
These Heritage Design Guidelines apply to the area designated in the Heritage Overlay Schedule, HO136 as Carter Avenue Precinct, Werribee, which includes 22 - 41 Carter Avenue, Werribee. This precinct includes contributory and non-contributory places.

Contributory and non-contributory places

Road reserves
- Footpaths, kerbs, roadways and nature strips should maintain existing use of materials and dimensions.
- Concrete footpaths should be maintained at existing width with grassed section from concrete path to kerb.
- Concrete kerbs should be maintained, roadways should be in asphalt.

Carports and garages
- New garages and carports should be set back toward the rear of the house in a pattern consistent with setbacks of original garages in the precinct.
- New garages and carports should not have an upper level and should have a simple skillion, rear fall roof.

Contributory Places

Front Fences
- Original fences should be maintained as primarily low brick (approx. 5 stretcher courses high) with end pillars. Some original fences have capping, metal inserts and decorative patterning which should be maintained.
- New fences should be of low brick height, similar to original fences.

Driveways
- Existing concrete driveways should be maintained, and new driveways should be plain concrete. Car tracks are preferred over side to side concreting.

Exterior brick walls
- Existing brick houses should maintain the brick exterior and should not be painted or rendered.

Roofs
- Existing tile roofs should be maintained as hipped forms and should not be replaced with other materials.
- New roofs and extensions directly at the rear of the forward roof form should be lower than the existing pyramidal roofs particularly on the Bliss houses. Roofs may be higher when built well behind the front roof.
- Chimneys should be maintained above the roofline.
- Roof tiles should be unglazed and semi glazed Marseille pattern tiles with variegated colours using up to 3 tile colour types [unglazed majority tile numbers, low numbers with a partial glaze, lowest number of tiles where there is an increased amount of glazing. Consider this proportion: 65% unglazed plain terracotta colour, 20% small part glazed with red 15% increased but not fully glazed in terracotta red.]
- Non-Marseille tile types or dark tiles should not to be used. Metal roofs should not to be used on the main roofs. Metal roofs may be used for flat roofs or rear structures.
- As mitred roof tiles are no longer available, variegated coloured ridge tiles can be used on hips.

This document is an incorporated document in the Wyndham Planning Scheme pursuant to section 6(2)(j) of the Planning and Environment Act 1987
- Gutters should be painted galvanised or colorbond quadrant mould with 38 x 38 timber scotia mould below the gutter on front and sides. Zincalume or squared Trimline guttering should not be used.
- New roof plumbing requirements may require gutters to be slotted or sit 10mm off the timber fascia.

Windows and Doors
- Existing windows and doors should be maintained to front and side facades.
- New windows should be two-part, vertical timber sash windows with timber architrave boards. All glazing should be untinted.
- New external front doors to front and side facades should be timber construction in a simple period style.
- Window accessories such as canvas sunshades are acceptable but period colour schemes and striping should be considered.

Alterations and extensions
- Existing houses should not be extended or altered on front or side facades that can be seen from the street.
- Extensions to the rear of properties should be no higher than existing roof lines and not be out of scale with the existing house.
- Rear extensions should primarily have brick walls where visible from the street. Where completely hidden from public view, walls and roofs may use any material.
- Dormer roofs or windows may only be used at the rear where they cannot be seen from the street.
- Existing side setbacks and location of original garages should be maintained.