

Heritage Projects
2024

P L I C O D E S I G N S T U D I O

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Maryborough Railway Station Activation Project

Plico Design Studio was engaged by Central Goldfields Shire Council as the lead consultant, Architect and Heritage Consultancy as a key project in the application to World Heritage status for the Victorian Goldfields.

Works to refurbish and activate the Visitor Information Centre with a new fitout and Interpretation Experience with interactive digital environment, displays and exhibitions to educate and inspire learning around the indigenous cultures, the formation of the goldfields and present-day local municipality.

Upgrades for staff areas, with new offices, amenities and back of house areas, the establishment of a new sculpture garden, access ramp and entry into a new Artist services area with the former Porters Room. Conservation works were required to many areas that had dilapidated over time.

The project has been well received by the council, community and heritage authorities.

YEAR	2021
STATUS	Complete
BUDGET	\$2M
PHOTOS	Plico Design Studio



Maryborough Olympic Swimming Complex

Plico Design Studio was engaged by Central Goldfields Shire Council as Heritage Architects to prepare conservation works for the existing dilapidated Pavilion building. This is part of a larger project to restore and make suitable the other pools and facilities on the site.

The works involve the investigation, testing, specification and documentation of specialist conservation to the internal and external building fabric. In particular the replacement of the roof which has shown signs of failing.

Works must be undertaken under strict conditions to ensure the significance of the heritage place is maintained and respected throughout the works.

YEAR	2023
STATUS	Documentation
BUDGET	\$0.8M
PHOTOS	Plico Design Studio



Maryborough Town Hall Council Meeting Room

Plico Design Studio was engaged by Central Goldfields Shire Council as Heritage Architects to facilitate the building to be reopened for public use after a period of closure due to non-compliances.

Part of our role was also to prepare works to the existing council meeting room to be used for council meetings. Respectful refinishing works are to be undertaken to walls, ceiling, and provide electrical fittings to suit contemporary purposes. A new technical meeting table is also being commissioned for the purpose.

YEAR	2023
STATUS	Documentation
BUDGET	\$0.3M
PHOTOS	Plico Design Studio



St Luke's Church Richmond, Tasmania

Plico Design Studio were appointed as Heritage Architects to provide respectful alterations to St Luke's Anglican Church, in Richmond Tasmania. Designed by colonial Architect John Lee Archer, it was built between 1834-1835 by convict labour, using locally sourced sandstone. It is one of the oldest churches in Australia, largely intact in its original design. Works proposed to introduce amenities to allow the original church to accommodate its congregation with non-destructive works to the original building fabric.

YEAR	2016
STATUS	Complete
BUDGET	\$0.4M
PHOTOS	Plico Design Studio



Parks Victoria, Fairy Caves Entry, Buchan Reserve

Plico Design Studio are the appointed Heritage Architects for Parks Victoria for the heritage listed Buchan Reserve, which includes the restoration of one of their key heritage buildings, the Fairy Caves Entrance which was badly damaged in the 2020 bushfires. This involves the careful specification of timber log structure to replace that which was lost.

YEAR	2020
STATUS	Tender
BUDGET	\$0.6M
PHOTOS	Plico Design Studio



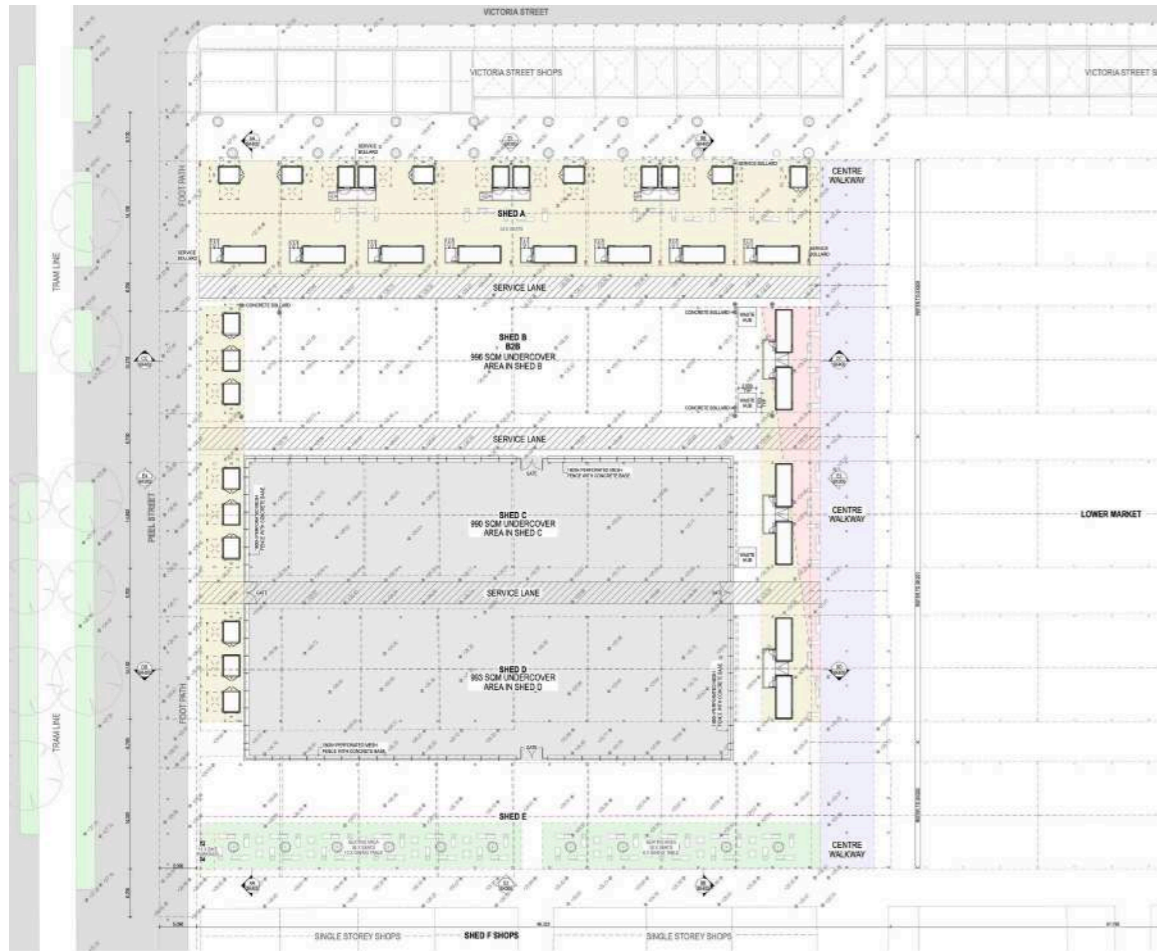
Melbourne Zoo Giraffe Barn

Plico Design Studio was engaged by Melbourne Zoo to design and document the proposed Giraffe Barn.

As the project was adjoining the heritage listed part of the site, care was a required to ensure there was no impact on the heritage building fabric.

This project is important to provide much improved shelter and medial care for these wonderful animals and the talented people who care for them.

YEAR	2024
STATUS	Under Construction
BUDGET	\$1.1M
PHOTOS	Plico Design Studio



Queen Victoria Market Sheds A-E

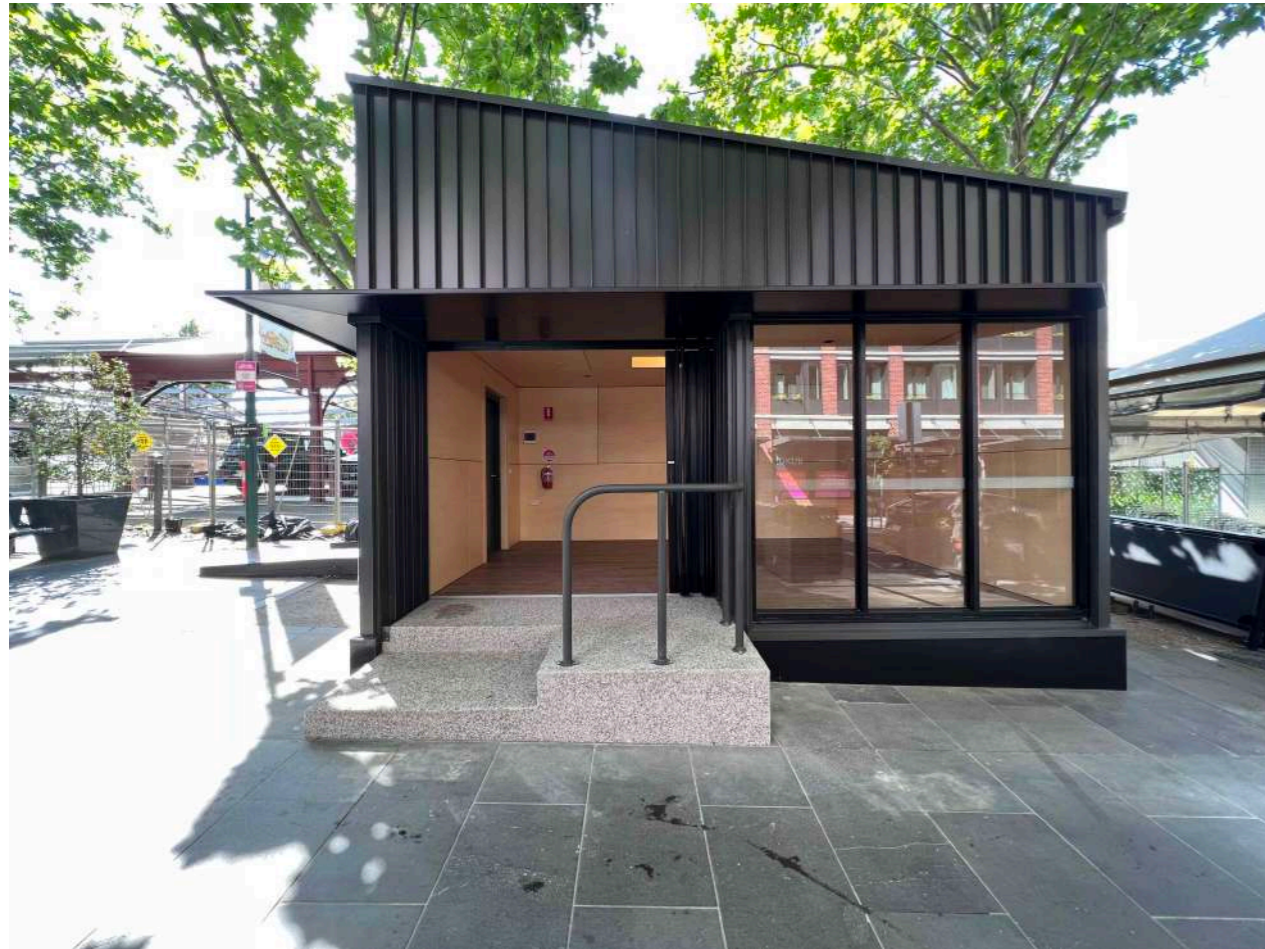
Plico Design Studio was engaged by Queen Victoria Market to activate the heritage listed Sheds A - E at the north west part of the market site. The brief is to establish a series of modular buildings on the site to accommodate a range of retail and hospitality offerings to visitors.

A separate food and beverage area to accommodate food trucks, with integrated services and public seating area has been proposed.

In addition to the service zone, we have also proposed a back of house area to accommodate the trader boxes which are relocated to a secure area outside of business hours.

This project is currently in the Documentation phase.

YEAR	2022
STATUS	Documentation
BUDGET	\$3M
PHOTOS	Plico Design Studio



Queen Victoria Market Kiosk

Plico Design Studio was engaged by Queen Victoria Market to design a stand alone building to accommodate a retail space on Therry Street. The new building has been designed to integrate into the scale of the surrounding buildings, including a flower kiosk, cafe and market Sheds.

Due to the proximity to other sheds, this was a complicated project to achieve fire protection requirements, and we adopted an *United Solution*, meaning this building has been designed to integrate fire services with the larger buildings adjacent.

The frame was constructed off site as a modular structure, which allowed the building to be installed quickly on site to minimise disruption to the market activities.

YEAR	2023
STATUS	Complete
BUDGET	\$0.2M
PHOTOS	Plico Design Studio



CH Smith - Canal Street Warehouse

The Canal Street Warehouse is the oldest building on the site, having been constructed in the 1830's. The original brick walls had seen significant salt attack and were severely decayed. In addition the overall wall alignment had bowed by up to 300mm which gave concerns about the overall structural integrity of the building. We ensured that the structure was bolstered using new structural supports. The original building fabric was restored using faithful methods and materials. The space has now been extended to provide a dramatic commercial space, whilst retaining its significance as an intact heritage building.



YEAR	2016
STATUS	Complete
BUDGET	\$30M
PHOTOS	Plico Design Studio



CH Smith - 20 Charles Street

The two-storey warehouse built in the 1930s was the last major building erected on the site's Charles Street frontage by C.H. Smith & Co. It features a symmetrically arranged brick and rendered façade supported on a reinforced concrete frame. The curved pattern on the face of the bricks was formed by the ends of clay pipes that rested on them while the pipes were being fired at the Pipeworks Road pottery works in South Launceston. Behind the façade lie a 1930s saw-tooth Woolstore and 1940s sawtooth extension.

The rear of the building had been removed and was left open. A new building was constructed so that this previous rear became the foyer space, which allowed the original concrete structure to be retained and expressed as an honest expression of the former industrial nature of this warehouse. Internally a new ceiling was added to meet tenancy requirements, however at the perimeter the original sawtooth roof profile was exposed as a higher ceiling coffer. Existing graffiti and signage was retained and used as features conveying the history of more recent transient inhabitants.

YEAR	2016
STATUS	Complete
BUDGET	\$30M
PHOTOS	Plico Design Studio



CH Smith - 22 Charles Street

22 Charles Street is a three-storey Victorian townhouse which retains much evidence of its original layout and internal detail. It was built for merchant George Fry, with a shop on the ground floor and residence above.

There are two generations of painted signage on the side of the building, relating to both C.H. Smith & Co. and an advertisement for 'Reckitts Blue' which was a popular laundry whitening agent in the 20th Century. Now a fading 'ghost sign', it has been retained as a quirky element of Launceston's urban heritage and reminder of cultural change.

The building was in an extremely degraded condition before works began, with structural tie rods used to stabilise the building to ensure safety of contractors and future occupants. We inspected the remaining internal fitout details including wallpaper, lining boards, joinery, staircase and ceilings to determine what elements could be retained for interpretive elements to leave markers of the original design features.

YEAR	2016
STATUS	Complete
BUDGET	\$30M
PHOTOS	Plico Design Studio



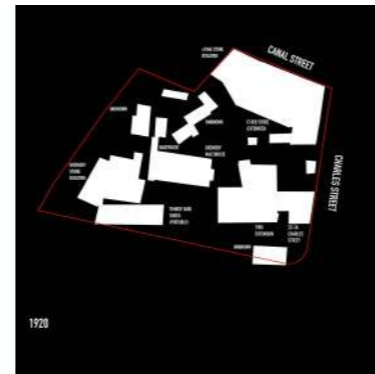
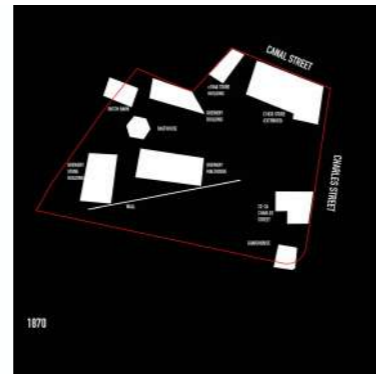
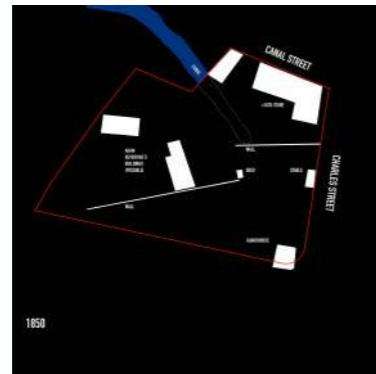
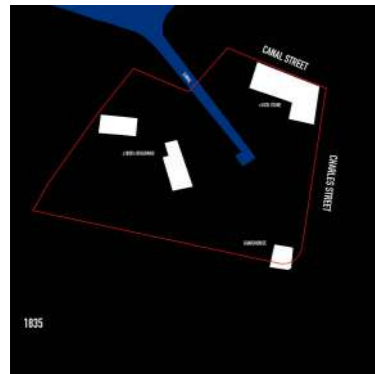
CH Smith - 24 Charles Street

The building is a three-story Victorian grain store warehouse with basement built by James Bennell, who a few years earlier built the adjoining Fry's Residence. Within the roof space there remains a large wooden wheel - hoisting device, a trace of the building's original use as a grain store.

Due to the proximity between No 22 & 24 Charles Street, these buildings became interconnected as part of a tenancy fitout. Original development proposals showed the floors being removed and made consistent however working with clients and the heritage council we came up with a way to maintain the existing floor levels whilst providing a commercially viable outcome for the tenancy.

Existing timber structure was cleaned and expressed in its original finishes, whilst new structure was introduced in the same profile to pay respect to the configuration of the original roof which had previously been removed.

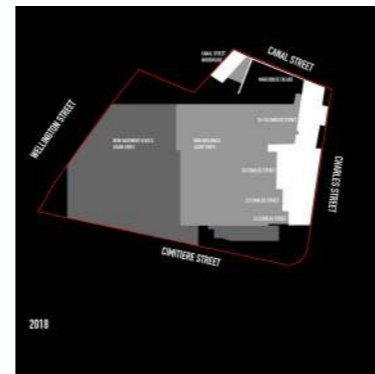
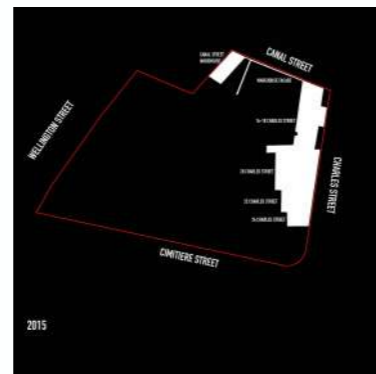
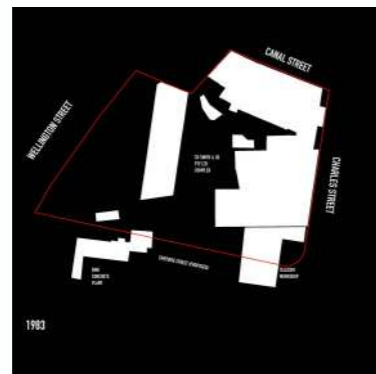
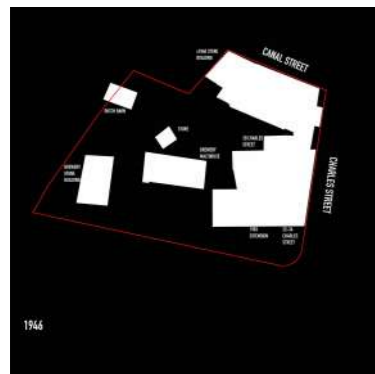
YEAR	2016
STATUS	Complete
BUDGET	\$30M
PHOTOS	Plico Design Studio



CH Smith - Interpretation

The CH Smith Adaptive Reuse Project was a significant project for Launceston with the site playing a central part in the development of early European settlement in Tasmania. The site has changed hands frequently since the 1960's with partial development and long-term neglect taking a substantial toll on the heritage buildings on the site.

Interpretive displays were prepared by Plico Design Studio, based on in-depth research, in order to provide a graphic representation of the site's history from the people and companies to the development of buildings since 1830 until 2019.



YEAR	2016
STATUS	Complete
BUDGET	\$30M
PHOTOS	Plico Design Studio



Melbourne Zoo Front Entry Ticket Windows

The Melbourne Zoo entrance was built in 1939 and has been an iconic part of the Zoo experience ever since. The clients wished to enable the original ticket windows to become functional once again which required some alterations to ensure that the OHS for staff and accessibility for visitors was compliant. As the building is Heritage listed, some competing factors provided challenges that we needed to manage as both Heritage Advisors and Architects for the project. We had a regular dialogue with the Heritage officer from Heritage Victoria to ensure the permit conditions were adhered to and to deal with any unexpected issues that were required to be resolved during the course of the works.

We came up with a solution that met all parties requirements and the works were implemented shortly afterwards. A key part of this solution was to minimise change to the external appearance of the ticket booths, to achieve this we maintained one original window on each side of the entry, whilst modifying the original security screens so that these could function as required.

YEAR	2017
STATUS	Complete
BUDGET	\$0.1M
PHOTOS	Plico Design Studio



Miller Factory Accommodation & Tertiary Education Centre

Plico Design Studio was appointed by the Miller Factory Property Holdings Pty Ltd to design and document an adaptive reuse project for the former Miller Factory in Warragul.

The building will be extended vertically with an addition of two new levels above the existing ground floor. Features of the original building will be preserved and adapted to its new use for student accommodation.

The school will be a vocational training college with a range of individual programs. Extensive works will be provided to adapt the previous uses of the building to provide specialist learning services.

The site will be provided with carparking, footpaths and landscaping which has been carefully planned to ensure the significant trees and characteristics of the garden space that was part of the original factory planning are preserved and enhanced so these may be utilised by staff, students and visitors to the site.



YEAR	2019
STATUS	Documentation
BUDGET	\$10M
PHOTOS	Plico Design Studio



Glenelg Estate, Gretna, Tasmania

The working farm, Glenelg at Gretna in southern Tasmania is the family farm held by Angus' family since 1821.

We offered to provide heritage research to uncover the historical background to the evolution of the property from its inception in the early 1800's. Although the farm has been held in the one family and there are some records to the changes over time, the physical documentation of building generations has never been formalized.

Our research focuses on the generations of buildings and physical changes to the property since European occupation. This includes the homestead designed by prominent Architect Henry Hunter in the 1870's, along with the older agricultural buildings dating from the 1830's.

This will inform future development on the site so that new works respect the significant historical building fabric, with interpretation elements for visitors to enrich their experience.

YEAR	2022
STATUS	Preliminary
BUDGET	\$NA
PHOTOS	Plico Design Studio



Specimen Cottage, Bendigo

The house at 178-180 Hargreaves Street Bendigo is of architectural and historical significance to the State of Victoria as a Heritage Listed property.

The house at 178-180 Hargreaves Street was built by stonemason James Briery in two stages in 1856 and 1861, for and probably by himself, and is the oldest known house in Bendigo. In 1864 the 1856 house was rented to a Maria Steel, whose occupation was listed in the rate books as 'harlot', which means that this is one of few houses in Bendigo known to have actually been used as a brothel at the time.

The property has suffered from dilapidation since adjacent sites including the street frontage were built up so there is no sub floor ventilation which has caused rising damp issues.

We are presently working with the clients and Heritage Victoria to ensure that the property is maintained with a conservation management plan to allow the building to thrive into the future.

YEAR	2020
STATUS	Preliminary
BUDGET	\$NA
PHOTOS	Plico Design Studio



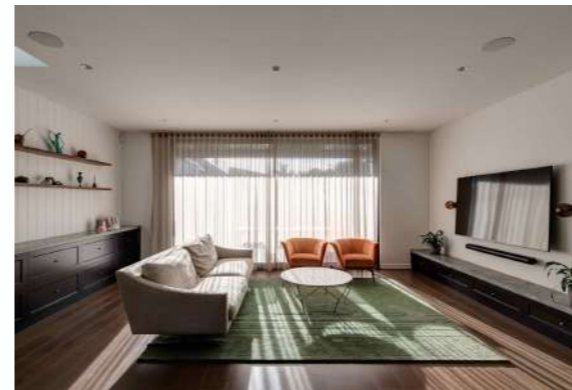
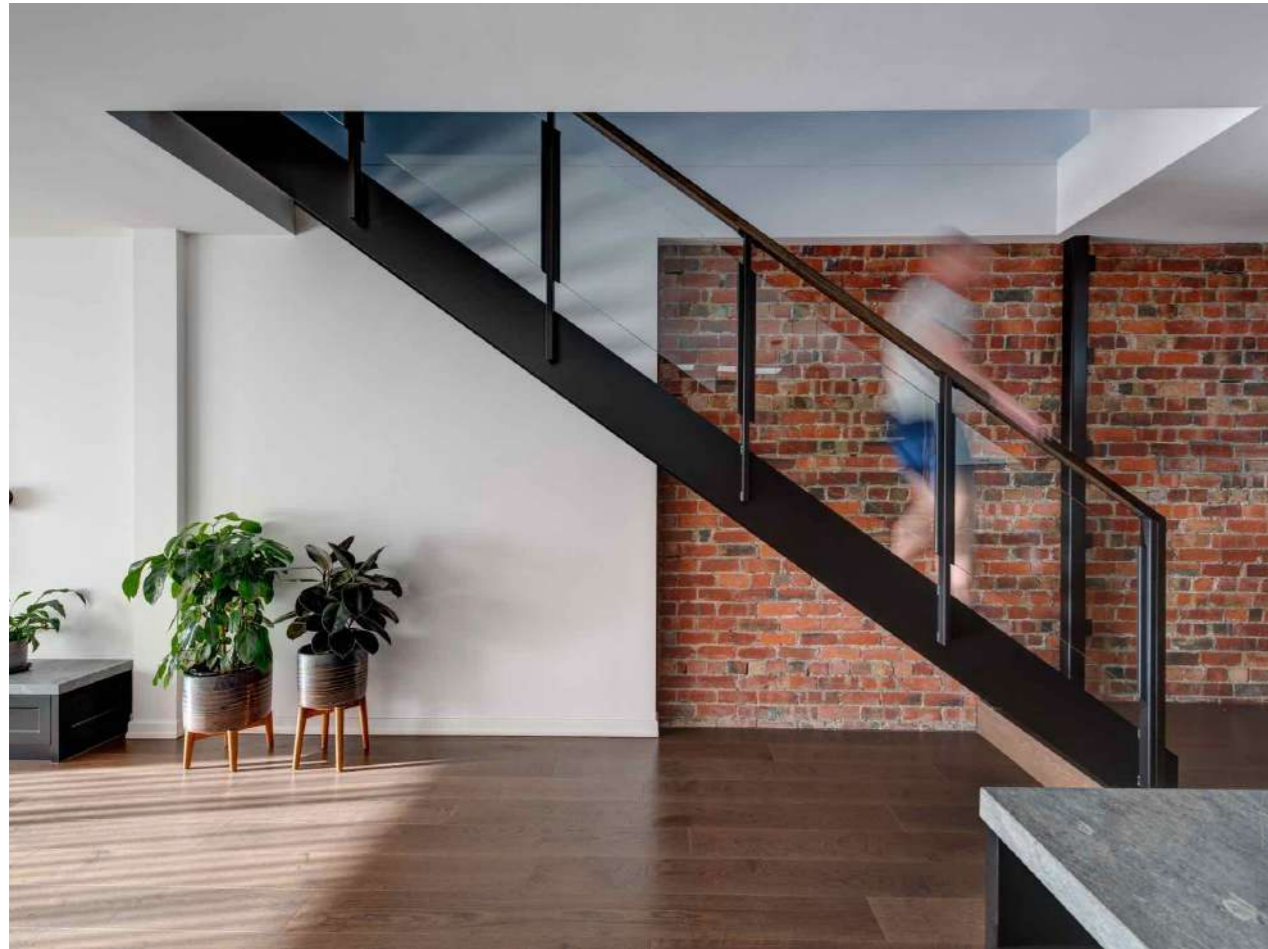
York Street Residence, South Melbourne

The original house was built in 1862 and we are pleased with the outcome of retaining and enhancing the original heritage building fabric to the front whilst the rear has been extended respectfully.

Our approach to adapt this remnant of the earliest developments in South Melbourne is to retain the predominant heritage building fabric at the front of the site and to repair details such as the four pane sash windows, brick chimney and simple hipped roof structure.

To the rear of the original cottage we proposed a contemporary version of the single level buildings situated around a central courtyard. This provides benefits to allow the northern aspect to be utilised by multiple spaces in the house, with sun penetration. Natural ventilation will also be encouraged with openable windows. The finishes have been selected for their simplicity and shared properties with the original timber framing, cladding and building forms

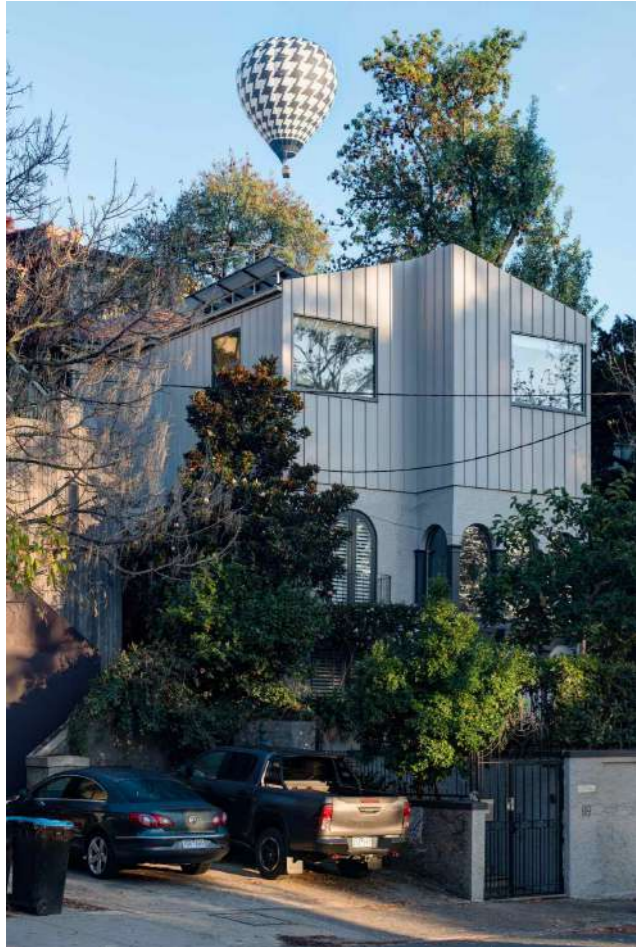
YEAR	2022
STATUS	Complete
BUDGET	\$0.5M
PHOTOS	Jaime Diaz Berio Photography



Myrtle Street Residence, Clifton Hill

The original Victorian cottage is part of a series of houses that comprise a significantly intact heritage street in Clifton Hill. Due to the importance of respecting this heritage context, the design was set back to allow the new first floor addition to appear as a recessive element. The form of the addition and the materials used are complementary to the original house.

YEAR	2020
STATUS	Complete
BUDGET	\$0.9M
PHOTOS	Jaime Diaz Berrio Photography



Darling Street Residence, South Yarra

Our Darling Street project was originally a Howard Lawson apartment building from the 1930s. Lawson was prominent in developing the area around Alexandra Avenue with apartments reminiscent of the US Malibu style.

The original apartment building on this site had been consolidated into one dwelling in the 1970's and added to in multiple styles which left this disjointed.

The clients approached us to design an extension at the front to maximise the view to the park and provide an element to collect together the remaining generations of development with a focus element. We considered a range of options that referenced traditional roof forms, but with a bold contemporary form using Colorbond Matte cladding.

YEAR	2021
STATUS	Complete
BUDGET	\$0.2M
PHOTOS	Jaime Diaz Berrio Photography

