attract wildlife to your garden.

Ask at the local nurseries for plants indigenous to Merricks Beach. Readers can search for more information on the Mornington Peninsula website. Local nurseries are listed.



Fauna of the Foreshore Reserve

The Foreshore Reserve provides habitat for many animals. 132 species of birds have been recorded in the Reserve, 52 of which are known to be resident species. A large number of mammals are known to be present. Brushtail and Ringtail Possums are common with the latter making conspicuous nests of twigs and leaves in dense vegetation. A small population of Koalas migrate through the area browsing on eucalypts and occasionally damaging young trees.

Although they are rarely sighted, other animals leave tell-tale signs of their presence. Small diggings in the soil centred around a finger-sized hole indicate the presence of Echidnas. Their diggings are particularly abundant in re-vegetated areas and their population may be increasing.

Large colonies of native Swamp Rats and Antechinus live in the dunes west of the yacht club. These small animals feed on the abundant grasses and sedges in the area forming extensive underground nests and runway systems.

Sugar Gliders, Swamp Wallabies and a number of species of bats may also be present.

There are a number of reptiles in the reserve. Small skinks are common and blue tongue lizards are sometimes seen. Snakes may be present on the reserve but they are very rare and will avoid contact with people. Please leave them alone.

A resourceful mother, deterred an unwelcome snake approaching the doorway by pouring a saucepan of boiling hot stewed apples on the snake's head.

You can assist wildlife at Merricks Beach by:

- keeping your dog on a lead or under close control when taking it for a walk
- leaving your cat at home for your holidays or keeping it confined to the house
- planting indigenous plant species that will provide habitat for wildlife
- keeping fences to a minimum to allow koalas to roam free, and
- avoiding using fertilisers and pesticides containing phosphorus

Merricks Beach was for many thousands of years a breeding place for the tiny sandpipers migrating in their millions every year from the Siberian wastelands. The last breeding pair was seen on Merricks beach early this century.

Living with Koalas

We are extremely lucky at Merricks Beach to live with koalas, an endangered species of marsupials. The first European settlers wiped out the koalas, however in the late 1900s, koalas were brought to Merricks Beach from French Island. Unfortunately, numbers have decreased over the last few years due to careless car drivers, chlamydia and mange contracted from foxes.

As bush land areas diminish, most koala habitat is now on private land, making them particularly vulnerable. Whilst on the ground koalas are most at risk from dogs, so please be aware that dogs need to be kept restrained, or better still, kept indoors at night.

Koalas feed primarily, but not exclusively, on eucalyptus. Koalas utilize a variety of other trees, including many non-eucalypts, for feeding or other behavioural purposes such as sanctuary from dogs. The key tree species, the Manna Gum (*E.viminalis*) provides nearly half of the koala diet in our area. Other tree varieties that koalas feed on and that are suitable to grow at Merricks Beach are messmate, stringybark, swamp gum, and narrow-leaved peppermint. It will be of benefit to the koala population if residents plant these species to feed the koalas of the future.

Driving slowly on the village roads, will protect the koalas as well as protecting echidnas, lizards, dogs, children, and the less agile members of the human community.



... and Dolphins

We are often delighted with the arrival in our Bay of a pod of bottlenose dolphins. They sometimes swim with the small sailing craft or visit the beach on their own. It's great if you see them and a real privilege if they swim near you.

It's best not to approach them to ensure their safety and to encourage them to stay. It's also important to be aware that there are regulations that prevent people deliberately approaching dolphins within prescribed distances and it is illegal to feed the dolphins.

For more information check the Department of Environment and Primary Industries <http://www.depi.vic.gov.au/about-depi/media-releases/improved-protection-for-victorias-marine-mammals> or talk to the Dolphin Research Institute.

Breaches of regulations can be reported to the **DEPI Call Centre on 136 186**, or the Dolphin Research Institute.

It is not an offence if dolphins approach you – and pods have been happy to do so, happily swimming amongst those of us standing in the water.

Whales are now being sighted from the beach.

The Roads and Road Reserves



Merricks Beach is one of the few remaining coastal villages in the Greater Melbourne Metropolitan Area that has retained the charm of a seaside holiday village from earlier times. There are no bitumen roads, concrete curbs and footpaths or shops. Pedestrians, bike riders, koalas and cars share the roads. Though the fibro cement holiday houses are now being replaced, there is strong resolve within the community to keep the status quo with regards to the roads and roadside reserves.

In 1980 the Merricks Beach Residents Association received a petition from Palmers Hill Road Residents requesting a narrower and more sinuous road. This petition became the catalyst for the present approach to roads within the coastal village summarized as:

- use of natural contours to ensure adequate drainage
- undulation of roads as a natural traffic control
- serpentine to encourage the meandering nature of our roads to minimise speeding, and
- enhancing the character of the area by suitable, strategic planting of native trees and shrubs, to restore bird life, minimize effects of wind, assist in moisture conservation and with shade and shadow soften road lines.

As a result there are no footpaths, only shared roadways, no concrete gutters and a restricted speed limit of 25 kilometres per hour.

In *An Appraisal of the Streets of Merricks* by Paul Thompson, Landscape Designer, Plant Design Limited wrote:

'Roads are important for the huge area of land they consume. As public land they are owned by the community as a whole and should reflect the community and regional qualities and standards. All roads should have a unified character. When roads of a similar type are linked together they become the strong frame that holds together a local character giving visual cohesion and restfulness of the space'

The Merricks Beach Residents Association, in keeping to these views deliberately chose light brown/beige road material from Hillview Quarries to blend in with the environment and took over the construction and upkeep of the roads from the then Hastings Shire Council. They also offered residents the services of local indigenous and native plant expert John Hodgson in planting their road reserves.

Environmental Significance Overlay ESO27 was subsequently passed by the Mornington Peninsula Shire to protect the area and is now part of the Victorian Planning Act. More recently the Shire has again assumed maintenance of the roads using their own contractors. The MBRA works with the Shire to ensure the original aims are achieved.



This photo shows preferred crossovers

By resisting the intrusion of bitumen roads, concrete kerbing and footpaths and shops, the Village retains the ambience of a coastal holiday village. The ambience and the built landscape environment provided by the evolving road reserves and the gravel roads provide and will continue to provide a snapshot of the past, evoking many memories of past seaside holidays.

The strong community involvement in the retention and improvement of the built landscape is important; some believe this feeling of community will disappear if people retire behind high fences.

The nature strips or road reserves are the responsibility of each householder. Many have deliberately planted theirs with indigenous plants as havens for local fauna and forming part of the fauna corridor. Others have planted a mixture of indigenous and native plants.

The road reserves are built landscapes that are always in transition. Plants grow, die and are replaced. As every year passes, more residents are actively planting their strips as they realise the important part the roads and the roadside reserves play in preserving the ambience of the village.

TOWN PLANNING

The natural character of Merricks Beach has long been recognised and valued as being worthy of conservation. In 1982, the Shire of Hastings and the town planning firm Wilson Sayer P/L carried out a planning study of "Southern Towns" and produced a strategy plan for Merricks Beach. The report includes the following description of our village:

The village has a strong cohesiveness and support for retaining its informal, low profile bushland setting with limited urban facilities and services. Its narrow gravel roads with close vegetation, cottages set in native bush, and a preferred lack of commercial facilities are features of the area. The opportunity exists to retain the low profile, rustic character of the town by tree preservation controls, appropriate street and open space design, pedestrianisation, limitation of recreation activities and design and siting controls over housing development. ... There is a strong community attitude that the village should retain its present function and appearance in the future and this is consistent with the need to protect and enhance the existing landscape qualities of the area.

It will be great if residents continue to support the existing character of Merricks Beach by adopting an appropriate lifestyle and ensuring any changes they bring replicate the existing charms without introducing urban Melbourne to the coastal village. In response to some residents' concerns at the style of development in other areas such as Inverloch and parts of Somers, the 2008 committee of the MBRA commenced a study to define the character of the village in order to work with the Shire to define neighbourhood character and provide the Shire, developers and residents with guidelines for future building activity.

The Existing Neighbourhood Character of Merricks Beach

The following description was written by **Karina Webb** for that 2008 MBRA study. It is presented here not as a policy statement but as food for thought and a guide for interested residents.

Merricks Beach is an area that is held in great esteem by its residents and visitors, where the built environment is mostly dominated by the existing, largely indigenous, vegetation and is attractive to resident koalas, echidnas, possums, sugar gliders and many bird species.

The Merricks Beach coastal village consists of approximately 250 residential blocks of dominantly ¼ acre blocks, some larger 2/3 acre blocks and some 21 hectare blocks. There is no existing commercial development.

Within the village the roads are not made, with the exception of the feeder road of Merricks Beach Road and a portion of Cliff Road, are generally curvilinear and relatively narrow. They encourage pedestrian and cycle use and are well planted along their length. There are several community groups that work actively to preserve the character of the overall area.

The dwellings are generally single storey, with low pitched roofs. Wall cladding is predominantly weatherboard, or fibro cement or other sheet materials, with some 90% meeting this formula and supported by a survey carried out in 2007. Many houses date from the 1930's, 40's and 50's with such houses remaining within succeeding generations of the same family. There are a number of detached bungalows, which would have served as interim housing prior to the construction of the later permanent house, remaining. These are a link to the first development of Merricks Beach.

As building materials were in short supply until the 1970s, many do-it-yourself builders became very skilled using second hand materials.

With some houses now being demolished for updating, there is, in some but not all cases, a change in the type of building occurring, and there is real concern that the current much loved ambiance of Merricks Beach could undergo radical change with the over development of some of these sites.

Community Expectations

It is important that intending residents are aware of the strong community feeling that exists and recognise that the community is heavily involved in the stewardship of the area. It is always hoped that newcomers will embrace these values as well and become involved in the ongoing community involvement in the maintenance of the beach, the roads and verges and the Bill Carroll Reserve.

Those planning new homes are given an overview of the community's expectations for any development in the area so that they can proceed with some certainty while embracing the community's expectations in their project.

Key attributes, such as landscaping, front and side setbacks, and building form are combined in a number of different ways but Merricks Beach retains a truly "coastal village" character that is very distinct from most residential areas and there is strong support for this to be preserved.

These elements include the following:

- The landscape, with a high proportion of indigenous species, dominates the built development
- Low site coverage with housing being well separated
- The streets verges are well grown in with predominantly indigenous species
- Low key housing, generally single storey
- Separated buildings on site, giving permeability of the site
- Low pitched roofing, corrugated iron sheeted
- Sheet walling of weatherboard, fibre cement or similar, and
- Minimal front and side fencing.

For many years any road sign erected pointing down Merricks Beach Road quickly disappeared. The culprit was said to be a member of the legal fraternity, but their real identity remains unknown. This practice stopped when they became more difficult to dismantle and it was realised the street signs were needed by emergency vehicles.

Flora of Merricks Beach

SUITABLE SPECIES TO PLANT - Local nurseries could provide additional information so you could ask about others.

LARGE TREES 6 Metres or higher

<i>Acacia melanoxylon</i>	Blackwood
<i>Allocasuarina verticillata</i>	Drooping Sheoak
<i>Banksia integrifolia</i>	Coast Banksia
<i>Eucalyptus pryoriana</i>	Roughbarked Manna Gum
<i>E. radiata</i>	Narrowleafed Peppermint
<i>E. obliqua</i>	Messmate Stringybark
<i>E. ovata</i>	Swamp Gum

SMALL TREES - LARGE SHRUBS (2-6m)

<i>Acacia sophorae</i>	Coastal Wattle
<i>Atriplex cinerea</i>	Coast Saltbush
<i>Bursaria spinosa</i>	Sweet Bursaria
<i>Leptospermum continentale</i>	Prickly Tea Tree
<i>Leptospermum laevigatum</i>	Coast Tea Tree
<i>Leucopogon parviflorus</i>	Coast BeardHeath
<i>Melaleuca ericifolia</i>	Swamp Paperbark

GROUND COVERS:

<i>Dichondra repens</i>	Kidney weed
<i>Kennedia prostrata</i>	Running Postman

NON FIRE CONDUCTIVE SPECIES

A. melanoxylon, *Myoporum insulare*
and species with a salt content such as
Correa alba, *Atriplex cinerea*, *Rhagodia candolleana*

Birds of the Merricks Beach Area

Little penguin	Short tailed shearwater	Australian gannet
Little pied cormorant	White faced heron	Straw necked ibis
Sacred ibis	Maned duck	Pacific black duck
Grey teal	Chestnut teal	Peregrine falcon
Pacific gull	Silver gull	Crested tern
Spotted turtle dove	Eastern rosella	Fan tailed cuckoo
Shining bronze cuckoo	Laughing cuckoo	Boobook owl
Tawny frogmouth	White throated needlet	Welcome swallow
Tree martin	Blackbird	Skylark
Eastern yellow robin	Golden whistler	Grey fantail
Willie wagtail	Superb fairy wren	White browned scrubwren
Striated thornbill	Brown thornbill	Yellow thornbill
Yellow rumped thornbill	Little wattlebird	
Spiny-cheeked honeyeater	Yellow faced honeyeater	New Holland honey eater
Eastern spinebill	Silver eye	Mistletoe bird
Goldfinch	Greenfinch	House sparrow
Starling	Peewee	Indian mynah
Grey butcher bird	Australian magpie	Little raven

Mornington Peninsula Planning Scheme

Environmental Significance Overlay Schedule ESO27 Merricks Beach Environmental Management

Schedule 27 to the Environmental Significance Overlay **Statement of Environmental Significance**

As part of a strategy to retain the low key coastal village character of the Merricks Beach township, alternative waste water management techniques to those of installing reticulated sewerage and drainage systems have been supported. The impact of this alternative approach on steam conditions and coastal environments requires ongoing monitoring.

Environmental objective to be achieved

To protect the environment and natural character of the Merricks Beach village. To ensure as far as practicable, the retention of waste water within the boundaries of each property as part of a township waste water management strategy.

Permit Requirement

A permit is not required for buildings and works except:

To construct or carry out works associated with the provision of reticulated water, reticulated sewerage, main drainage or gas supply.

To connect to reticulated water supply. This does not apply where the site abuts a main existing before 31 August 1995.

An application for a permit must be accompanied by a site capability assessment to demonstrate that all waste water can be adequately treated and contained within the lot.

The assessment must address the relevant requirements listed in the Code of Practice for Septic Tanks.

Decision Guidelines

Before deciding on an application the responsible authority must consider as appropriate:

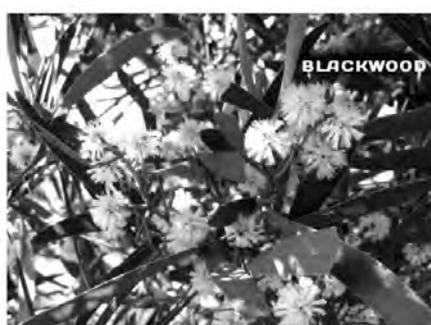
The natural character, vegetation and environment of Merricks Beach Village.

The need for adequate fire control plans.

The need to include conditions in any approval of reticulated water supply requiring:

Provision by the landowner of an all waste disposal system, to the satisfaction of the responsible authority, including provision if necessary of a household sewerage treatment plant approved by the Environmental Protection Authority.

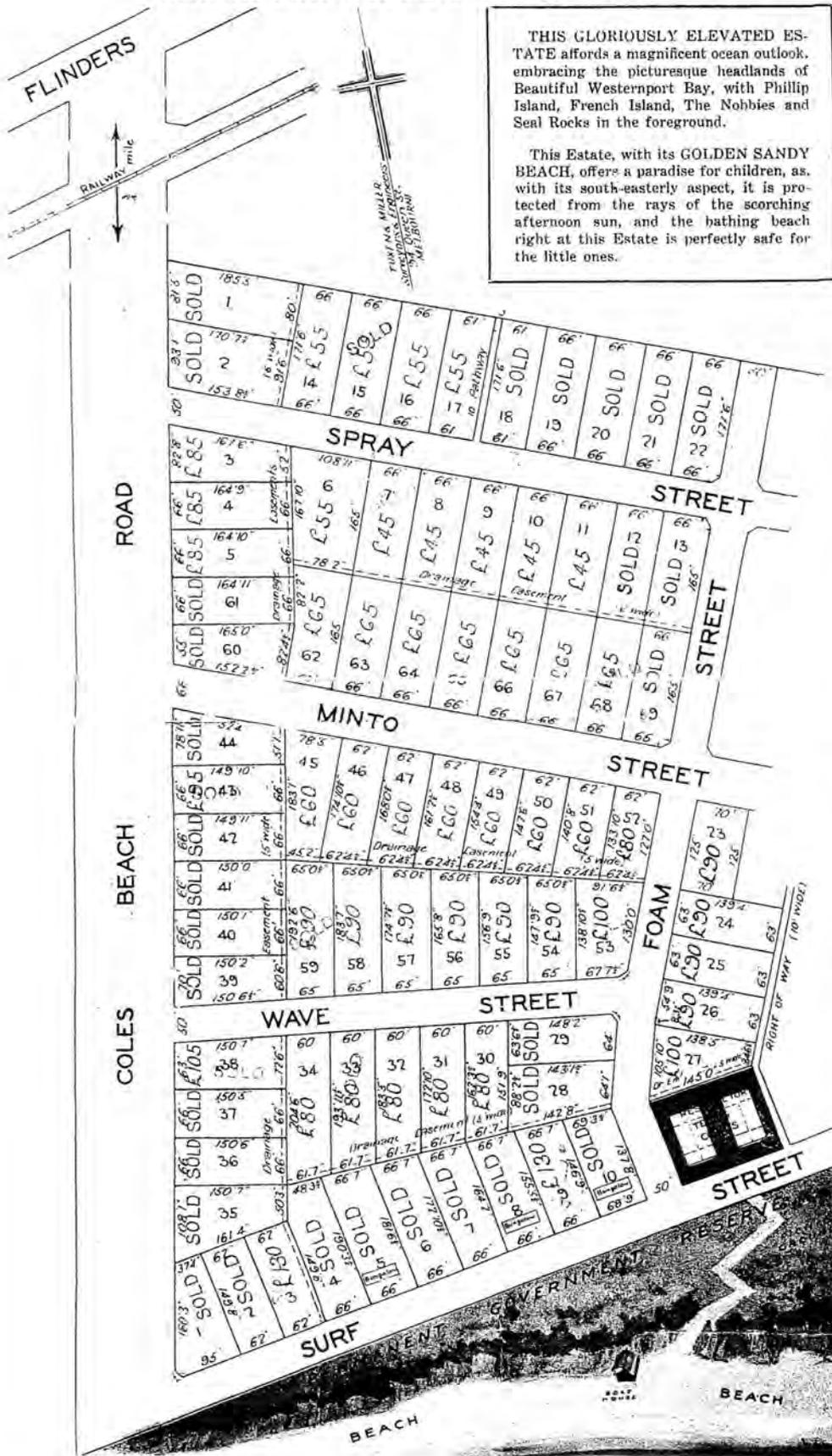
Regular inspection and maintenance of the septic tank/waste absorption system including provision by the landowner of an audit report every two years, to the satisfaction of the responsible authority.



Manly Beach Estate, Merricks

EQUAL DISTANCE FROM MELBOURNE AS IS FROM A

CHECK THE VALUE OF YOUR PROPERTY IN 1926!! Where is Merricks?



The question is asked of us by a great number of prospective purchasers for seaside week-end lots, and we reply—

Follow The Great

Arterial Motor Road—Point Nepean Road, to Frankston, then turn to the left, following the main Flinders Road passing through Somerville, Hastings and Balnarring.

About 1½ miles along the main road to Flinders, beyond Balnarring, turn off to the left at Colés Beach Road, then ¾-mile from this corner brings you right at this Estate, with its Magnificent Ocean Outlook.

This Estate affords Motorists and others an opportunity of buying an OCEAN BEACH ALLOTMENT for the erection of a week-end bungalow on land that is wonderfully elevated, overlooking Westernport Bay and commanding Magnificent Ocean Views. Right at this Estate the Glorious Ocean Surf rolls in on the golden sandy beach, which, owing to the fact of its south-easterly aspect, is sheltered from the afternoon sun. Here you may enjoy safe surfing in seclusion.

Wonderfully Easy Terms

£5 PER LOT Deposit

11 PER MONTH PER LOT.
Interest £6 per cent. per annum, payable quarterly.

Residue Five Years.

A Discount of 5 per cent. will be allowed all Purchasers who pay Cash within Thirty Days from Date of Sale.

With the increasing population of Melbourne, these seaside lots must grow in value in the near future.

THEREFORE SEIZE THIS OPPORTUNITY AND SELECT YOUR ALLOTMENT TO-DAY.

Private Park Reserve for Tennis Courts

The Land at corner of Surf and Foam Streets and marked "Reserved for Tennis Courts" is to be handed over to a Trust comprised of purchasers of allotments in this Estate and for all times is to be used as a Private Park Reserve for their benefit.

The beautiful ocean beach at "MANLY BEACH ESTATE," MERRICKS, is essentially, by its seclusion, a MOTORISTS' PARADISE. Lovers of secluded week-ends may erect their bungalows where they will be free to ramble, drive, shoot, fish and surf-bathe as their fancy dictates—"far from the madding crowd," yet well within two hours' motor drive along an excellent motor road from the City.

THE BEACHES OF WESTERNPORT BAY are more beautiful than those of Port Phillip, and owing to their seclusion offer privacy not now obtainable on the Port Phillip beaches.

TITLE CERTIFICATE

Solicitors:
Messrs TRUMBLE & HAMILTON
Temple Court, Collins Street,
Melbourne.

The Plans of Subdivision are lodged in the Office of Titles.
The Plan of the Lots colored Pink

