



**company profile**

architecture in context

***dash***architects

*dash*architects

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**overview**


**architecture  
& interiors**

**heritage**

**urban design**

**awards**

“Architecture in  
context.”



DASH Architects was founded in 1964 and has since established itself as one of South Australia's leading exponents of designing architecture responsive to its context.

## **overview**

“Our reputation is founded on delivering holistic solutions on an eclectic range of difficult projects, on time and within budget.”

DASH Architects was founded in 1964 and has since established itself as one of South Australia’s leading exponents of designing architecture responsive to its context.

Operating across the fields of architecture & interiors, heritage, and urban design, the firm’s approach centres on running projects as a collaborative process with clear communication strategies, rational planning and rigorous cost controls.

Our reputation is founded on delivering holistic solutions on an eclectic range of difficult projects, on time and within budget.

DASH Architects aims to provide its clients with professional architectural services that achieve an appropriate balance between contextual, aesthetic, environmental, and cost considerations.

We constantly seek our client’s satisfaction by clarifying, understanding and responding to their needs and expectations.

DASH Architects firmly believe in the principles of environmentally sustainable design and apply these principles to all of our work.

We are also committed to the principles of quality management, in order to ensure the consistency of our services.



Our approach to architecture and interiors is driven by process, rather than dogma. It is holistic in nature and includes rigorous stakeholder consultation and sound functional and spatial planning.

**architecture  
& interiors**

“Our approach results in a wide variety of built form outcomes, ranging from the boldly modern, to the discreet and understated.”

## Overview

Our approach to architecture and interiors is driven by process, rather than dogma. It is holistic in nature and includes rigorous stakeholder consultation and sound functional and spatial planning.

This process is overlaid with consideration of, and response to, the unique cultural and physical contexts of each project.

This approach results in a wide variety of built form outcomes, ranging from the boldly modern, to the discreet and understated.

DASH Architects has expertise and experience in a wide range of areas including:

- Commercial
- Residential
- Educational
- Retail
- Civic
- Recreational





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01 115 King William Street, Adelaide  
02 115 King William Street, Adelaide

## Commercial

DASH Architects appreciate that successful commercial developments must balance often conflicting market, environmental, statutory and wider contextual considerations.

DASH Architects has worked for a range of clients under a range of engagement structures to deliver commercial buildings that exceed expectations.

We advocate that thoroughly considered and well designed buildings cost no more to build but yield long term benefits to building owners and users through increased functionality, amenity and returns.

Our approach to commercial architecture is to consider a representative range of possible development models and approaches and to assess them quantitatively before progressing with a preferred approach.

## Commercial projects

- 115 King William Street Office Tower
- Port Pirie Administration office refurbishment
- 99 Frome Street foyer refurbishment
- 24 Flinders Street Office Tower (conceptual)
- Halifax Street Office Redevelopment
- Tilbrook Rasheed Refurbishments
- Office modifications for CCA, Thebarton
- 115 Connect Co-Working Space



## Residential

Our residential projects are strongly individual and express the unique characteristics of their sites as well as the aims and ambitions of our clients.

DASH Architects undertakes a wide range of residential projects, including new dwellings, additions and alterations, and interior fitout.

Our design approach differs for every project, and is governed by budget, physical and cultural context, client need and desires, environmental considerations, and the relevant Council Development Plan requirements.

## Residential Projects

- Macclesfield - Residence
- 13 Dutton Tce, Medindie - Residence
- 24 Dutton Tce Medindie - Residence
- 34 Eton Street, Malvern - Residence
- 64 Fredrick Street, Unley - Renovation
- 27 Eton Street, Malvern - Residence
- 144 Hill Street, North Adelaide - Renovation
- 38 Old Street, North Adelaide - Residence
- Lot 40 Orsmond Street, Hindmarsh - Townhouses
- 57 Torrens Road, Brompton - Apartments
- 93 Grange Road, Albeny Gardens - Apartments
- Morialta Barns Redevelopment - Residence and B&B

“Our residential projects are strongly individual and express the unique characteristics of their sites”



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## Educational

DASH Architects has extensive experience in undertaking educational projects, ranging from basic maintenance through to master planning and design of new facilities.

Our clients include facilities managers such as Spotless, The State Government, various Private Schools, the University of Adelaide and the University of South Australia.

Accordingly, the practice is well versed in the wide range of educational policies and standards of these various Government bodies, organisations and Institutions.

In addition to this, DASH Architects' expertise in other specialist fields, such as heritage and placemaking, are often provided as an integrated 'value added' professional service.

## Educational projects

- Common Teaching Areas Upgrades, University of Adelaide
- Adelaide High School Feasibility Study
- Callington Primary School Admin and Resource Centre
- Golden Grove High Electronics Trade Training Centre
- Prospect Primary School GLA and Art Room Upgrade
- University of Adelaide Mitchell Building Masterplan
- University of Adelaide Ligertwood Law Upgrade
- University of Adelaide Engineering South Upgrade
- University of South Australia Podiatry Laboratory
- University of South Australia Clinical Placement Unit
- Eastern Fleurieu School Strathalbyn 7-12 Campus
- STEM projects - Science, Technology, Engineering & Mathematics upgrades to various schools
- TAFE SA Berri Campus refurbishment



## Retail

DASH Architects has undertaken a wide range of retail projects from new buildings to refurbishments and fitouts.

We regularly design and document both base building spaces and tenancy fitouts and can work within established design styles and manuals or work with retailers or their designers to develop a new look.

## Retail projects

- 15-17 Rundle Mall, Adelaide
- Miss Gladys Sym Choon, Rundle Street, Adelaide
- Upark Lobbies, Adelaide
- Jamies Italian Fitout, (with 'inhouse' design team)
- Cotton On, (with 'inhouse' design team)
- Bing Boy Doncaster, Melbourne
- Bing Boy Rundle Street, Adelaide
- Bing Boy Chadstone, Melbourne
- Bing Boy Emporium, Melbourne
- Bing Boy Northland, Queensland
- Bing Boy Churchill Road, Adelaide
- Bing Boy Golden Grove, Adelaide
- Bing Boy QV, Melbourne
- Bing Boy Post Office Square, Queensland
- Bing Boy, Melbourne Central
- Bing Boy, Fountain Gate, Melbourne
- Bing Boy, Southland, Melbourne





01 15-17 Rundle Mall, Adelaide  
 02 BingBoy, Doncaster Melbourne (in association with Jaquie Hagan)

“DASH Architects follows a rational and responsible process to deliver civic projects that exceed the needs and expectations of a wide range of communities.”

## Civic

Over recent years DASH Architects has assisted numerous State and Local Government clients with projects ranging from the redevelopment and revitalisation of civic buildings and libraries; to precincts and streetscape design; to maintenance and minor upgrade projects. Our skills and experience in this work are clearly established and illustrated in some of the recent projects outlined below.

The key to our success in all of these projects has been our ability to work with Council staff and stakeholders, our consultative approach and our high level of accountability.

We believe that our experience and track record of delivering civic projects on time, on budget and to our client's satisfaction is unequalled.

## Civic projects

- Barossa Council Administration and Library
- Yankalilla Council Redevelopment
- Unley Civic Buildings Redevelopment
- Renmark Council Community & Civic Centre
- Port Augusta Civic Precinct Framework Study
- Alexandrina Library and Community Centre
- The West Torrens Library
- Burnside Library and Civic Centre Development
- Nuriootpa Library
- Port Pirie Office Redevelopment



- 01 District Council of Yankalilla, Yankalilla SA
- 02 Renmark Council & Community Civic Centre, Renmark SA
- 03 The Barossa Council, Barossa Valley SA

## Recreational

DASH Architects has established a reputation for delivering high quality public recreational facilities.

Our approach to the design of public recreational facilities is to balance initial lifecycle costs and environmental impact and design flexible adaptable spaces for now and the future.

## Recreational projects

- Barossa Aquatic and Fitness Centre
- Port Pirie Recreational Precinct Masterplan
- Adelaide Aquatic Centre Masterplan
- Various Adelaide Aquatic Centre Upgrades
- Adelaide Shores Golf and Bowls precinct Masterplan
- Adelaide Shores Recreational Precinct Masterplan
- Manson and Price Memorial Ovals Masterplan
- Klemzig Reserve Masterplan
- Greenacres Oval Masterplan
- Renmark Oval Masterplan
- Renmark Oval Stage 1 Works
- Victoria Park Recreational Precinct - Various Projects
- Port Lincoln Aquatic Feasibility Study



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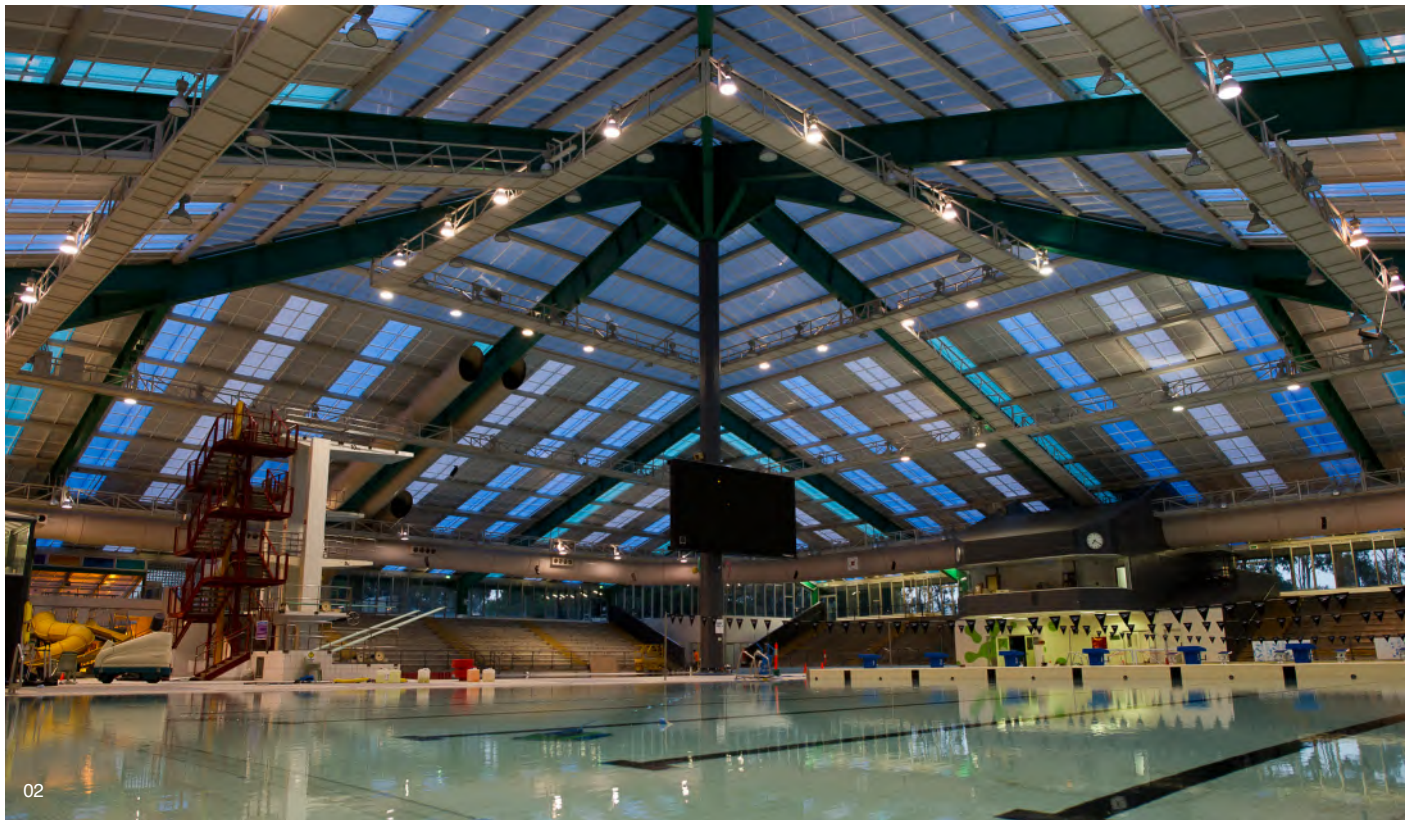


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- 01 Barossa Aquatic and Fitness Centre
- 02 Barossa Aquatic and Fitness Centre
- 03 Barossa Aquatic and Fitness Centre



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01 Barossa Aquatic and Fitness Centre  
02 Barossa Aquatic and Fitness Centre



DASH Architects is one of Australia's leading practices in the provision of specialist heritage services and has been at the forefront of the development of a sustainable paradigm for the conservation of cultural heritage.

**heritage**

“We have a strong appreciation of the role of cultural heritage within the broader design process.”

## Overview

As one of Australia’s leading practices in the provision of specialist heritage services, DASH Architects has been at the forefront of the development of a sustainable paradigm for the conservation of cultural heritage within Australia.

Operating across the full range of the architectural disciplines enables DASH Architects an appreciation of the role of cultural heritage within the broader design process, as one of many factors that influence project outcomes.

This flexible and integrated approach is based primarily on contemporary community values and traditions. Within this framework there is an acknowledgement that while the preservation of heritage fabric is important, it is only one of many considerations when assessing the cultural significance of a place.

DASH Architects has expertise and experience in providing a wide range of Heritage Services including:

- Conservation management plans
- Heritage assessments
- Expert witness
- Advisory services
- Adaptive reuse
- Conservation works
- Contextual architecture
- Archival recording
- Peer review





- 01 Struan House Upgrade and Conservation Works
- 02 Struan House Upgrade and Conservation Works
- 03 Glanville Hall Conservation works and New Pavilion

CMPs produced  
by DASH  
Architects are  
highly refined,  
user-friendly and  
reflect a  
contemporary  
approach to

## Conservation Management Plans

DASH Architects has over 40 years experience in the preparation of Conservation Management Plans. Throughout this time, we have continually questioned, reviewed and revised our approach to incorporate industry improvements, evolution in community expectations and in response to legislative changes.

CMPs produced by DASH Architects are highly refined, user-friendly and reflect a contemporary approach to heritage management.

## Conservation Management projects

- Adelaide Gaol
- Ayers House
- Medina Grand Adelaide Treasury
- Struan House Upgrade and Conservation
- Beehive Corner Conservation Works
- Supreme Court Facilities Audit
- Supreme Court, Adelaide
- Old Armoury and Mounted Police Barracks Precinct
- Mitchell Building, University of Adelaide
- Torrens Parade Ground and Drill Hall
- Bowden Brompton Primary School
- The Adelaide Railway Station
- The Adelaide Town Hall
- Government House (South Australia)
- Parliament House (South Australia)
- The Old Attorney Generals Building
- Marble Hill, Former Vice Regal Residence
- The Elms Building, Glenside Hospital
- Penfolds Magill Winery
- SA Museum / Library



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- 01 Medina Grand Hotel, Adelaide (in association with SJB Melbourne)
- 02 The Beehive Corner
- 03 Medina Grand Hotel, Adelaide (in association with SJB Melbourne)

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## Heritage assessments

Heritage assessment work undertaken by DASH Architects includes:

- Heritage impact assessment
- Due diligence assessments pre or post-purchasing heritage listed properties
- Self-assessment of National Heritage places
- Significance assessment for Local, State or National historic heritage places
- Site Heritage Management Plans.

Our work extends from the assessment of Local or State heritage value of individual places, to the impact of projects on identified places of heritage value and broader Cultural Landscapes. Assessment of State and Local heritage value is undertaken against the criteria established by the relevant legislation, while the impact of proposed works considers both the heritage value of individual places, as well as their historic, current and future Cultural Landscapes. This approach results in holistic and flexible advice that is readily integrated into wider project objectives and outcomes.

DASH Architects have undertaken many self-assessments for impacts to National Heritage places, which is a separate process to the State's planning system. We also prepare Site Heritage Management Plans, which assist mitigate the risk of damage to heritage places during construction works.

## Heritage assessment projects

- Coast to Coast Light Rail Stages 1 and 2 Cultural Heritage Study
- SA Water Cultural and Industrial Heritage Survey
- Port Augusta Civic Precinct Framework Study
- Northern Expressway Heritage Impact Study
- Glenside Hospital Local Heritage Review
- Heritage Advisory Services for the City of Adelaide
- Redevelopment of 2 King William Street, Adelaide
- Redevelopment of the former Adelaide Treasury Building into Medina Grand Hotel
- Bowden Urban Village Cultural Mapping Study
- Seafield Tower redevelopment, Impact Assessment and Site Heritage Management Plan
- Festival Plaza redevelopment, Self-assessment
- O'Bahn Access project, Self-assessment
- Former RAH, Stage 2, Site Heritage Management Plan
- Salisbury Civic Centre, Salisbury, State Heritage assessment
- Adelaide Oval Hotel Redevelopment, National Heritage Impact Assessment
- 203 North Terrace, Adelaide Heritage Management Plan



## Expert witness

Jason Schulz and David Holland, as Directors of DASH Architects, are regularly called upon to provide professional expert witnessing services to the Environment, Resources and Development Court of South Australia in the specialist fields of heritage and streetscape assessment. These services include:

- Advice during the Compulsory Conference phase of court proceedings, where we work closely with the design team to seek a mutually agreeable outcome;
- The preparation Statements of Evidence;
- Attendance at Court site viewings and meetings of experts; and the giving of evidence in Court.

Jason and David provide these services to a broad range of clients, including Councils, applicants and third party appellants.

They assess all such cases on their respective merits against the relative Development Plan and legislative framework. In doing so, they have established a reputation for being professional, open and balanced in the delivery of expert witnessing services.

“Our experience at interpreting and applying the relevant legislation and our strong reputation in the field allow us to achieve

## Advisory services

As part of the professional services offered by the Practice, DASH Architects regularly provides expert architectural, streetscape and/or heritage advice to individual clients, Councils, consulting planners, developers, building designers and fellow architects.

These services can be provided at any stage of the process, from conception through to construction, but is most regularly undertaken as part of the development plan consent (planning approval) stage.

Our experience at interpreting and applying the relevant legislation and our strong reputation in the field allow us to achieve quality outcomes for our clients.

Our services include reviewing design proposals against the relevant Development Plan provisions; providing letters / reports of support, the provision of focused design input, and assistance with negotiations with Councils and heritage authorities.

## Advisory services projects

- Penfold’s Magill Estate Redevelopment for AJ+C Architects (Sydney)
- 2 King William Street Redevelopment for Hayball Architects (Melbourne)
- Medina Grand Adelaide Treasury (Medina) for SJB Architects (Melbourne)
- Various residential planning applications for building designers, particularly for projects located in the City of Adelaide, Charles Sturt, Holdfast Bay, Port Adelaide Enfield, and Norwood Payneham and St Peters.
- Seasons Hotel, 2-12 King William Street
- Penfolds Magill Estate Conservation Works
- Mitchell Building, University of Adelaide Master Plan
- Coast to Coast Light Rail Cultural Heritage Survey and Impact Assessment

## Adaptive reuse

DASH Architects are specialists in the adaptive reuse of heritage places. Our approach is based on the cultural, environmental and economic values of existing building stock.

This approach recognises that the cultural value of places is not solely borne within their built fabric, but also their ongoing role and relevance to the societies within which they are located. Our approach seeks to reinforce and strengthen the cultural relevance of our heritage places by making them active participants to our cultural landscapes. This not only provides an economically sustainable model for our heritage management, but also ensures their long term preservation and cultural relevance.

## Adaptive reuse projects

- Medina Grand Adelaide Treasury (in assoc with SJB Architects Melbourne)
- 2-12 King William Street (in assoc with IA Group and Tenants' Designers)
- Penfolds Magill Estate (in assoc with AJ+C)
- Z Ward Glenside Redevelopment
- Waverley House, St Andrew's Hospital
- Morialta Barns Redevelopment
- Johnston's Brewery, Oakbank
- Skycity Adelaide, various projects
- Victoria Park Heritage Grandstand
- Mitchell Building Masterplan, University of Adelaide
- Unley Council, Library, Offices and Council Chambers
- Alexandrina Council, Library, Offices and Council Chambers
- Adelaide Gaol Adaptive Reuse Study





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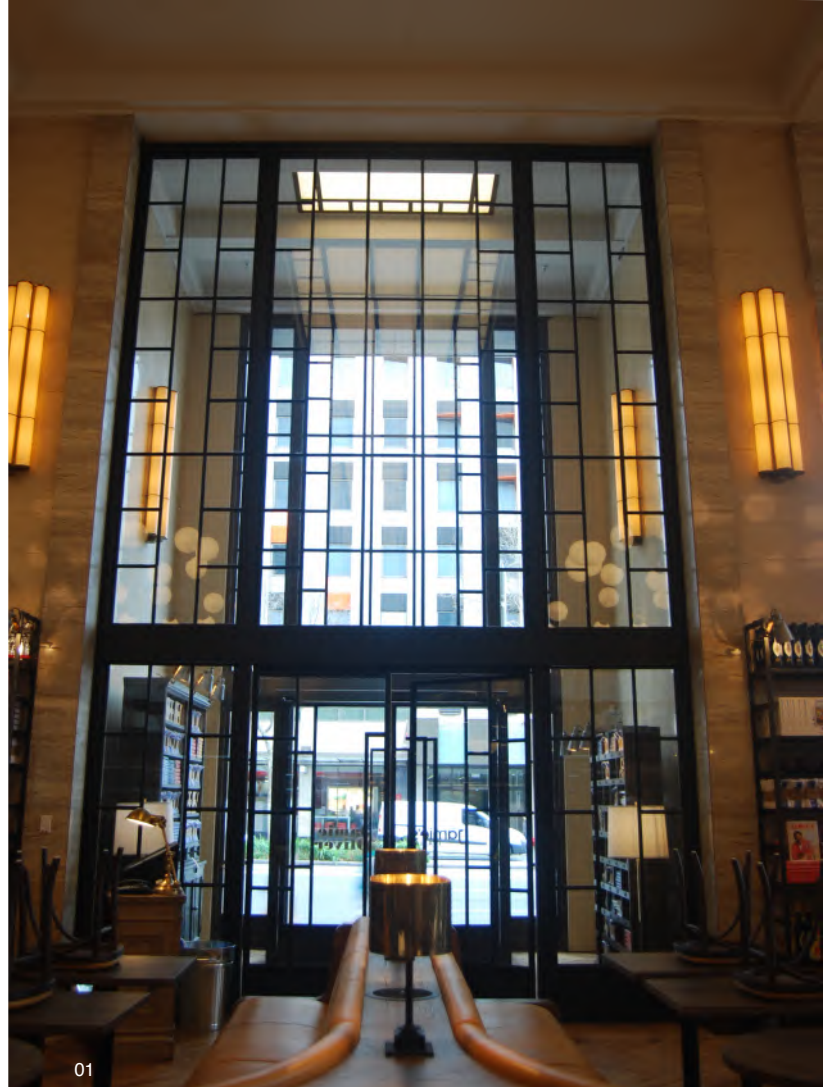
- 01 Johnston's Brewery, Oakbank
- 02 2 King William Street, Adelaide (in association with IA Group)

## Conservation Works

Over the past 40 years, DASH Architects has established itself as one of the State's leading practices specialising in the conservation of historically significant places.

Working closely with leading built fabric conservers, and State Government heritage bodies, DASH Architects has established a reputation of documenting and administering conservation works to Australian, and world's 'best practice'.

Specialist conservation works span a wide range of places types, and construction techniques, including buildings, bridges, and ruins.



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## Conservation Works projects

- Adelaide Gaol, Adelaide
- SA Museum, Adelaide
- Bicentennial Conservatory, Adelaide
- Jeffcott Chambers, Adelaide
- Supreme Court of South Australia
- Torrens Building, Victoria Square, Adelaide
- Edmund Wright House, Adelaide
- Sir Samuel Way Building, Adelaide
- Adelaide Railway Station, Adelaide
- Beehive Corner building, Adelaide
- Thebarton Barracks, Adelaide
- Medina Grand Adelaide Treasury
- Glanville Hall, Glanvillebody text LEFT
- Semaphore RSL, Semaphore
- Mortlock Library of South Australia
- Victoria Park Heritage Grandstand
- 81 King William Street, Adelaide
- Morialta Barns, Norton Summit
- Terowie Railway Station, Terowie
- Balhannah Railway Station, Balhannah
- Kingston House, Kingstone
- Struan House, Struan
- Athelstone Mill



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- 01 Struan House Upgrade and Conservation Works
- 02 Bank SA Lift Lobby, Adelaide

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# Defence

DASH Architects was appointed to the Defence Infrastructure Panel - Environment, Heritage and Estate Engineering Services in 2020. We are prequalified to undertake a range of Historic Heritage Services, such as heritage impact assessment, conservation and technical advice, condition assessment, archival recording and heritage assessment.

We are based in Adelaide and have the flexibility and expertise to work anywhere in Australia, as highlighted by our current project at RAAF Pearce in Perth.

Technical advice provided by DASH Architects is founded on several critical ingredients:

- our 60 years collective experience in providing technical heritage services
- best practice heritage management principles
- a detailed understanding of:
  - the ongoing role of an engaged 'heritage'
  - the legislative and policy framework
  - guiding management documents for the place
  - the place's history and its heritage values
  - use, condition and compliance requirements.





DASH Architects' experience in placemaking extends back 30 years, and is founded upon a detailed appreciation of the wider cultural and physical contexts of individual sites.



**urban design**

“Our approach recognises the challenges faced by projects that embrace new desires and images for cities.”

## Overview

DASH Architects’ experience in undertaking placemaking extends back 30 years, and is founded upon a detailed appreciation of the wider cultural and physical contexts of individual sites.

Exposing opportunities within the fabric of localities and revealing new ways of seeing and using them form the basis of the work.

Our approach recognises the challenge of finding solutions that go beyond conventional views of urban development to embrace new desires and images for cities.

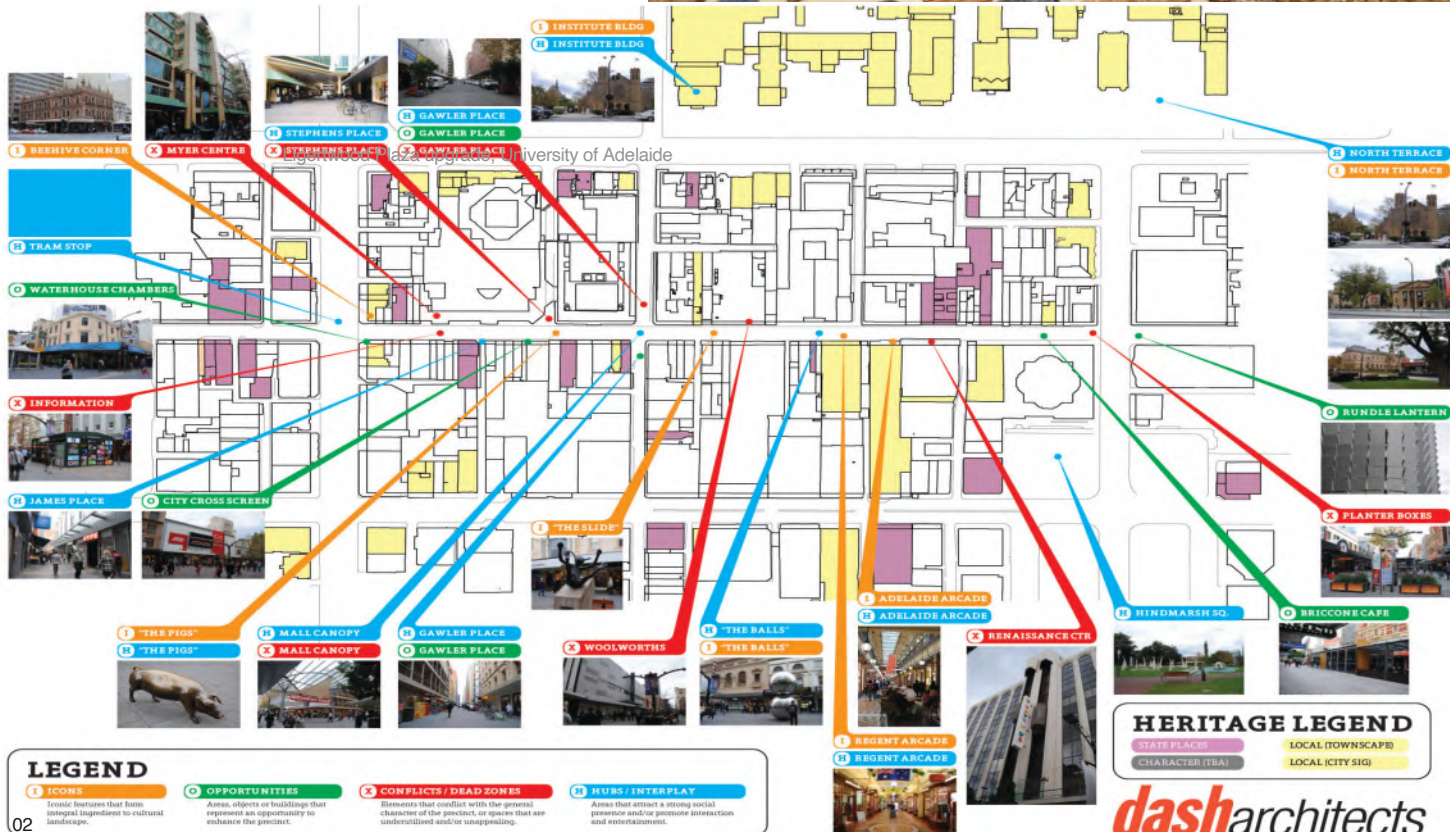
Safe and enjoyable vehicular, bicycle and pedestrian movement is central, as is the safeguarding and enhancement of accessibility and natural systems.

DASH Architects has expertise and experience in providing a wide range of Placemaking Services including:

- public spaces
- streetscapes
- playgrounds
- formal and informal outdoor recreation area



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“Our design outcomes recognise the critical elements of great public spaces, including activation, comfort, access / linkages, and sociability.”

## Public space design projects

- Rundle Mall Master Plan
- Rundle Mall Façade Activation Study
- Ligertwood Plaza Upgrade, University of Adelaide
- Unley Civic Forecourt
- Gouger Street Redevelopment

## Master planning projects

- Port Augusta Civic Precinct Framework Study
- Burnside Millennium Project
- Hurtle Square Masterplan and stage 1 works, City of Adelaide
- Pedestrian Network Strategy, City of Adelaide
- Port Pirie Recreational Precinct Masterplan



**awards**

## International

- UNESCO Asia Pacific Heritage Awards for Cultural Heritage Conservation- Award of Merit for Medina Grand Treasury Redevelopment (in ass. SJB Architects, Melbourne)

## National

- Australian Institute of Architects (RAIA) - Lachlan Macquarie Heritage Award for the Mortlock Library Conservation Works
- RAIA - Commercial Award for the Magill Estate Winery Redevelopment (in assoc. AJ&C Architects, Sydney)

## State

- Australian Institute of Architects SA Chapter (RAIA-SA) - David Saunders Heritage Award, Glanville Hall Conservation Works and New Pavilion
- AIA-SA - Award of Merit for the Oakbank Brewery Redevelopment
- RAIA-SA - Award of Merit for Medina Grand Treasury Redevelopment (in ass. SJB Architects, Melbourne)
- RAIA-SA - Award of Merit (Recycling) for the Magill Estate Winery Redevelopment (in assoc. AJ&C Architects, Sydney)
- AIA-SA - Award of Merit for the Magill Estate Winery Redevelopment (in assoc. AJ&C Architects, Sydney)
- RAIA-SA - Award of Merit for Marienburg Limeburner's Centre
- RAIA-SA - Award of Merit for Friend's Meeting House, North Adelaide
- RAIA-SA - Award of Merit for Waverly House, St Andrew's Hospital Redevelopment
- RAIA-SA – People's Choice Award, Macclesfield Residence
- RAIA-SA - Commendation for Johnson's Buildings Recycling
- RAIA-SA - Commendation for 20 Blackburn Street, Adelaide



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01 Medina Grand Hotel, Adelaide (in association with SJB Melbourne)  
02 Image credit description

## State

- RAI-SA - Commendation for 20 Blackburn Street, Adelaide
- RAI-SA - Commendation for the Adelaide GPO Restoration (in association with DPTI)
- RAI-SA – Commendation (Sustainable Architecture) for the Burnside Millennium Project
- RAI-SA - Commendation (Recycling) for Friend's Meeting House, North Adelaide
- RAI-SA - Commendation for Restoration of the Barr Smith Library
- Department for Environment and Heritage, South Australian Government (DEH) Edmund Wright Heritage Awards - Minister's Award for Most Outstanding Contribution for Medina Grand Treasury Redevelopment (in ass. SJB Architects, Melbourne)
- (DEH) Edmund Wright Heritage Awards – Award for Heritage Place (non residential) for Medina Grand Treasury Redevelopment (in ass. SJB Architects, Melbourne)
- Urban Development Institute of Australia (UDIA), SA Chapter – Commendation for the Garden East Development (in association)
- National Trust of South Australia Heritage Conservation Awards – Award for 20 Blackburn St, Adelaide
- Civic Trust of South Australia - Award of Merit for Conservation Works to Terowie Railway Station Buildings
- Civic Trust of South Australia - Ian MacDonald Award for Most Outstanding Nomination for Reception Building, Keswick Barracks
- Civic Trust of South Australia – Award of Merit for the Magill Estate Winery Redevelopment (in assoc. AJ&C Architects, Sydney)
- Civic Trust of South Australia - Commendation for the Mortlock Library Redevelopment
- Civic Trust of South Australia - Commendation for the Stag Hotel Restoration
- Civic Trust of South Australia - Commendation for the Adelaide Fruit and Produce Exchange Restoration of Perimeter Buildings



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01 Glanville Hall Conservation works and New Pavilion  
02 Johnston's Brewery, Oakbank

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