

# WINDERMERE FLATS



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SOHE 2008



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1 windermere flats broadway  
elwood front elevation jul1989

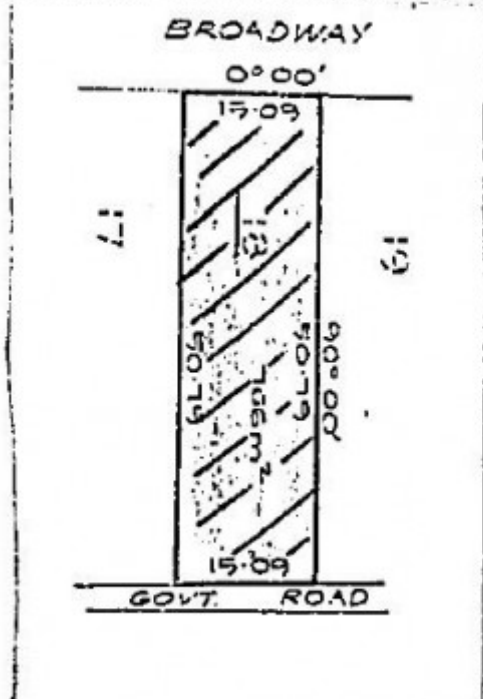


windermere flats broadway  
elwood detail of central  
curves



windermere flats broadway  
elwood side view &  
garden nov1992

## EXTENT OF DESIGNATION



h00911 plan h0911

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## Location

49 BROADWAY ELWOOD, PORT PHILLIP CITY

## Municipality

PORT PHILLIP CITY

## Level of significance

Registered

## Victorian Heritage Register (VHR) Number

H0911

## Heritage Overlay Numbers

HO67

## VHR Registration

March 25, 1992

## Heritage Listing

Victorian Heritage Register

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## Statement of Significance

Last updated on - September 27, 1999

Windermere Flats (1936) is a finely detailed and comparatively rare example of a block of flats in the "Streamline Moderne" style which, although prevalent in the 1930s, has resulted in relatively few buildings in this style in Victoria. This building is one of the most advanced in external design as well as being one of the earliest. Important external features include the front elevation with its projecting balconies and planter box, the stair access to the front first floor flats, the stepped front door reveals and the stair to the roof-top sun deck. Builders Chapman and Williams constructed this building in 1936 for Mr C Habersbenger. The architect was JHE Dorney.

## Permit Exemptions

### General Exemptions:

General exemptions apply to all places and objects included in the Victorian Heritage Register (VHR). General exemptions have been designed to allow everyday activities, maintenance and changes to your property, which don't harm its cultural heritage significance, to proceed without the need to obtain approvals under the Heritage Act 2017.

Places of worship: In some circumstances, you can alter a place of worship to accommodate religious practices without a permit, but you must [notify](#) the Executive Director of Heritage Victoria before you start the works or activities at least 20 business days before the works or activities are to commence.

Subdivision/consolidation: Permit exemptions exist for some subdivisions and consolidations. If the subdivision or consolidation is in accordance with a planning permit granted under Part 4 of the *Planning and Environment Act 1987* and the application for the planning permit was referred to the Executive Director of Heritage Victoria as a determining referral authority, a permit is not required.

Specific exemptions may also apply to your registered place or object. If applicable, these are listed below. Specific exemptions are tailored to the conservation and management needs of an individual registered place or object and set out works and activities that are exempt from the requirements of a permit. Specific exemptions prevail if they conflict with general exemptions.

Find out more about heritage permit exemptions [here](#).

Construction dates        1936,  
Heritage Act Categories    Registered place,  
Hermes Number            433  
Property Number

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## Extent of Registration

### AMENDMENT OF REGISTER OF HISTORIC BUILDINGS

Historic Building No. 911, Windermere Flats, 49 The Broadway, Elwood.

To the extent of:

1. All the buildings known as Windermere Flats, 49 The Broadway, Elwood.
2. The land marked L-1 on Plan 8617669(A) endorsed by the Chairperson, Historic Buildings Council, and held by the Director, Historic Buildings Council being all the land described in Certificate of Title Volume 5990 Folio 819.

[*Victoria Government Gazette* No. G12 25 March 1992 p.694]

*This place/object may be included in the Victorian Heritage Register pursuant to the Heritage Act 2017. Check the Victorian Heritage Database, selecting 'Heritage Victoria' as the place source.*

*For further details about Heritage Overlay places, contact the relevant local council or go to Planning Schemes Online <http://planningschemes.dpcd.vic.gov.au/>*