HO21 – Carter Housing Estate (Precinct), Werribee

Heritage Place: Carter Housing Estate (Precinct)	**HO Reference:** HO21 **Date updated:** 16 October 2026

Address: Bounded by College Road and Anderson Street and comprises properties in Mary Avenue and Carter Crescent, Werribee



Figure 1. Carter Housing Estate (Precinct), bounded by College Road and Anderson Street and comprises properties in Mary Avenue and Carter Crescent, Werribee. Source: Extent Heritage Pty Ltd. 2025.

Item Group: Residential buildings (private) **Item Type:** Residential Precinct	**Key Theme:** Housing the population **Key Sub-theme:** Postwar housing
Designer: W. J. Bliss **Builder:** unknown	**Construction:** c.1930-1960s **Style:** Interwar/Postwar Bungalow

Significance Level: Local

Recommendation: Apply fence controls. Amend curtilage. Remove tree controls. Retain solar energy controls

Controls:	○	External paint controls	○	Internal alteration controls	○	Tree controls

	○	Included on Victorian Heritage Register	○	Incorporated Plans	●	Outbuildings and fence not exempt (original brick front fences only)
	○	Prohibited uses may be permitted	○	Aboriginal Heritage Place	●	Solar energy system controls

Curtilage

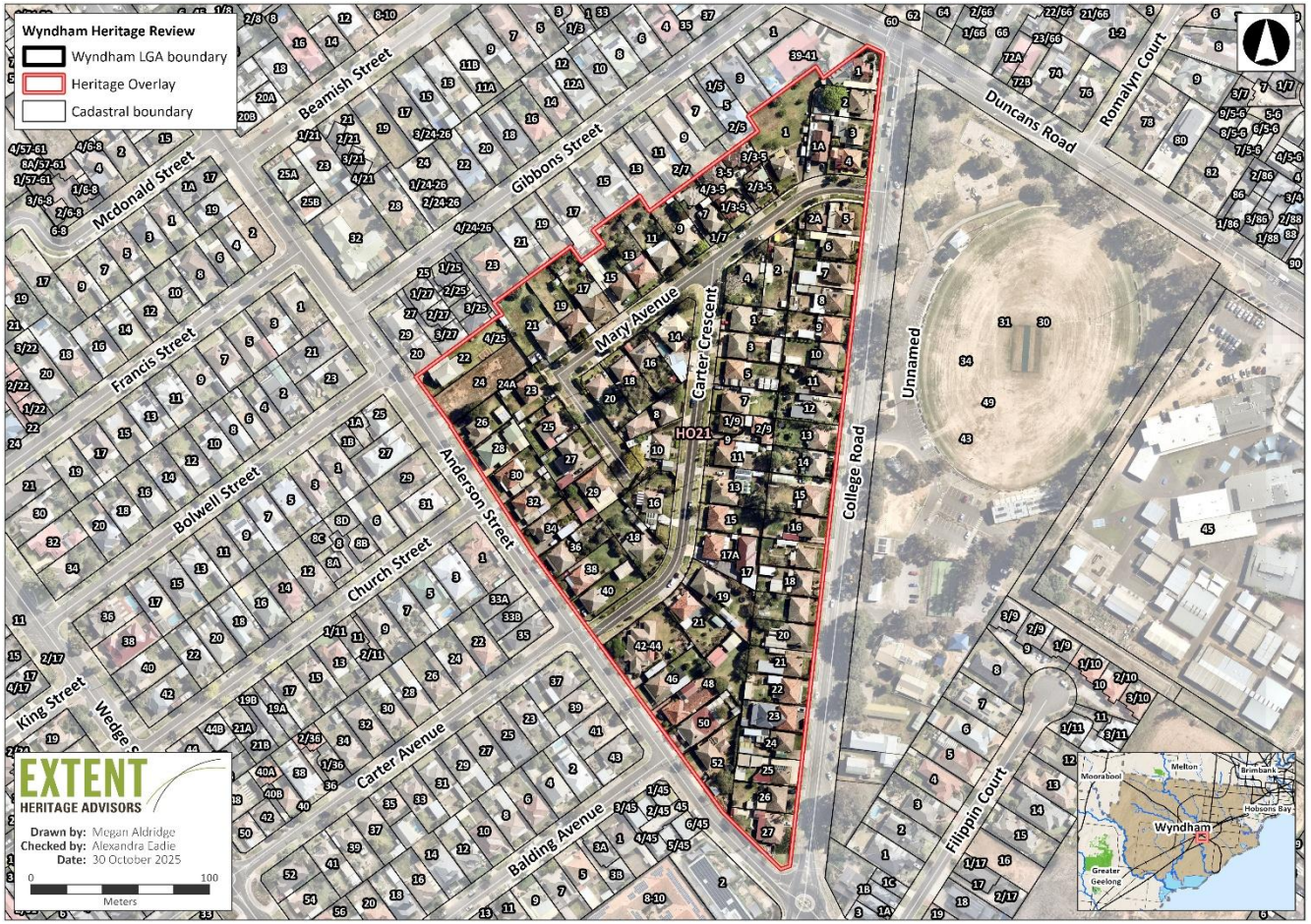


Figure 2. Carter Housing Estate (Precinct), bounded by College Road and Anderson Street and comprises properties in Mary Avenue and Carter Crescent, Werribee. *Aerial Basemap source*: Nearmap. 2025. *Spatial data source*: VicMap & Department of Transport and Planning

HERCON Criteria Assessment

A	*Importance to the course, or pattern of our cultural or natural history*	The Carter Housing Estate (Precinct) is historically significant as a substantially intact residential housing estate which was specifically developed for the growing number of workers of the Carter family who operated a number of poultry and egg farms within the area. The Precinct speaks to the importance and success of the Carter family and their farms, with the rapid increase of workers settling in the area during the mid to late-twentieth century due to Werribee's growing farming industry. The Precinct is also representative of Melbourne's shift in urban planning ideals; the design of the estate around "garden city" principles showed consideration of the then fashionable and modern thinking which was prevalent in early twentieth century estate development across Melbourne.
B	*Possession of uncommon, rare or endangered aspects of our cultural or natural history*	The Carter Housing Estate (Precinct) is a rare housing estate type as a private architecturally designed "workers estate". The estate was developed to allow a large number of Carter's farm workers to find local accommodation in proximity to their place of employment. Its rarity lies substantially in its construction by a non-government employer which was uncommon during the c.1940s.
C	*Potential to yield information that will contribute to an understanding of our cultural or natural history*	This place does not meet this criterion.
D	*Important in demonstrating the principal characteristics of a class of cultural or natural places or environments*	This place does not meet this criterion.
E	*Importance in exhibiting particular aesthetic characteristics*	The Carter Housing Estate (Precinct) is of aesthetic significance as a visually cohesive residential area designed following "Garden City" principles which had grown in popularity as an urban planning movement in the early twentieth century. It is primarily characterised by freestanding single storey, red bricked bungalows within largely greened streetscapes including deep lawned verges, pedestrian footpaths and tree plantings. The buildings retain a high degree of integrity as a group and demonstrate stylistic cohesion through consistency in single storey low rise height, built form with Marseille tiled hipped roofs with bricked chimneys, red brick materiality, timber paired double hung sash windows, allotment sizes and setbacks. Together these elements

		create a visually harmonious residential area that is recognisably distinct from surrounding streetscapes. Furthermore, the street arrangement, forming a triangular precinct, originally around a central green space with well, further highlights the estate as a distinct garden city development, in contrast to the early gridded arrangement of Werribee.
F	*Importance in demonstrating a high degree of creative or technical achievement at a particular period*	This place does not meet this criterion.
G	*Strong or special association with a particular community or cultural group for social, cultural or spiritual reasons. This includes the significance of a place to Indigenous peoples as part of the continuing and developing cultural traditions*	This place does not meet this criterion.
H	*Special association with the life or works of a person, or group of persons, of importance in our history.*	The Carter Housing Estate (Precinct) is of associative significance with the Carter Family who were prolific poultry farm entrepreneurs throughout the early to mid-twentieth century. They became known both locally and Australia-wide for their egg production businesses, which was regarded as the largest in Australia c. 1930s. The Carter Housing Estate (Precinct) was constructed for and by the Carter family for their employees, with the estate used as workers accommodation until the closure of the business c.1970s.

Statement of Significance – Carter Housing Estate (Precinct), Werribee

Address: Bounded by College Road and Anderson Street and comprises properties in Mary Avenue and Carter Crescent, Werribee	**PS ref no:** HO21



Figure 3. Carter Housing Estate (Precinct), bounded by College Road and Anderson Street and comprises properties in Mary Avenue and Carter Crescent, Werribee. Source: Extent Heritage Pty Ltd. 2025.

What is significant?

The Carter Housing Estate (Precinct), comprising a collection of late Interwar and Postwar dwellings constructed in the late 1930s-1960s, bound by Anderson Street, Carter Crescent, College Road and Mary Avenue, is locally significant.

The precinct demonstrates a high level of integrity and almost entirely consists of contributory properties with some non-contributory infill.

Significant dwellings:

Anderson Street: 42-44

Contributory buildings:

Anderson Street: 26, 28, 30, 32, 34, 36, 38, 40, 46, 48, 50, 52

Carter Crescent: 1, 3, 5, 7, 8, 1/9,10, 11, 13, 15, 16, 17, 18, 19, 21

College Road: 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27

Mary Avenue: 1, 1A, 2, 1/3-5, 2/3-5, 4, 1/7, 9, 11, 13, 14, 15, 16, 17, 18, 19, 20, 21, 23, 25, 27, 29

Non-contributory buildings:

Anderson Street: 22, 24

Carter Crescent: 2/9, 17A

Mary Avenue: 2A, 3/3-5 and 4/3-5, 2/7

Character elements that contribute to the significance of the precinct include:

- The regularity and cohesive aesthetic of the freestanding Interwar/Postwar bungalows dating from the late 1930s to the 1960s characterised by:
  - modest dwellings of single storey low-rise scale;
  - Marseille terracotta hipped roofs with squared chimneys to one side;
  - white painted timber framed paired double hung sash windows; and
  - red clay brick construction, commonly with polychromatic architectural detailing.
- Original front and boundary fencing, specifically low red or polychromatic brick walled fences flanked by small brick piers at:
  - Anderson Street: 26, 30, 34, 38, 42-44, 46, 48 & 52;
  - Carter Crescent: 1, 3, 5, 7, 18, 19, 21
  - College Road: 1, 2, 3, 4, 6, 7, 8, 9, 10, 11, 12, 13, 14, 16, 17, 20, 22, 23, 24, 25, 26 & 27;
  - Mary Avenue: 1, 1/3-5, 4, 1/7, 11, 13, 15, 17
  - Modified original brick fences rendered and/or overpainted:32 & 50 Anderson Street.
- The relative uniformity of allotments, siting, setbacks and building heights across the precinct.
- The retention of wide neatly defined lawned verges, and concrete pedestrian footpaths, crossovers and kerb and channel.

Later alterations and additions to the dwellings, interiors of residences, non-original front fences and the asphalted roadway (previously constructed of concrete) are not significant.

How is it significant?

The Carter Housing Estate (Precinct) is of historical, rarity, aesthetic and associative significance to the City of Wyndham.

Why is it significant?

The Carter Housing Estate (Precinct) is historically significant as a substantially intact residential housing estate which was specifically developed for the growing number of workers of the Carter family who operated a number of poultry and egg farms within the area. The Precinct speaks to the importance and success of the Carter family and their farms, with the rapid increase of workers settling in the area during the mid to late-twentieth century due to Werribee's growing farming industry. The Precinct is also representative of Melbourne's shift in urban planning ideals; the design of the estate around "garden city" principles showed consideration of the then fashionable and modern thinking which was prevalent in early twentieth century estate development across Melbourne. (Criterion A)

The Carter Housing Estate (Precinct) is a rare housing estate type as a private architecturally designed "workers estate". The estate was developed to allow a large number of Carter's farm workers to find local accommodation in proximity to their place of employment. Its rarity lies substantially in its construction by a non-government employer which was uncommon during the c.1940s. (Criterion B)

The Carter Housing Estate (Precinct) is of aesthetic significance as a visually cohesive residential area designed following "Garden City" principles which had grown in popularity as an urban planning movement in the early twentieth century. It is primarily characterised by freestanding single storey red bricked bungalows within largely greened streetscapes including deep lawned verges, pedestrian footpaths and tree plantings. The buildings retain a high degree of integrity as a group and demonstrate stylistic cohesion through consistency in single storey low rise height, built form with Marseille tiled hipped roofs with bricked chimneys, red brick materiality, timber paired double hung sash windows, allotment sizes and setbacks. Together these elements create a visually harmonious

residential area that is recognisably distinct from surrounding streetscapes. Furthermore, the street arrangement, forming a triangular precinct, originally around a central green space with well, further highlights the estate as a distinct garden city development, in contrast to the early gridded arrangement of Werribee. (Criterion E)

The Carter Housing Estate (Precinct) is of associative significance with the Carter Family who were prolific poultry farm entrepreneurs throughout the early to mid-twentieth century. They became known both locally and Australia-wide for their egg production businesses, which was regarded as the largest in Australia c. 1930s. The Carter Housing Estate (Precinct) was constructed for and by the Carter family for their employees, with the estate used as workers accommodation until the closure of the business c.1970s. (Criterion H)

Primary Source

Carter Housing Estate (Precinct) citation, Extent Heritage, 2026.

Description

Bunurong Country

The Carter Housing Estate (Precinct) is located on the traditional lands of the Bunurong peoples. They have cared for this Country for thousands of years and continue to care for Country today. The wider landscape is shaped by the flowing waters of Wirribi Yaluk (Werribee River), exceptional and increasingly endangered plains grasslands, ancient volcanic lava flows and the considerable shorelines of Naarm (Port Phillip Bay) (BLCAC, 2026, 10).

Bunurong Country is vast, complex and interconnected. It encompasses the lands on which we live on and the plants and animals it sustains; the Sky Country above which is home to birds and insects and night-time constellations; and the Sea Country, which provides so many of the resources that allow us to thrive (BLCAC, 2026, 10).

Physical Analysis

The Carter Housing Estate (Precinct) consists of a group of low-rise residential dwellings located to the south of the Werribee City Centre. The Estate comprised of Interwar/Postwar dwellings fronting Anderson Street, Carter Crescent, College Road and Mary Avenue, forming a triangular area which is distinct from the surrounding regular gridded layout of early Werribee (formerly Wyndham).

Building stock within the Precinct consists of bungalows from the late 1930s to the 1960s which have an underlying Edwardian style basis and express strong influences from Interwar functionalism and Californian styles, adapted for a cooler climate. The bungalows within the Precinct commonly exhibit symmetrical characteristics with square or rectangular floor plans which contribute to an aesthetic of uniformity, enhanced by the consistency of single storey low-rise scale, Marseille terracotta hipped roofs with squared chimneys to one side, timber framed paired double hung sash windows, red clay brick construction and consistent street setback. As most places are finished in face brick, only the timber elements and guttering are finished in paint. Usually only one or two colours are used on each place with gutters typically finished in dark red or green tones and timberwork, including roof fascia, finished in light cream or white tones.

Despite these shared characteristics, each house is individually distinguished through variations in façade arrangements, including the introduction of curved modern elements, front porches or verandahs, side driveways and polychromatic brick detailing. There are also variations in front and boundary fencing, with some properties complemented by matching low polychromatic brick walled fences flanked by small brick piers.

A difference between Interwar and Postwar dwellings is the use of aluminium framed windows which are generally considered to be part of their original construction and not modifications. These windows were newly available after the war, and their standard sizes vary in proportion to the double hung timber sash windows.

The dwelling at 42-44 Anderson Street, located to the southern corner of the Anderson Street and Carter Crescent junction, is unique within the Carter Housing Estate (Precinct) as the only residence on a double block and oriented on an angle. Whilst it is of an asymmetrical Inter-War/Post-War red bricked style and aesthetically consistent within the broader precinct, its scale and orientation is notably different, elevating its presence within the Estate. The low bricked fence, corner pedestrian gate and concreted entry footpath also contribute to the dwelling's heighted status.

The streetscapes within the Precinct also contain consistent characteristics including wide lawned verges with concrete footpaths and now irregular plantings of varied species including kurrajong trees (*Brachychiton populneus*). Whilst concrete paved driveway crossings are remnant of the original design, the concrete roadway which once distinguished the precinct has been replaced with contemporary guttering and asphalted road surfaces.

Bungalow Design Characteristics – Carter Housing Estate (Precinct)

The following table is an analysis of the building character and stylistic elements of the houses within the Carter Housing Estate (Precinct), of which six distinct typologies were identified:

Typical character features of a style	Example dwelling images
Type 1A - Symmetrical Square Bungalow Type 1A - Symmetrical Square Bungalow has a short ridge, hipped roof (pyramid shape), clad with terracotta Marseille tiles. Typically expressing a flush façade with symmetrical fenestration, and a recessed centred entrance, flanked by pairs of double hung sash windows with external architraves. Dwellings constructed during the Postwar period frequently contain aluminium framed windows, with no architraves as a variation. Brickwork is often polychromatic with contrasting bands, or diamond shaped features. Typically featuring a flat awning roofed porch over the entry or verandah to the full frontage of the house. Dwellings of this type frequently contain an original low brick fence, matching the polychromatic pattern on the dwelling elevations. Examples of this type include: 32 Anderson Street; 2, 6, 7 & 17 College Road; 4, 18 & 20 Mary Avenue.	
Type 1B - Functionalist Square Bungalow (Moderne) With an overall form similar to Type 1A, the Type 1B - Type 1B - Functionalist Square Bungalow character is expressed strongly by a contrasting non-rectangular, rounded shape. The symmetrical façade may feature expressed curved walls at the front rooms with a recessed central entrance and a small cantilevered or supported awing roofed porch which may also have rounded elements. This type may also include a curved chimney element. This type commonly features pairs of double hung sash windows with external architraves. Postwar places may include more contemporary aluminium framed windows which tend to be of larger proportions. Dwellings of this type frequently contain a low brick fence, matching the polychromatic pattern on the dwelling walls. Examples of this type include: 40 Anderson Street; 16 & 18 Carter Crescent; 14, 25,	

Type 1C – Extended Bungalow

With an overall form similar to Type 1A, the Extended Bungalow has a plan form similar to the square type but with the addition of an extended bay at one side becoming rectangular. The extended bay commonly expresses an additional window or an integrated garage. The flush façade has an offset, recessed entrance, flanked by sash windows. This type also typically features a flat awning roofed porch or verandah at the front of the house. Some porches feature matching brick plinths or trims that define the edges of the concrete floor.

Pairs of double hung sash windows are common, however Postwar places may include more contemporary aluminium framed windows which tend to be of larger proportions.

Dwellings of this type frequently contain a low brick fence, matching the polychromatic pattern on the dwelling walls.

Examples of this type include: 28, 36, 38, 50 & 52 Anderson Street; 1, 3, 8, 10, 13, 15, 17, 19 & 21 Carter Crescent; 9, 10, 13, 14, 15, 18, 19, 22, 23, 26 & 27 College Road; 11, 13, 16, 19, 21, 23 & 29 Mary Avenue.





Type 2A - Square Bungalow (side entry)

With an overall form similar to Type 1A, the 2A differs through the placement of the entrance which is provided at the side of the dwelling, adjacent to a set-back garage or carport. The front elevation contains symmetrically placed pairs of double hung sash windows, however, Postwar places may include more contemporary aluminium framed windows which tend to be of larger proportions.

Variations included extended broken-back or integrated roof at a lower pitch over 'L' shaped verandahs covering two elevations.

The dwellings of this type frequently contain a low brick fence, matching the polychromatic pattern on the dwelling walls.

Examples of this type include: 46 & 48 Anderston Street; 5, 7, 1/9 & 11 Carter Crescent; 4, 5, 8, 11, 12, 16, 20, 21, 24 & 25 College Road; 1, 2A, 2/3-5, 1/7, 9, 15 & 17 Mary Avenue.





Type 3 - Asymmetrical Bungalow

The Asymmetrical Bungalow is similar to Type 1C – Extended Bungalow, however, it differs through the addition of a projecting hipped roof component set to one side. The front entry is set back at the junction of the projecting room and the main front wall with the setback area being infilled by a flat awning roofed porch supported on wrought iron columns or plain timber posts.

The Functionalist Bungalow (modern) variation includes the introduction of rounded shapes including curved chimney features, simplified porch columns and larger metal framed window.

Some porches feature matching brick plinths or trims that define the edges of the concrete floor.

Carports or garages are set back and typically on the opposite side to the projecting hip component.

Examples of this type include: 26, 30, 34, 38 & 42-44 Anderson Street; 27 Mary Avenue.





Type 4 – Brick Gable Bungalow

The Brick gable bungalow is an atypical example in the area, this typology of interwar dwelling features polychrome brickwork and distinct corbelled eaves. The dwelling constructed with a substantial brick gable fronting the street with a transverse gabled roof connecting set back a rectangular wing behind. A smaller gable pediment constructed in matching brickwork protrudes as a shallow porch protecting the central entrance. A window features in the upper gable pediment indicating a habitable room within the roof space. Examples here include dormer windows and visible chimneys. Façade arrangement and ornamentation may have some English Cottage or Tudor Revivalist influence, popular in the early twentieth century (1920s-1930s) (Raworth. B & Humphries. B. 1991).

This type commonly features pairs of double hung sash windows with external architraves.

Dwellings of this type frequently contain a low brick fence, matching the polychromatic pattern on the dwelling walls.

Examples of this type include: 1 & 3 College Road; 1A & 1/3-5 Mary Avenue.





Type 5 – Contemporary Infill Dwellings of this type replicate variations of the above styles but are of late twentieth century or later origins. Typically, these dwellings have a corrugated Colorbond clad roof and aluminium framed windows of various proportions. This group of dwellings are considered to be sympathetic to the building typology, and contain many of the various building character elements, however, these places are not identified to contribute importantly to the heritage significance of the Precinct. Examples of this type include: *Rear of 8 Carter Crescent;* 17A Carter Crescent; 2, 3/3-5 & 4/3-5 & 2/7 Mary Avenue.	

Alterations and Additions

The precinct has retained many of the original characteristics which contribute to the aesthetic consistency of the Interwar/Postwar precinct, including scale, setbacks, materiality, roof forms, style and detailing. There is minimal infill within the area with alterations generally sympathetic to their context. Changes to some of the properties within the precinct include:

- External render and/or full façade facebrick overpainting to select properties at 28, 32, 46 & 50 Anderson Street, 13 Carter Crescent, 18, 19 & 22 College Road, and 23, 25 & 29 Mary Avenue;
- Introduction of new window frames*, glazing* and awnings*;
- Infilled garage extensions* and the implementation of contemporary garage doors*;
- Alterations of detached garages into habitable extensions*;
- Removed or new window blinds*;
- New openings*;
- New fences*;
- Changes to some lot reconfigurations and lot subdivisions for the provision of additional housing to the rear of original properties*;
- The loss of some trees lining precinct streets, which had initially been more regular in plantings; and
- Loss of the original concrete street paving with later asphalting of roadways within the precinct.

The precinct is overall considered to be of high integrity and in good condition.

Denotes element that does not contribute to the cultural significance of the place.

History

The Carter Housing Estate (Precinct) is situated on the lands of the Bunurong peoples of the Kulin Nation, the Traditional Custodians of Country. Despite the effects of colonisation, including dispossession of land, the Traditional Custodians have maintained a continuing connection to land, waters and culture within the City of Wyndham.

The early township of Werribee was positioned in proximity to a ford over Werribee River, also known by its traditional name Wirribi Yaluk, connecting the route between Melbourne and Geelong (Murray 1974, 11; Lovell Chen 2024, 51). As traffic grew along the Melbourne to Geelong route, the Werribee settlement expanded. In 1849, land was reserved for a township and was gazetted as 'Wyndham' in 1850, commencing sale of Crown Land shortly after (James and Pritchard 2008, 15; Hocking 2013, 177; Murray 1974, 14).

The arrival of the railway in 1857 firmly positioned the commercial centre on the east side of the river. A post office, churches, schools and additional inns soon followed (James and Pritchard 2008, 103). While the township itself changed little throughout the latter half of the nineteenth century, the surrounding land prospered economically under sheep and cattle grazing (Werribee Shire Banner 29 July 1937, 3).

Closer Settlement of the 1890s through until the 1930s marked a turning point, where large estates were subdivided for cropping and other industries, driving an increase in population and transforming land use (Lovell Chen 2024, 15; James and Pritchard 2008, 49; Penrose 2001, 9).

Place History

The Carter Poultry Farms

Walter Carter and his family had immigrated from England in 1910, sailing on the R.M.S. Osterley (Melton Express 1935, 4). Settling in Werribee, Walter Carter's father, James Carter, became the lessee of Crown Allotment 15 of the former Police Paddock. During the family's early years on the allotment, James Carter's sons Walter and James (junior), then teenagers, raised fowls on the property, establishing a small scale egg production for pocket money (Weekley Times 1926, 23). As the business grew, two red brick dwellings were constructed within the allotment, now located at 63 and 65 Greaves Street South, Werribee (HO58).

In the 1930's, the Carter's Poultry Farm was regarded as Australia's largest egg farm, with a flock of 100,000 birds producing 40,000 eggs daily (The Australian Women's Weekly 1939, 4; Melton Express 1935, 4). The business had developed into a large-scale operation, extending across 25 acres into Allotments 20, 20A and 21 to the eastern side of Greaves Street South, as well as Lock Avenue nearby. As a result, the 1930s and 1940s were years of increasing prosperity for the Carter family. During this period, they also established the Carter Housing Estate (Precinct) within the Werribee township to house their workers (HO21), and built two of three splendid new Carter residences on newly-acquired sites within the township; 'Shirwal Court' (HO32), also known as Villa Franca, on the corner of Greaves Street South and Deutgam Street, and Monleisha (HO89), also known as the Roland Carter House, located on the corner of Russell Street and Lock Avenue (HO89).

The poultry farm was active and operated by the Carter family for over 60 years. However, due to changes in poultry farming practices, by the mid-twentieth century labour and production costs had risen to follow the 'free range' method which was popular to consumers. By 1968 the Carter Brothers made the decision to phase out their businesses, with the farmland eventually sold and repurposed for residential development.

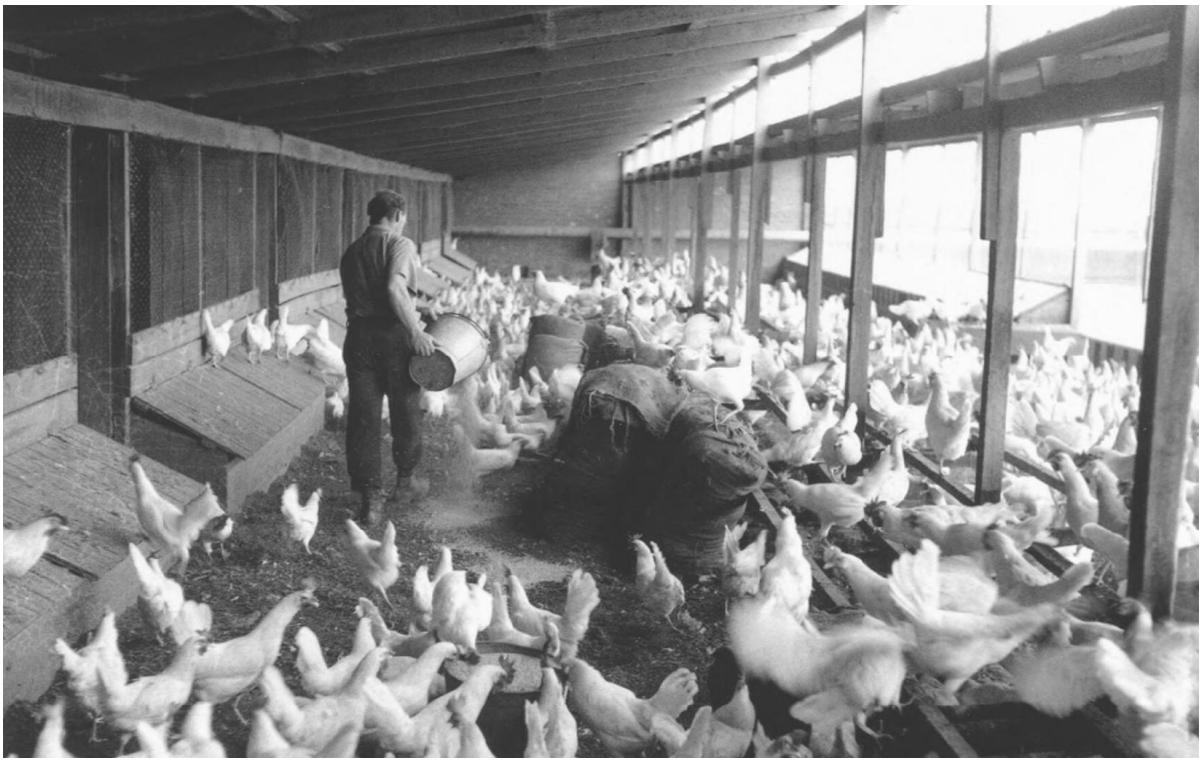


Figure 4. Extract of a 1955 photograph showing feeding time at Carter's poultry farm, Werribee, Victoria. *Source:* Carter, Jeff. (1955) NLA obj-147811489

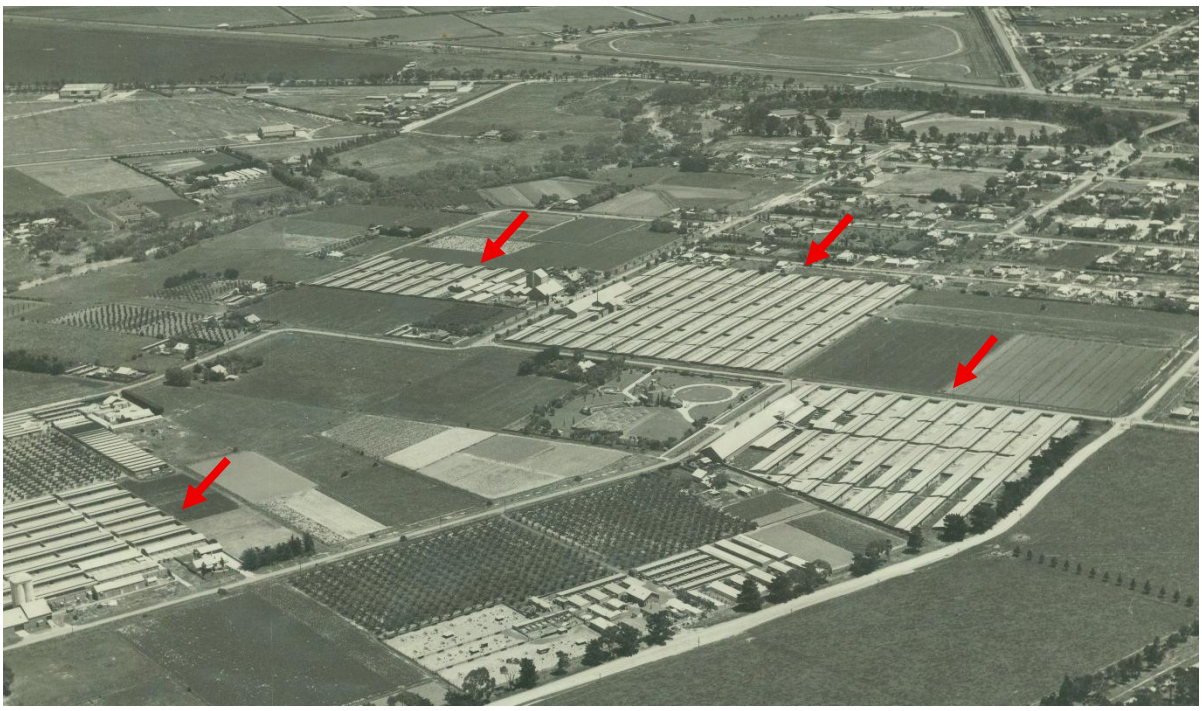


Figure 5. Extract from aerial photograph of Werribee, showing the Carter egg farms, indicated with red arrows. The Carter Housing Estate (Precinct) is out of frame to the east (right). *Source:* Charles Daniel Pratt. 1949. 'Aerial View of Carters Egg Farm, Werribee.' Digitised photograph. State Library Victoria. https://find.slv.vic.gov.au/permalink/61SLV_INST/1sev8ar/alma9916715643607636

The Carter Housing Estate (Precinct)

The following text is a concise historical overview summarised from 'The Carter Family of Werribee' by W. M. S. Carter (1997), with information from additional sources as cited.

In 1933 the land on which the Carter Housing Estate (Precinct) was built was composed of allotments 22 and 23, located to the southeast of Werribee's centre (Figure 6). Allotment 22 was owned by Mary Hussey, who would likely become the namesake of Mary Avenue within the later Estate. Mary was the daughter of Francis Hussey who was regarded as one of the early pioneers of the district and who had worked at Werribee Park. He had resided at the property 19 Anderson Street prior to his passing in 1951 (Werribee Shire Banner 1951, 5). Allotment 23 was owned by J. Phelan, who was the owner of 'The Sculptor' a horse who ran at the Wyndham racecourse (The Argus 1902, 8).

In 1938 the Carter Brothers purchased twelve-hectares of land, which had become colloquially known as 'Husseys' with the intention of constructing a new housing project to provide rental properties for their workers. It had been noted that "*For years there has been an acute shortage of houses in the town, and the position has been accentuated by the mobilisation of the large numbers of married men at the Laverton and Point Cook Flying schools*" (The Age 1940, 12). The property was bounded by College Road and Anderson Street and bisected the former allotment 22 which now contained Gibbons Street.

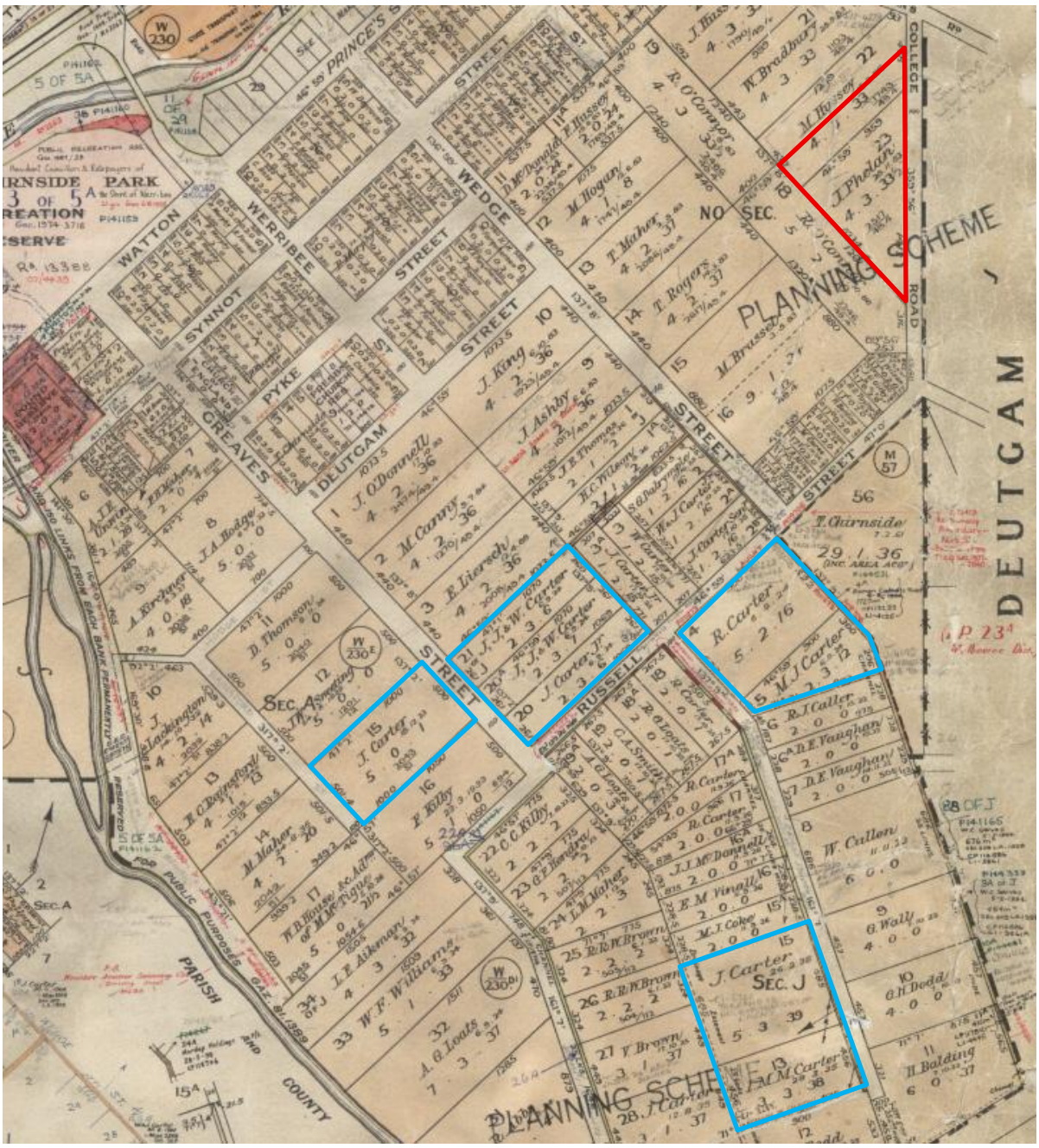


Figure 6. Extract of 1954 Parish Plan, showing the subdivided allotments of Werribee including the Carter Housing Estate (Precinct) outlined in red, and the Carter poultry farms outlined in blue. Source: Department of Lands and Survey. 1954. Deutgam – 2 Parish Plan. Digitised cartographic material. Public Record Office Victoria (online database). Accessed 22 April 2025. https://prov.vic.gov.au/archive/06B4EA92-F442-11EA-BE8C-890B1FA715B8

The housing estate begun construction in the late 1930s as a proposed "Garden City", inspired by the metropolitan design movement which focused on healthy communities through good housing design, low-density, greened environments that encouraged pedestrian engagement (Prajapati 2021). The initial proposal of 72-100 brick veneer homes were built at an estimated cost of £650 each and a total projected expenditure of £45,000. The Carter Housing Estate

(Precinct) was one of the first in Australia to feature concrete internal roads. The development was described in a published article in The Age newspaper:

> "The houses being built in this new "Garden City" within the township are mostly five-roomed dwellings of brick, with tile roof. They each have a garage and a septic tank sewerage system, ad a touch that will appeal to the housewife - they are all to be fitted with special wire blinds that collapse into window sashes…Another aspect of the scheme is the installation of an artesian well in the centre of the main block to provide water for the gardens and the sewerage system. Water has been struck at 30 feet, and a special reticulation system is to be installed as soon as electric power is made available. A similar system has long been in operation on the Carter farm, which adjoins the estate. The smallest of the blocks in the new "garden city" has a 50-foot frontage and a depth of 120 feet, but the size of the block varies slightly, as does the design and layout of the houses. These are being let at 25/ a week rental…" (The Age 1940, 10)

A majority of the houses were built in the late 1930s and peaked in the early 1940s, with registered completion between 1941 and 1942 (Shire of Werribee Valuers Cards 1941-1956).



Figure 7. Aerial photograph from 1951, showing the early extent of the Carter Housing Estate (Precinct), which is distinct for its regular allotments and tree lined streets. *Source:* Unknown. 1951. 'Geelong Road. Project no.92.' Digitised Photograph. Landata

Construction halted in 1941 due to materials and labour shortages attributing to the Second World War. Following the conclusion of the war, construction recommenced and continued into

the 1960s. However, from 1945 onwards many supplies continued to prove difficult to obtain. Eventually, the Carters bought into a timber mill owned by Syd. Armstead to secure a regular source of timber. The houses to the northern end of Anderson Street appear to be later constructions c.1950 (Figure 7). Overall, the Carter Housing Estate (Precinct) at one time comprised of 130 houses with further residences constructed along Carter Avenue, many since demolished.

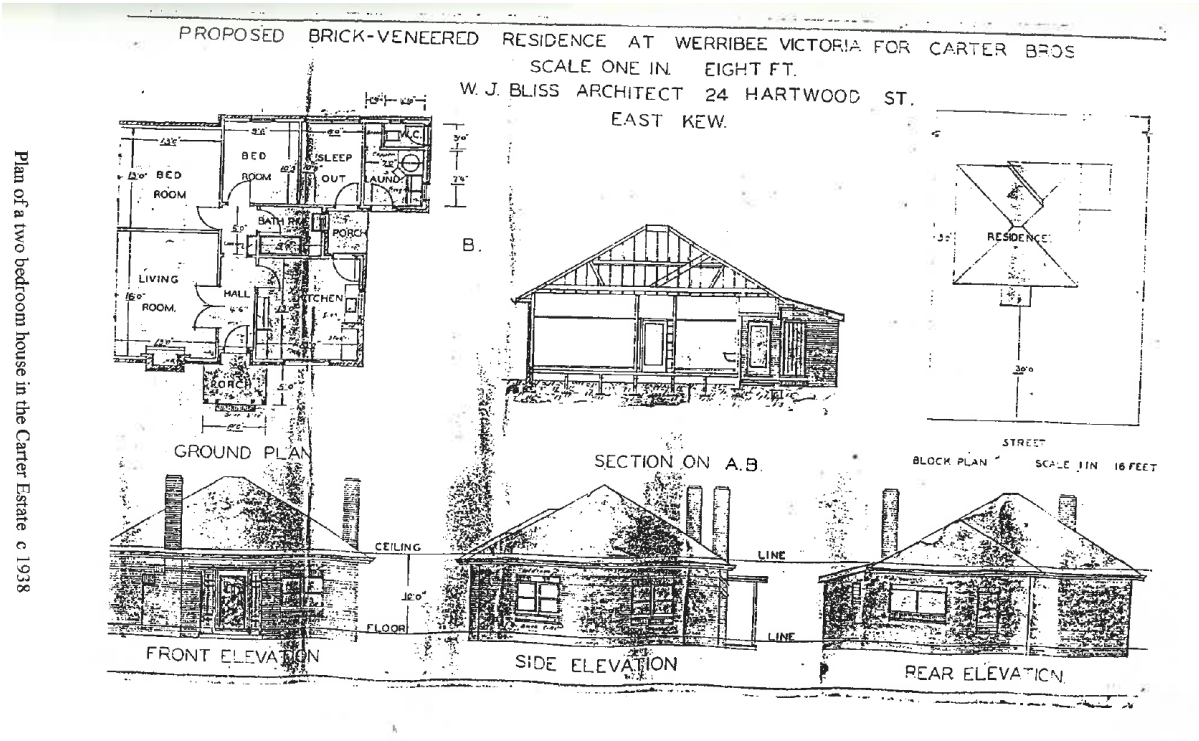


Figure 8. Example construction drawings of a Carter Housing Estate (Precinct) dwelling, prepared by architect W.J. Bliss. *Source:* W. M. S. Carter, p.55 (1997)

By 1975 cartographic mapping showed a laneway at the rear of Gibson Street and Mary Avenue (Melbourne and Metropolitan Board of Works, Survey Division 1975). However, current property boundaries show that the former easement is now incorporated into the allotments, and that many lots have been re-developed with house additions at the rear of the property. It is unclear when the well to the corner of Carter Crescent and Mary Avenue was replaced with a dwelling, however the architecture of the building indicates that this was likely c.1950s, with its use of cream brick contrasting with the broader red bricked estate.

The Carter Housing Estate (Precinct) was likely sold off as independent residences following the closure of the Carters farms c.1970. The homes have remained as private residences into the twenty-first century, with many retaining their original aesthetic with minor changes such as new garages and windows.

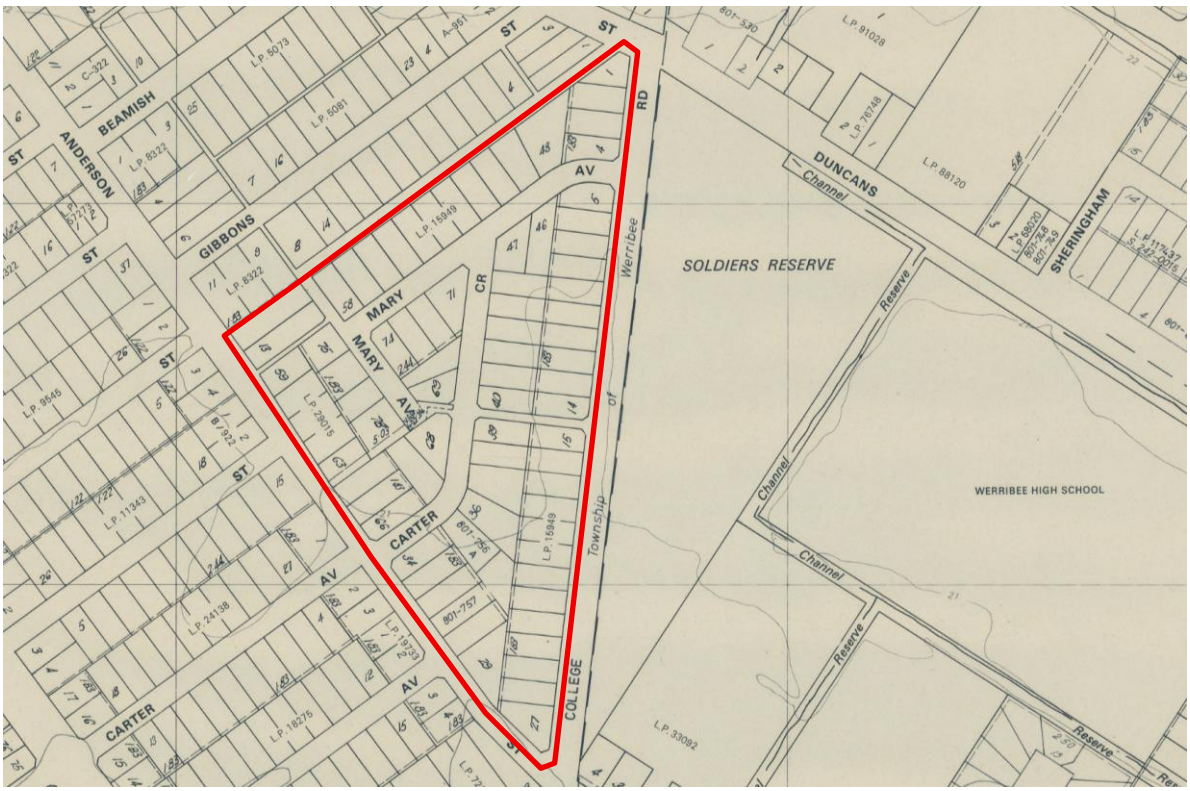


Figure 9. Extract from 1975 cartographic map, from Municipality of Werribee 242, showing the street and allotment layout of the Carter Housing Estate (Precinct), outlined in red. *Source:* Melbourne and Metropolitan Board of Works, Survey Division (1975), SLV.



Figure 10. Extract from 1979 aerial photograph, showing the completed Carter Housing Estate (Precinct), outlined in red. *Source: Source:* Unknown. 1979. 'Heytesbury North Project.' Digitised Photograph. Landata.

Comparative Analysis

Primarily developed in the c.1940s, the Carter Housing Estate (Precinct) comprises a substantially intact series of detached Interwar/Postwar bungalows. Constructed as a private endeavour by the Carter family to provide nearby local housing for those who worked on their poultry farms, the Precinct forms a tangible link to the early-mid twentieth century industrial occupation of the land south of the main Werribee township, and the resulting economic prosperity.

The Carter Housing Estate (Precinct) is directly comparable to the adjacent Carter Avenue Precinct (HO136) which was an extension of the Estate based around Carter Crescent and Mary Avenue. Carter Avenue was entirely owned by James Carter, developed from 1940-42 and then into the 1960s after the Carter family sold the land forming Carter Avenue. Similar to the housing stock in the Carter Housing Estate (Precinct), dwellings in Carter Avenue Precinct use face brick and Marseille pattern roof tile in a mid- late 1940s styling but retain similar materials, single storey height, the same alignment and layout as the later houses listed below. Almost all these houses have chimneys. Some houses retain their original low height brick fences at the front or side along with integrated garages, a typology which is also found in the larger Carter Housing Estate (Precinct).

The private development of the Carter Housing Estate (Precinct) (alongside the Carter Avenue Precinct) is unusual and distinct to the Werribee area as during the same era, estates were more commonly established by the Housing Commission and generally constructed closer to the City of Melbourne. There are broader examples within the western suburbs of Melbourne which the Carter Housing Estate (Precinct) may be compared to which also employ the “garden city” approach, including:

- **Housing Commission of Victoria – Champion Road Estate Heritage Precinct (HO15 City of Hobsons Bay).** The HCV Champion Road Estate Heritage Precinct was constructed in 1941, comprised of 39 Interwar/Postwar maisonettes within a triangular reserve to the west of the Hobsons Bay area. Established by the Housing Commission of Victoria, they were constructed as a means of public housing near the Newport Railway Workshops industrial area. Whilst being Government funded, the estate is comparable as residential housing for the local workforce, as well through the consistent architectural expression of red bricked dwellings in the Interwar/Postwar low-rise bungalow style that creates an overall unifying aesthetic. They similarly feature single storey hipped and pitched roofed residences, clad in terracotta tile and simple bricked chimneys, and white timber framed windows. The estate shows a similar “garden city” rationale of regular allotments, consistent setbacks, curved concrete streets and a central greenspace.

Housing Commission of Victoria – West NEWPORT Estate Residential Heritage Precinct (HO16 City of Hobsons Bay). Constructed between 1945-1960 as a public housing estate, the small housing development marked a change in the approach to mass production of dwellings, being the first to employ concrete prefabricated systems. Despite the material differences, the precinct is comparable through its low-rise Postwar bungalow architecture which shares similar attributes of hipped roofs with Marseille tiles, simple red bricked chimneys and timber framed paired sash windows that contribute to a distinctly unified precinct. The area is also comparable in its use of “garden city” urban planning principles, with a central green space, wide greened verges, tree plantings, concrete footpaths and low fencing.

Grading map

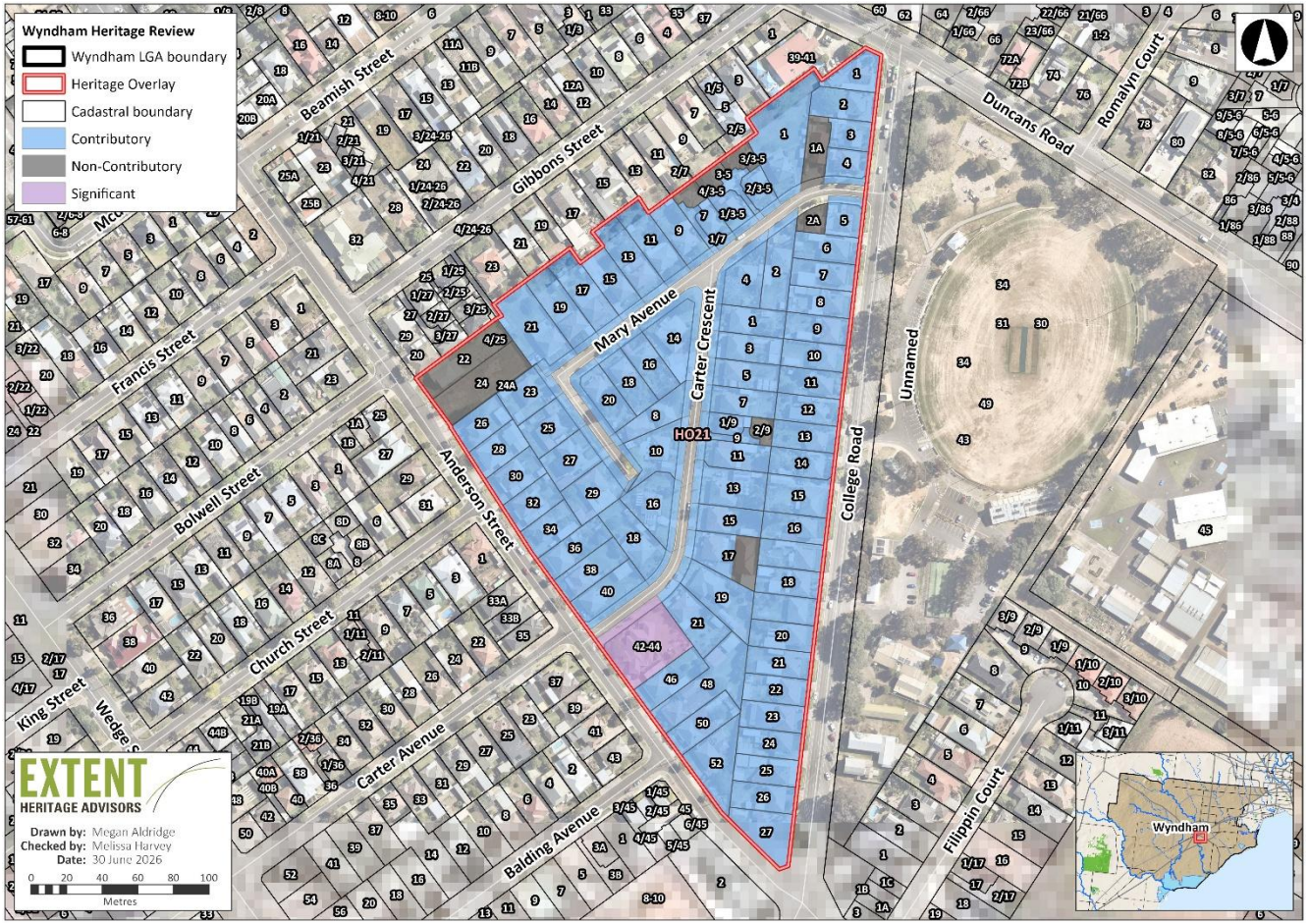


Figure 11. Gradings map, Carter Housing Estate (Precinct), bounded by College Road and Anderson Street and comprises properties in Mary Avenue and Carter Crescent, Werribee. Aerial Basemap source: Nearmap. 2025. Spatial data source: VicMap & Department of Transport and Planning

Grading table

* S: Significant C: Contributory NC: Non-contributory

Street address	Heritage building/element	Grading
Anderson Street		
22 Anderson Street, Werribee	House	Non- Contributory
24 Anderson Street, Werribee	Land	Non-Contributory
26 Anderson Street, Werribee	House and boundary fencing	Contributory
28 Anderson Street, Werribee	House	Contributory
30 Anderson Street, Werribee	House and boundary fencing	Contributory
32 Anderson Street, Werribee	House and modified boundary fencing	Contributory
34 Anderson Street, Werribee	House and boundary fencing	Contributory
36 Anderson Street, Werribee	House	Contributory
38 Anderson Street, Werribee	House and boundary fencing	Contributory
40 Anderson Street, Werribee	House	Contributory
42-44 Anderson Street, Werribee	House and boundary fencing	Significant
46 Anderson Street, Werribee	House	Contributory
48 Anderson Street, Werribee	House and boundary fencing	Contributory
50 Anderson Street, Werribee	House and modified boundary fencing	Contributory
52 Anderson Street, Werribee	House and boundary fencing	Contributory

Anderson Street	Uniformity of allotments, siting, setbacks and building heights and the defined lawned verges, concrete pedestrian footpaths, crossovers, kerb and channel	Contributory
Carter Crescent		
1 Carter Crescent, Werribee	House and boundary fencing	Contributory
3 Carter Crescent, Werribee	House and boundary fencing	Contributory
5 Carter Crescent, Werribee	House and boundary fencing	Contributory
7 Carter Crescent, Werribee	House and boundary fencing	Contributory
8 Carter Crescent, Werribee *The property includes a secondary dwelling to the rear, presenting to Mary Avenue*	House	Contributory *Rear dwelling – Non-Contributory*
1/9 Carter Crescent, Werribee	House	Contributory
2/9 Carter Crescent, Werribee	House	Non-Contributory
10 Carter Crescent, Werribee 'Gryffindor'	House	Contributory
11 Carter Crescent, Werribee	House	Contributory
13 Carter Crescent, Werribee	House	Contributory
15 Carter Crescent, Werribee	House	Contributory
16 Carter Crescent, Werribee	House	Contributory

17 Carter Crescent, Werribee	House	Contributory
17A Carter Crescent, Werribee	House	Non-Contributory
18 Carter Crescent, Werribee	House and boundary fencing	Contributory
19 Carter Crescent, Werribee	House and boundary fencing	Contributory
21 Carter Crescent, Werribee	House and boundary fencing	Contributory
Carter Crescent	Uniformity of allotments, siting, setbacks and building heights and the defined lawned verges, concrete pedestrian footpaths, crossovers, kerb and channel	Contributory
College Road		
1 College Road, Werribee 'Carter Cottage'	House and boundary fencing	Contributory
2 College Road, Werribee	House and boundary fencing	Contributory
3 College Road, Werribee	House and boundary fencing	Contributory
4 College Road, Werribee	House and boundary fencing	Contributory
5 College Road, Werribee	House	Contributory
6 College Road, Werribee	House and boundary fencing	Contributory
7 College Road, Werribee	House and boundary fencing	Contributory
8 College Road, Werribee	House and boundary fencing	Contributory
9 College Road, Werribee	House and boundary fencing	Contributory

10 College Road, Werribee	House and boundary fencing	Contributory
11 College Road, Werribee	House and boundary fencing	Contributory
12 College Road, Werribee	House and boundary fencing	Contributory
13 College Road, Werribee	House and boundary fencing	Contributory
14 College Road, Werribee	House and boundary fencing	Contributory
15 College Road, Werribee	House	Contributory
16 College Road, Werribee	House and boundary fencing	Contributory
17 College Road, Werribee	House and boundary fencing	Contributory
18 College Road, Werribee	House	Contributory
19 College Road, Werribee	House	Contributory
20 College Road, Werribee	House and boundary fencing	Contributory
21 College Road, Werribee	House	Contributory
22 College Road, Werribee	House and boundary fencing	Contributory
23 College Road, Werribee	House and boundary fencing	Contributory
24 College Road, Werribee	House and boundary fencing	Contributory
25 College Road, Werribee	House and boundary fencing	Contributory
26 College Road, Werribee	House and boundary fencing	Contributory
27 College Road, Werribee	House and boundary fencing	Contributory

College Crescent	Uniformity of allotments, siting, setbacks and building heights and the defined lawned verges, concrete pedestrian footpaths, crossovers, kerb and channel	Contributory
Mary Avenue		
1 Mary Avenue, Werribee	House and boundary fencing	Contributory
1A Mary Avenue, Werribee	House	Contributory
2 Mary Avenue, Werribee	House	Contributory
2A Mary Avenue, Werribee	House	Non-Contributory
1/3-5 Mary Avenue, Werribee	House and boundary fencing	Contributory
2/3-5 Mary Avenue, Werribee	House	Contributory
3/3-5 Mary Avenue, Werribee	House	Non-Contributory
4/3-5 Mary Avenue, Werribee	House	Non-Contributory
4 Mary Avenue, Werribee	House and boundary fencing	Contributory
1/7 Mary Avenue, Werribee	House and boundary fencing	Contributory
2/7 Mary Avenue, Werribee	House	Non-Contributory
9 Mary Avenue, Werribee	House	Contributory
11 Mary Avenue, Werribee	House and boundary fencing	Contributory
13 Mary Avenue, Werribee	House and boundary fencing	Contributory
14 Mary Avenue, Werribee	House	Contributory

15 Mary Avenue, Werribee	House and boundary fencing	Contributory
16 Mary Avenue, Werribee	House	Contributory
17 Mary Avenue, Werribee	House and boundary fencing	Contributory
18 Mary Avenue, Werribee	House	Contributory
19 Mary Avenue, Werribee	House	Contributory
20 Mary Avenue, Werribee	House	Contributory
21 Mary Avenue, Werribee	House	Contributory
23 Mary Avenue, Werribee	House	Contributory
25 Mary Avenue, Werribee	House	Contributory
27 Mary Avenue, Werribee	House	Contributory
29 Mary Avenue, Werribee	House	Contributory
Mary Avenue	Uniformity of allotments, siting, setbacks and building heights and the defined lawned verges, concrete pedestrian footpaths, crossovers, kerb and channel	Contributory

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Limitations

Access to all heritage places was limited to visual inspection from the public domain. The interiors of buildings and inaccessible areas such as rear gardens were not accessed as part of this heritage study.

Condition and site modification assessment was limited to a visual inspection undertaken from the public domain.

The historical notes provided for this citation are not considered to be an exhaustive history of the site.

Images

Anderston Street



22 Anderson Street, Werribee. *Source:* Extent Heritage Pty Ltd. 2025.



24 Anderson Street, Werribee. *Source:* Extent Heritage Pty Ltd. 2025.



26 Anderson Street, Werribee. *Source:* Extent Heritage Pty Ltd. 2025.



28 Anderson Street, Werribee. *Source:* Extent Heritage Pty Ltd. 2025.



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50 Anderson Street, Werribee. *Source:* Extent Heritage Pty Ltd. 2025.



52 Anderson Street, Werribee. *Source:* Extent Heritage Pty Ltd. 2025.

Carter Crescent



1 Carter Crescent, Werribee



3 Carter Crescent, Werribee



5 Carter Crescent, Werribee. *Source:* Extent Heritage Pty Ltd. 2025.



7 Carter Crescent, Werribee. *Source:* Extent Heritage Pty Ltd. 2025.



8 Carter Crescent, Werribee. *Source:* Extent Heritage Pty Ltd. 2025.



Rear of 8 Carter Crescent, Werribee, access to Mary Avenue. *Source:* Extent Heritage Pty Ltd. 2025.



1/9 Carter Crescent, Werribee. *Source:* Extent Heritage Pty Ltd. 2025.



2/9 Carter Crescent, Werribee (dwelling to the north-east). *Not visible from the public domain.* Source: Nearmaps, December 2024.



10 Carter Crescent, Werribee. *Source:* Extent Heritage Pty Ltd. 2025.



11 Carter Crescent, Werribee. *Source:* Extent Heritage Pty Ltd. 2025.



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21 Carter Crescent, Werribee. *Source:* Extent Heritage Pty Ltd. 2025.

College Road



'Carter Cottage'. 1 College Road, Werribee. *Source:* Extent Heritage Pty Ltd. 2025.



2 College Road, Werribee. *Source:* Extent Heritage Pty Ltd. 2025.



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Mary Avenue



1 Mary Avenue, Werribee. *Source:* Extent Heritage Pty Ltd. 2025.



1A Mary Avenue, Werribee. *Source:* Extent Heritage Pty Ltd. 2025.



2 Mary Avenue, Werribee. *Source:* Extent Heritage Pty Ltd. 2025.



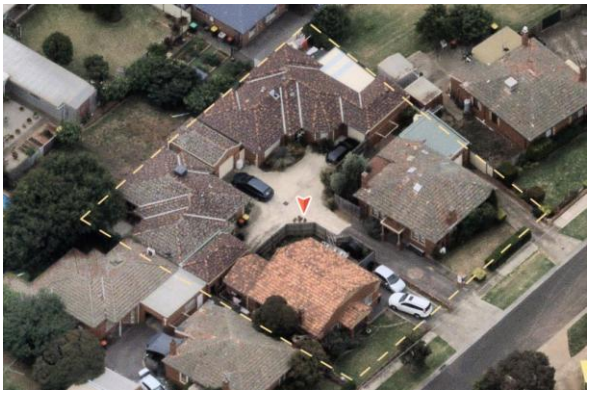
2A Mary Avenue, Werribee. *Source:* Extent Heritage Pty Ltd. 2025.



1/3-5 Mary Avenue, Werribee. *Source:* Extent Heritage Pty Ltd. 2025.



2/3-5 Mary Avenue, Werribee. *Source:* Extent Heritage Pty Ltd. 2025.



3/3-5 & 4/3-5 Mary Avenue, Werribee (dwellings to the north-east and north-west). *Not visible from the public realm.* Source: Nearmaps, December 2024.



4 Mary Avenue, Werribee. *Source:* Extent Heritage Pty Ltd. 2025.



1/7 Mary Avenue, Werribee. *Source:* Extent Heritage Pty Ltd. 2025.



2/7 Mary Avenue, Werribee (dwelling to the north-west). *Not visible from the public realm.* Source: Nearmaps, December 2024.



9 Mary Avenue, Werribee. *Source:* Extent Heritage Pty Ltd. 2025.



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21 Mary Avenue, Werribee. *Source:* Extent Heritage Pty Ltd. 2025.



23 Mary Avenue, Werribee. *Source:* Extent Heritage Pty Ltd. 2025.



25 Mary Avenue, Werribee. *Views to the place obscured from the public domain due to mature vegetation.* Source: Nearmap, December 2024.



27 Mary Avenue, Werribee. *Source:* Extent Heritage Pty Ltd. 2025.



29 Mary Avenue, Werribee. *Source:* Extent Heritage Pty Ltd. 2025.