

# DELORAINE TERRACE



Deloraine Tce 2



Deloraine Tce 3



Deloraine Tce 1



DELORAINE TERRACE  
SOHE 2008



1 deloraine terrace royal  
parade parkville external front  
view



deloraine terrace royal  
parade parkville exterior  
entrance



deloraine terrace royal  
parade parkville rear view

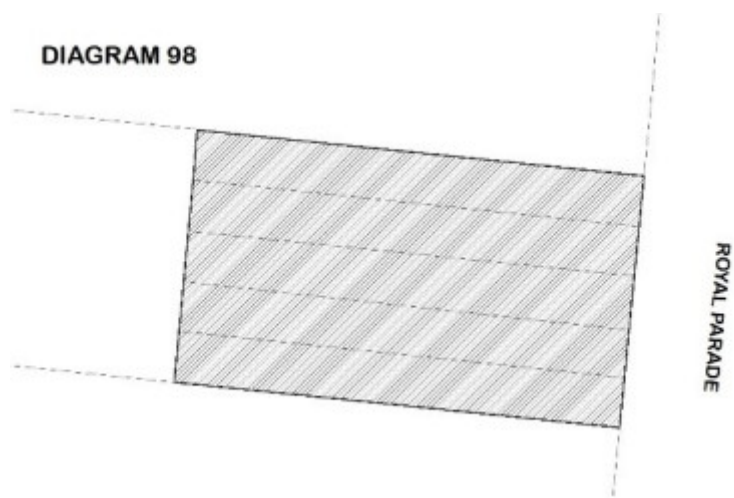


Diagram 98

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## Location

499-507 ROYAL PARADE PARKVILLE, MELBOURNE CITY

## Municipality

MELBOURNE CITY

## Level of significance

Registered

## Victorian Heritage Register (VHR) Number

H0098

## Heritage Overlay Numbers

HO317

## VHR Registration

October 9, 1974

## Amendment to Registration

August 13, 2020

## Heritage Listing

Victorian Heritage Register

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## Statement of Significance

Last updated on - May 2, 2000

What is significant?

Deloraine Terrace is a row of five terrace houses at 499-507 Royal Parade erected in 1886-87 for Samuel Shorey. The terrace stands in contrast to other sites along Royal Parade which by the end of the nineteenth century had been mainly developed with grand, free-standing residences. The two storey terrace has polychromatic walls constructed with brown Hawthorn brick with contrasting cream and red bricks surrounding the window and door openings in an elaborate pattern. The roof is covered with slate tiles and is crowned by prominent polychrome chimneys. The terrace, with two storey verandah, has a horizontal emphasis whose proportions and massing suggests an impression of a single, grand gentleman's house. The middle house is wider than its neighbours and projects forward slightly towards the street. This was the residence of Samuel Shorey. A large parapet with segmental pediment, cement urns and name plate in original colours sits over the middle house. Whilst slightly larger, this house was built in the same manner as the rest of the terrace with eight rooms, a bathroom and balcony. The party walls, with pressed cement decoration, project towards the street to form the dividing walls to the verandah. The terrace was restored in 1977.

How is it significant?

Deloraine Terrace is of architectural significance to the State of Victoria.

Why is it significant?

Deloraine terrace is architecturally significant as an exceptionally fine example of late Victorian polychromatic terrace architecture. The composition of a projecting centre house with elaborate balustrade and parapet flanked by more ordinary pairs of houses is significant for suggesting a grander single residence with a centrally placed entrance. The elaborately decorative scheme of polychromatic brick, rendered parapet and cast iron to the verandah forms a striking architectural composition which sought to rival large and grand single residences along Royal Parade towards the end of the nineteenth century.

## 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](#).

### Specific Exemptions:

**General Conditions:** 1. All exempted alterations are to be planned and carried out in a manner which prevents damage to the fabric of the registered place or object. General Conditions: 2. Should it become apparent during further inspection or the carrying out of works that original or previously hidden or inaccessible details of the place or object are revealed which relate to the significance of the place or object, then the exemption covering such works shall cease and Heritage Victoria shall be notified as soon as possible. General Conditions: 3. All works should be informed by Conservation Management Plans prepared for the place. The Executive Director is not bound by any Conservation Management Plan, and permits still must be obtained for works suggested in any Conservation Management Plan. General Conditions: 4. Nothing in this determination prevents the Executive Director from amending or rescinding all or any of the permit exemptions. General Conditions: 5. Nothing in this determination exempts owners or their agents from the responsibility to seek relevant planning or building permits from the relevant responsible authority, where applicable.

#### Specific Permit Exemptions

##### *Maintenance*

Minor repairs and maintenance which replaces like with like. Repairs and maintenance must maximise protection and retention of fabric and include the conservation of existing details or elements. Any repairs and maintenance must not exacerbate the decay of existing fabric due to chemical incompatibility, obscure existing fabric or limit access to existing fabric for future maintenance. Maintenance, repair and replacement of existing electrical and fire services of the same size and in the same location.

## *Safety and Security*

The erection of temporary security fencing, scaffolding, hoarding or surveillance systems to prevent unauthorised access or secure public safety which will not alter the fabric of the building.

Works or activities, including emergency stabilisation, necessary to secure safety in an emergency where a structure or part of a structure has been irreparably damaged or destabilised and poses a safety risk to its users or the public. Note: The Executive Director, Heritage Victoria, must be notified within seven days of the commencement of these works or activities.

## *Terrace houses - exterior*

Removal of external service fixtures and fittings (such as antennae, aerials, hot water services and air conditioning units and associated pipe work, ducting, wiring,) in a manner which does not alter the fabric of the building. Painting of previously painted external surfaces in the same colour, type and finish provided that preparation or painting does not remove earlier paint or other decorative schemes. Note: This exemption does not apply to areas where there are specialist paint techniques such as graining, marbling, stencilling or hand-painting, or to unpainted, oiled or varnished surfaces.

All works within the envelope of the single-storey extensions on the terraces' western elevation, which do not alter their external appearance.

Demolition of the single-storey extensions on the terraces' western elevation.

## *Terrace houses - interior*

Painting or removal of paint from originally unpainted or oiled surfaces including ceilings, joinery, doors, architraves and skirtings by non-abrasive methods. Note: This exemption does not apply to areas where there are specialist paint techniques such as graining, marbling, stencilling or hand-painting, or to unpainted, oiled or varnished surfaces. Installation, removal or replacement of post-1970s carpets or flexible floor coverings and post-1970s window furnishings.

Removal or replacement of devices for the hanging of wall mounted artworks.

Installation, removal or replacement of post-1970s glazing of timber-framed doors and sash windows.

Repair, removal or replacement of post-1970s door and window furniture including hinges, locks, knob sets and sash lifts.

Installation, removal or replacement of post-1970s partition walls, suspended ceilings, windows, built-in cupboards, doors, tiling or concrete slabs provided there is no damage to or alteration of original structure or fabric. Installation, removal or replacement of electrical wiring. If wiring is currently exposed, it should remain exposed. If it is fully concealed it should remain full concealed.

Works to maintain and refurbish existing bathrooms, kitchens and laundries including installing new appliances, re-tiling and the like.

Repair, removal or replacement of existing ducted, hydronic or concealed radiant type heating and cooling provided that the central plant is concealed, and that the work does not alter the fabric of the building.

Installation of plant within the roof space, providing that it does not impact on external appearance of the building or involve structural changes.

Installation, remove or replacement of bulk insulation in the roof space. Installation and repair of damp-proofing in a manner which does not alter the fabric of the building.

## *Landscape elements*

Maintenance and repair of existing paving and other hard landscaping elements.

Repair, replacement and removal of existing paving, retaining walls, paths and other hard landscaping elements in back yards (yards adjacent to the houses' northern, southern and western elevations).

Subsurface works involving the installation, removal and replacement of existing watering and drainage systems or other services. Pathways in the front yards (yards to the houses' eastern elevations) are to be returned to their original configuration on the completion of works. Repair works are to use like for like materials.

The processes of gardening including mowing, pruning, mulching, bedding displays, removal of dead shrubs, planting and replanting of garden beds, disease and weed control and maintenance to care for existing plants and replacements.

The removal or pruning of dead or dangerous trees to maintain safety.

Maintenance and care of trees including formative and remedial pruning, removal of deadwood, pest and disease control, cabling and similar supportive works.

Repair, removal and replacement of rear property boundary fences and gates, providing replacements are of the same scale, height and form. Repair using like for like materials, replacement and removal of existing lighting in the front and rear gardens.

### *Garages*

All repair and maintenance works necessary for the upkeep of the interior and exterior of the buildings.

Demolition of the garages.

Construction dates	1886,
Heritage Act Categories	Registered place,
Hermes Number	902
Property Number	

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## **Extent of Registration**

Heritage Act 2017 NOTICE OF REGISTRATION As Executive Director for the purpose of the Heritage Act 2017, I give notice under section 53 that the Victorian Heritage Register is amended by modifying a place in the Heritage Register: Number: H0098 Category: Registered Place Place: Deloraine Terrace Location: 499-507 Royal Parade, Parkville Municipality: City of Melbourne All of the place shown hatched on Diagram 98 encompassing all of Lots 1, 2, 3, 4 and 5 on Plan of Subdivision 040735 13 August 2020 STEVEN AVERY Executive Director

*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/>*