

## Heritage Advice for the Victoria Planning Authority, 'Myer House', Minta Farm, Berwick (Stage 3)



Myer House, Minta Farm (27 March 2017) © GJM Heritage

**11 July 2017**

Prepared for: **Victorian Planning Authority**

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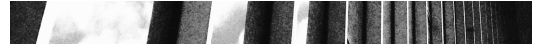
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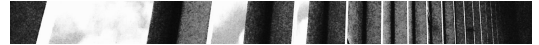
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## 1. Introduction

Minta Farm is a site of 288.9 hectares located in the suburb of Berwick on Melbourne's urban fringe. A 'Historic Cultural Heritage Assessment' of the entire farm was undertaken by Tardis Enterprises 'Archaeologists and Heritage Advisors' in 2011 (the Tardis Report). The Tardis Report identified a series of structures on the site, including the 'Minta Homestead', a small dairy, workers quarters, a cottage and a 'Myer House'. The assessment identified the Myer House as having 'moderate historic cultural heritage significance' and suggested a series of management options, but did not explicitly recommend a Heritage Overlay for the site.

GJM Heritage has been engaged to provide additional advice on the significance of the Myer House, as identified in the following tasks, which fall into three stages:

### Stage 1

- Undertake a peer review of the 'Historic Cultural Heritage Assessment'
- Desktop research into the history of the Myer House
- Preparation of a contextual history of the Myer House

### Stage 2

- Preparation of a heritage assessment of the Myer House
- Collation and indexation of the photographic record

Stage 3 (if Stages 1 and 2 resulted in the finding that the Myer House was of heritage significance at the local level)

- Preparation of a heritage citation for the Myer House
- Preparation of a report making recommendations in relation to integration, conservation and management within the Precinct Structure Plan (PSP)

This report contains all deliverables required in Stage 3. It is informed by an external and internal inspection of the building, which was undertaken on 27 March 2017. Images in this report were taken by GJM Heritage on that date, unless otherwise stated.

## 2. The Myer House, Minta Farm

### 2.1 Heritage Citation

The Stage 2 Report prepared by GJM Heritage involved an analysis of the Myer House at Minta Farm and a comparative analysis of its significance against the other known examples of Myer Houses that remain in Victoria. The Stage 2 Report found that:

*The Myer House at Minta Farm, Berwick is a rare and highly intact example of its type and one of the few examples known to exist in Victoria ... the house remains as an important illustrative example of experimentation in the prefabrication of houses that occurred directly after the end of World War II, to address housing shortages and to utilise both engineering techniques and skilled workforce from wartime.*

On this basis, the Stage 2 Report concluded that the house would meet the threshold for inclusion in the Heritage Overlay of the Casey Planning Scheme.

Stage 3 has involved the preparation of a Heritage Citation, including a Statement of Significance, for the Myer House at Minta Farm. The citation has been prepared in accordance with the guidance contained within *Planning Practice Note 1: Applying the Heritage Overlay* (PPN01). The Statement of Significance for the place is provided below. The full citation is included at Attachment A.

### 2.2 Statement of Significance

#### ***What is significant?***

The Myer House, Minta Farm, Berwick, a prefabricated house constructed c1947.

Elements that contribute to the significance of the place include (but are not limited to):

- The external form, materials and detailing of the building.

Later alterations and additions are not significant

#### ***How is it significant?***

The Myer House, Minta Farm, Berwick is of local historical and architectural significance to the City of Casey.

#### ***Why is it significant?***

The prefabricated Myer House, Minta Farm, Berwick clearly illustrates the response to the housing shortage in Victoria after World War II. This resulted in the development of prototype prefabricated houses, by both the private and public sector, which could be constructed cheaply and quickly, including the Myer House type (Criterion A).

The Myer House, Minta Farm, Berwick is one of a small number of prefabricated houses known to remain from the late 1940s in Victoria. It is a highly intact and rare surviving example of the prefabricated Myer House type. The original form, materials and detailing of the place clearly demonstrate the typical characteristics of this building type (Criterion B).

The Myer House, Minta Farm, Berwick has strong associations with two well-known Victorian families which were related by marriage, the Baillieu and Myer families. The Baillieu family owned Minta Farm and were responsible for the construction of the Myer House on the property, while, as directors of the Myer Emporium, the Myer family were instrumental in the development of this prefabricated house type (Criterion H).

### 2.3 Management Recommendations

In light of the identified significance of the Myer House, GJM Heritage has prepared a number of

management recommendations that relate to the integration, conservation and management of the building within the PSP.

We understand that as part of the PSP implementation process, Casey has a policy of including a requirement in the Schedule to the Urban Growth Zone for the preparation of a Conservation Management Plan (CMP) for each heritage place identified in the relevant PSP. It may therefore be prudent to expedite the preparation of the CMP to provide a more comprehensive set of management recommendations at this point.

Notwithstanding the above, the following recommendations will assist in the consideration of the place in the development of the PSP.

### **2.3.1 Integration**

Myer Houses were designed and constructed off-site and without reference to their ultimate destination. As a result, the siting of this building is less important than its fabric. Historical research has been unable to identify any significance attributed to the location of the Myer House within the Minta Farm complex. While the preferred option, in heritage terms, is to maintain the building in its current location, its re-location within the extent of the Minta Farm complex (with which it is historically associated) may be an acceptable heritage outcome, particularly if its relocation provides an opportunity for the building to be better used and understood.

### **2.3.3 Orientation**

As Myer Houses were not designed for a particular location, their orientation would also have varied. The large site at Minta Farm has provided the opportunity for the owners to orientate the house to the north – which they have done. However, this is simply a reflection of the opportunity afforded by a large site. It is considered that the re-orientation of the house may be possible, provided that an appropriate curtilage was maintained to allow the form of the house to be understood. Whether the Myer House remains in its current location or is re-orientated, the future subdivision pattern of the PSP should ensure that the principal designed façade of the house (in the case the eastern elevation) addresses a road. This will ensure the heritage place has presence in the new urban landscape and can continue to be used as a dwelling.

### **2.3.3 Curtilage**

PPN1 provides detailed guidance on ‘Curtilages and Heritage Overlay Polygons’. It notes that:

*In many cases, particularly in urban areas and townships, the extent of the curtilage will be the whole of the property (for example, a suburban dwelling and its allotment).*

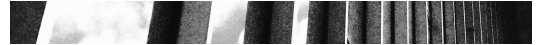
It then goes on to discuss instances where some land is not significant and a reduced curtilage may be appropriate.

The broader Minta Farm complex has not been identified as possessing sufficient cultural heritage value to satisfy the threshold for inclusion in the Heritage Overlay of the Casey Planning Scheme. The Myer House constitutes a very small part of the broader Minta Farm complex and it is appropriate that the proposed extent of the Heritage Overlay focus only on the Myer House itself.

PPN1 provides further guidance upon how the extent of the proposed Heritage Overlay should be established in these circumstances. Specifically, it states that the proposed extent should:

- Capture those elements of the place that are significant; and
- Include a curtilage in order to:
  - Retain the setting or context of the significant building, structure, tree or feature
  - Regulate development (including subdivision) in close proximity to the significant building, tree or feature.

PPN1 proposes, where possible, the application of uncomplicated and easily recognised boundaries. In this



instance the exercise is made difficult by the absence of such boundaries.

In the absence of recognized boundaries, we have considered the curtilage necessary to regulate development and also looked at how comparable buildings within an urban context have been treated. We note that the only other Myer House that exists within a suburban context (659 Moreland Road, Pascoe Vale South – HO120) is located on a block of approximately 510m<sup>2</sup> (all of which is affected by the HO). The Beaufort Houses within the Gallipoli Parade Precinct (HO80) are generally on blocks of approximately 600m<sup>2</sup> – again the full blocks are affected by the HO control.

In light of this, if a connector street or other local street extends north-south along the frontage, we propose that the HO for the Myer House at Minta Farm extends 5m from the eastern elevation and 6m from the northern elevation. This will ensure that significant views to the building's 'front' (eastern) façade are retained and that the northern façade (which includes the main windows and the chimney) can also be seen and read from the public realm. The southern façade is not heavily articulated and a smaller curtilage of 3m will be sufficient. Finally, we have allowed for a 10m curtilage at the property's rear (western) façade.

The proposed curtilages would create an HO of 589m<sup>2</sup>, which is comparable in size to the lot at 659 Moreland Road, Pascoe Vale South (HO120) and also the lots containing the Beaufort Houses within the Gallipoli Parade Precinct – HO80.

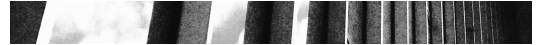
As a result, our recommended Heritage Overlay extent (blue boundary) is as indicated in the Heritage Citation at Appendix A.

We note that the proposed extent has been informed by the existing orientation of the Myer House and the proposed road layout described above. The proposed HO extent will need to be reassessed in the event that the house is re-orientated or a different road layout is proposed.

#### **2.3.4 Interpretation**

Given the relatively modest nature of the Myer House, the development of on-site interpretative material to explain the history and significance of the place is appropriate.





## Appendix A: Heritage Citation

### MYER HOUSE, MINTA FARM

**Address:** 2-106 Soldiers Road, Berwick (part of)

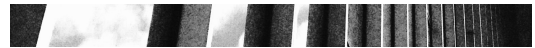
**Prepared by:** GJM Heritage

**Date:** 11 July 2017

<b>Place type:</b> Prefabricated House	<b>Architect:</b>
<b>Grading:</b> Locally significant	<b>Builder:</b> Commonwealth Aircraft Corporation Pty Ltd / J C Taylor & Sons Pty Ltd
<b>Integrity:</b> Very high	<b>Construction Date:</b> c1947
<b>Recommendation:</b> Include in the Heritage Overlay	<b>Extent of Overlay:</b> Refer to Figure 18



**Figure 1:** Myer House (27 March 2017)



## Statement of Significance

### *What is significant?*

The Myer House, Minta Farm, Berwick, a prefabricated house constructed c1947.

Elements that contribute to the significance of the place include (but are not limited to):

- The external form, materials and detailing of the building.

Later alterations and additions are not significant

### *How is it significant?*

The Myer House, Minta Farm, Berwick is of local historical and architectural significance to the City of Casey.

### *Why is it significant?*

The prefabricated Myer House, Minta Farm, Berwick clearly illustrates the response to the housing shortage in Victoria after World War II. This resulted in the development of prototype prefabricated houses, by both the private and public sector, which could be constructed cheaply and quickly, including the Myer House type (Criterion A).

The Myer House, Minta Farm, Berwick is one of a small number of prefabricated houses known to remain from the late 1940s in Victoria. It is a highly intact and rare surviving example of the prefabricated Myer House type. The original form, materials and detailing of the place clearly demonstrate the typical characteristics of this building type (Criterion B).

The Myer House, Minta Farm, Berwick has strong associations with two well-known Victorian families which were related by marriage, the Baillieu and Myer families. The Baillieu family owned Minta Farm and were responsible for the construction of the Myer House on the property, while, as directors of the Myer Emporium, the Myer family were instrumental in the development of this prefabricated house type (Criterion H).

## Historical Themes

The place illustrates the following theme as outlined in the *City of Casey Thematic Environment History* (2004):

- 4 Working the land
  - 4.1 Grazing
- 7. Building Settlements, Towns and Cities
  - 7.1. Township Development
    - 7.1.4 Twentieth century private subdivisions & suburban estates

## Locality history

*Informed by Context Pty Ltd, City of Casey Thematic Environmental History (Post European Contact), 2004.*

Minta Farm is located in the suburb of Berwick, on the urban fringe to the south-east of Melbourne. Squatters took up pastoral runs in this district from the late 1830s, where Cardinia Creek provided the main water source for grazing. Subdivision of these runs occurred in the early 1850s and initial land sales took place in 1853 and 1854.

The small agricultural township of Berwick, established to service farming communities, developed in the 1870s. The impetus for development was the completion of the Gippsland Road from Melbourne to Sale in 1865 and the provision of regular coach services, as well as the subsequent construction of the Main



Gippsland Railway in 1877-79 with the opening of a station at Berwick in 1877.

Much of the land surrounding the Berwick township continued to be used for grazing, with some cropping, through the twentieth century. The recent growth of urban fringe suburbs such as Berwick has resulted in the subdivision of former agricultural land and the development of housing estates in the locality.

### Place history

Established as a pastoral run in the nineteenth century, Minta Farm, Berwick had numerous owners before it was acquired by Francis and Lillian Officer in 1910 (Certificate of Title 3451/097). The original portion of the existing homestead appears to have been built by 1913 (Rate Book 1913/14) with additions and outbuildings constructed at the property probably after 1931 when Minta Farm was acquired by Marshall Lawrence Baillieu (Certificate of Title 2943/485). After M L Baillieu's death, Minta Farm was transferred to Ian Marshall Baillieu in 1985 (Certificate of Title 3451/097).

A prefabricated house, a Myer House type developed by the Myer family, was constructed at Minta Farm c1947 by the Baillieu family. Located to the north-west of the main homestead complex, it was presumably intended to provide additional accommodation at the property for farm workers. It is of interest to note that the Baillieu and Myer families were related by marriage - Marjorie Merlyn Baillieu married the developer of the chain of Myer stores, Sidney Myer in the 1920s.

The prefabricated Myer House type developed in response to a housing shortage in Victoria. The advent of the Great Depression in 1930 saw a dramatic decline in building activity in Victoria and this, together with the advent of World War II, resulted in a shortage of housing which became extremely apparent as soldiers returned home from the war. A lack of qualified labour and shortage of materials compounded this problem. There was significant interest – both from the public and private sector – in attempting to resolve the issue, including the development of a series of prototype homes that could be constructed quickly and cheaply (University of Melbourne Archives, 'Harold Bartlett Collection'). Two of the earliest housing types developed were the Beaufort and Myer Houses; the former by the Victorian Housing Commission and the latter by the Myer Emporium.

On behalf of the Myer Emporium, Norman Myer introduced the Myer House to a group of Melbourne businessmen and politicians in 1945 (*The Argus*, 8 September 1945: 9). The plan was to develop a house that was capable of quick erection at low cost, which would require limited maintenance. The houses were to be constructed by the Commonwealth Aircraft Corporation Pty Ltd (*The Age*, 12 February 1947:5). The benefits of the house were detailed in an article published in *The Argus* on 16 January 1947, p 12, where Norman Myer was reported as stating:

*It is the cheapest home of its type ever built. The minimum use has been made of materials which would deteriorate. There was no exposed woodwork and very little wood was used in the interior. The house had an all-cement foundation, an iron frame, thick cement and plaster walls, and zinc anneal tiles, which would neither move nor break.*

*The Argus* went on to report that:

*The house is to be built in six designs, each capable of carrying an additional room if required. All the normal fittings are in-built, and the home, because of its design, will require much less furnishings and furniture than is normal.*

There was considerable government and public interest in the project, with a demonstration Myer House (that was to be raffled) erected in the Treasury Gardens in January 1947 and reports of long queues of people waiting to order the house (*The Argus*, 13 February 1947: 13).



Figure 2 *The Argus*, 13 February 1947, p 13



Figure 3 *The Australian Women's Weekly*, 29 March 1947, p 36

A coloured advertising brochure 'The Myer House', produced in 1947 by the Myer Emporium, illustrated and described this prefabricated house type, stating that they were to be erected by J C Taylor & Sons Pty Ltd. of Richmond. It was described as 'the result of three years of world-wide investigation on modern home building' and as 'a substantial structure in concrete, brick and timber, combined with factory produced 'zincanneal' roofing, joinery, plumbing and all generous interior fittings'. Three basic plan types were illustrated, the AL, BL and CL, and mirror image of these plans resulted in six plan variations.

The materials of the Myer Houses were described in the brochure as follows:

- reinforced concrete foundations
- steel and timber floors
- timber external walls, with concrete sheeting and stucco or sand finish
- timber interior walls with plaster sheeting
- steel roof trusses with zinc tiles, barges and fascias
- aluminium doors
- timber and aluminium windows
- timber architraves, picture rails and skirtings.

Built-in furniture included bedroom cupboards and drawers. Kitchens, laundries and bathrooms were

produced as units at the factory and transported to site in a finished condition, with all equipment and services built-in. Future extension of the houses was made possible by the inclusion of a door in the exterior wall, enabling a third bedroom to be provided if required.

Despite the apparent enthusiasm for these prefabricated housing schemes, construction continued for only a brief period. A change of government in late 1947 and concerns about the economic viability of both housing schemes led to the demise of the Beaufort House in early 1948 (*The Argus*, 12 February 1948:1) and the Myer House soon after. It is likely that only a small number of both Myer and Beaufort houses were built and this included the Myer House at the Baillieu-owned property, Minta Farm in c1947.

### Description

The Myer House, Minta Farm, Berwick is an example of the AL model and plan type as illustrated in the advertising brochure 'The Myer House', produced in 1947 by the Myer Emporium. It is sited with the main facade facing north and appears to have been built with the optional third bedroom at the west end. The house is highly intact and is similar in appearance to the house illustrated in the Myer House brochure (Figure 4).



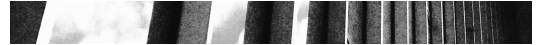
**Figure 4** Myer House model and plan type AL, from Plan types taken from: The Myer Emporium 'The Myer House' brochure (1947).

The house is of simple rectangular form with two slightly offset gables meeting at the mid-point, a small protruding gable-end to the east and a large protruding gable to the west. The latter accommodates the third bedroom. A partly open covered area is located to the north of the western gabled section. This has a flat roof, roughcast end wall, and guttering which matches that of the house, suggesting it formed part of the original construction. A deep recessed porch, located at the mid-point of the north façade, provides entry to the house.

The external walls are timber framed with a roughcast finish, and the roof is clad with corrugated galvanised iron. The latter may have replaced original zinc tiles, which were specified in the promotional brochure, or may be the original cladding. Zinc pressed shingle sheets line the gable ends. A broad, unadorned tapered chimney breast protrudes from the north façade. This differs from the exposed brick, straight-sided chimney illustrated in the brochure. Windows are timber-framed with double-hung aluminium sashes.

The interior of the house contains a longitudinal hall, which provides access to a living room and main bedroom to the east and second bedroom, dining room, kitchen, bathroom, laundry and third bedroom to the west. Interior walls are timber framed and lined with plaster, with timber skirtings, picture rails and





architraves. Floors are of timber and ceilings and cornices are of plaster.



**Figure 5:** Northern Façade



**Figure 6:** Eastern Facade



**Figure 7:** South- eastern Façade



**Figure 8:** Northern Façade



**Figure 9:** Eastern Façade – gable end detail



**Figure 10:** Eastern Façade – roughcast finish detail



**Figure 11:** North-western Façade



**Figure 12:** Northern Façade

### Integrity

The Myer House, Minta Farm retains a high level of integrity to its original design in form, fabric and detail. The house remains highly intact externally which enables the place to be clearly understood and appreciated as an example of a Myer House.

### Comparative Analysis

Historical research has not been able to identify the number of Myer Houses constructed, or the number that remain. It was reported in an article in 6 August 1947, that a proposed Myer House in Glen Waverley was to be the '35<sup>th</sup>' to be erected. As production ceased in early 1948 it would appear likely that the overall number constructed was relatively small (*Dandenong Journal*, 6 August 1947:11).

Perhaps unsurprisingly given the small number of houses constructed and their relatively modest form, few extant examples of the Myer House have been identified as remaining in Victoria. All those identified to date appear to be examples of the AL model, similar to the demonstration model constructed in the Treasury Gardens in January 1947 and since demolished (*The Age*, 24 January 1947:4).

Identified extant examples are:

- Two three-bedroom houses at Eynesbury Homestead, Eynesbury Road, Eynesbury (VHR H0362)
- House, 659 Moreland Road, Pascoe Vale South (HO120, City of Moreland)
- Three-bedroom house, Minta Farm, Berwick.

Another Myer House is known to have been constructed at the Royal Victorian Institute of the Blind (RVIB), St Kilda Road, Melbourne (VHR H1002), however this has since been demolished. It is interesting to note that the properties at Eynesbury and Berwick were both owned by the Baillieu family in the late 1940s/1950s – at the time the Myer Houses are likely to have been constructed. The Baillieu and Myer families were related by marriage and this is likely to explain the use of these structures on Baillieu-owned properties.

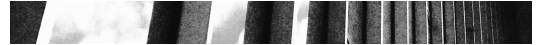
Likewise, few extant examples of the prefabricated Beaufort House have been identified in Victoria. A group of eight houses, of an original twenty-three houses built in Pascoe Vale South for the War Services Homes Commission, remains highly intact. These are of identical design and are included in the Heritage Overlay of the Local Planning Scheme of the City of Moreland as part of Gallipoli Parade Precinct, HO80.

The comparative analysis below has been based upon an analysis of the three other extant Myer Houses identified to date, and the now demolished building within the RVIB.

#### *Eynesbury, Eynesbury Road, Eynesbury (VHR H0362)*

Two identical three-bedroom prefabricated Myer Houses were erected to the south of the homestead





c1947, after the purchase of the Eynesbury property by John Baillieu the previous year. Both are examples of the AL type floor plan, as illustrated in the Myer House brochure, with an additional bedroom. The houses are considered to contribute to the state significance of the Eynesbury estate as rare and highly intact examples of these prefabricated Myer Houses.

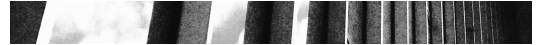
They are mentioned in the VHR Citation for Eynesbury – albeit briefly. The History notes that: ‘two identical prefabricated Myer houses were erected to the south ... of the property in 1947’. The houses are identified as being: ‘historically and architecturally important as rare and highly intact examples of one of the many prefabricated houses constructed by the Commonwealth Aircraft Corporation and marketed by the Myer Emporium during the world-wide shortage of housing following the Second World War.’

Both houses are of high integrity; although they do not appear to have been lived in for some time and the condition of one (in particular) has been compromised.



**Figure 13:** Myer House 1, Eynesbury © Heritage Victoria, 17 January 2017





**Figure 14:** Myer House 1, Eynesbury © Heritage Victoria, 17 January 2017

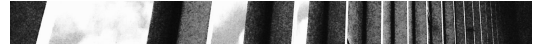


**Figure 15:** Myer House 2, Eynesbury © Heritage Victoria, 17 January 2017

*659 Moreland Road, Pascoe Vale South, City of Moreland (HO120)*

The house at 659 Moreland Road, Pascoe Vale South was originally identified in the City of Coburg Heritage Conservation and Streetscape Study (Timothy Hubbard Pty Ltd, 1990) and graded 'B'. The property is presently subject to an individual Heritage Overlay (HO 120) within the City of Moreland. The citation prepared for the City of Moreland Planning Scheme Heritage Overlay described the house as 'a largely intact example of the Myer houses' and the 'only known example in Coburg'.

While the form of the home remains readable, it has been somewhat altered. In particular the addition of external roller shutters, the replacement of the roof tiles and the apparent addition of



weatherboard/imitation weatherboard cladding to the gables have compromised the building's integrity.



**Figure 16:** 659 Moreland Road, Pascoe Vale South © Google Streetview, 29 March 2017.

*Royal Victorian Institute for the Blind (VHR H1002) (demolished)*

A prefabricated Myer House was also erected in the grounds of the Royal Victorian Institute for the Blind between 1947 and 1953. The Statement of Significance for the place describes this house as 'one of the few examples of its type in Victoria' and states that it contributed to the state significance of the place. Despite this, the Myer house has been demolished since assessment of the place was undertaken.



**Figure 17:** Myer House, Royal Victorian Institute for the Blind (since demolished) (image from VHD)



## Conclusion

The Myer House was an expression of the significant growth in the demand for housing following World War II. Because this housing type was only manufactured during c1947-48, comparatively few were produced, and only three other examples have been identified as remaining in Victoria. Given the small number built, it is clearly a rare example of its type. Two of the houses (both at Eynesbury) are included on the VHR as part of the Eynesbury Homestead and the house at Pascoe Vale South is included on an individual Heritage Overlay within the City of Moreland. All examples known to remain are examples of the 'AL' model.

An analysis indicates that the house at Minta Farm is of high integrity and comparable in quality to the two houses at Eynesbury. It is in more intact condition than the example within the City of Moreland.

## Assessment Against Criteria

Following is an assessment of the place against the recognised heritage criteria set out in *Planning Practice Note 1: Applying the Heritage Overlay* (July 2015).

**Criterion A:** *Importance to the course or pattern of our cultural or natural history (historical significance).*

The prefabricated Myer House, Minta Farm, Berwick clearly illustrates the response to the housing shortage in Victoria after World War II. This resulted in the development of prototype prefabricated houses, by both the private and public sector, which could be constructed cheaply and quickly, including the Myer House type.

**Criterion B:** *Possession of uncommon, rare or endangered aspects of our cultural history.*

The Myer House, Minta Farm, Berwick is one of a small number of prefabricated houses known to remain from the late 1940s in Victoria. It is a highly intact and rare surviving example of the prefabricated Myer House type. The original form, materials and detailing of the place clearly demonstrate the typical characteristics of this building type.

**Criterion H:** *Special association with the life or works of a person, or group of persons, of importance in our history (associative significance).*

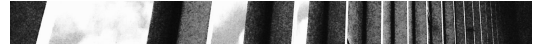
The Myer House, Minta Farm, Berwick has strong associations with two well-known Victorian families which were related by marriage, the Baillieu and Myer families. The Baillieu family owned Minta Farm and were responsible for the construction of the Myer House on the property, while, as directors of the Myer Emporium, the Myer family were instrumental in the development of this prefabricated house type.

## Grading and Recommendations

It is recommended that the place be included in the Heritage Overlay of the City of Casey Planning Scheme as a locally significant heritage place.

Recommendations for the Schedule to the Heritage Overlay (Clause 43.01) in the City of Casey Planning Scheme:

<b>External Paint Controls?</b>	No
<b>Internal Alteration Controls?</b>	No
<b>Tree Controls?</b>	No
<b>Outbuildings or Fences not exempt under Clause 43.01-3?</b>	No
<b>Prohibited Uses Permitted?</b>	Yes
<b>Incorporated Plan?</b>	No



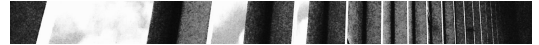
Aboriginal Heritage Place?	No
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#### Extent of the recommended Heritage Overlay

It is recommended that the Heritage Overlay be applied to the following land and buildings. The extent of the overlay should extend 5m from the eastern façade, 6m from the northern façade, 3m from the southern façade and 10m from the western façade of the Myer House. As outlined in blue in Figure 18.



**Figure 18:** Proposed extent of Heritage Overlay.



## References:

*The Age*, 8 September 1945: 24 January 1947: 12 February 1947, p.5.

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