



CUBE ARCHITECTS  
SPECIALISING IN RETIREMENT LIVING



## 1. Introduction

**CUBE Architects**, under the direction of Adelaide architect Mark Williams, is a vibrant practice intent on providing quality service focused on meeting individual client needs and expectations.

Cube architects has been operating since 2003 and, in that time has developed a solid base specializing in retirement living projects, commercial and residential projects of all sizes.

Cube Architects was founded by Hans Grauwelman, a former director of Matthews Architects. Mark Williams joined Cube in 2010 and became a Director and joint owner of Cube Architects in 2016 and sole owner in 2017.

At Cube Architects

*"We pride ourselves on producing innovative design solutions which develop each site's full potential. With an understanding of our clients' needs and careful evaluation of the site topography, orientation and authority regulations, each project becomes unique and an opportunity to be special."*

Cube architects has come to specialize in retirement living. At Cube we know the importance of getting the right balance of unit types and community facilities to attract the certain types of residents for each project. We also know the importance of balancing market take up and sales with unit availability, cash flows and the timing of facilities provided.

## 2. Methodology. General Approach to the Task

Cube Architects can be involved, to differing degrees, in all aspects of any retirement living project.

The services outlined below are of a general nature and are applied to a typical new retirement village. Related projects such as nursing homes, hostels, independent living apartment complexes may not require all the site yield analyses outlined below.

Full architectural services can be considered in 5 stages including:

### Stage 1. Yield Study

Yield studies determine the number of dwellings / living units that a site can sustain. It is therefore useful in determining **land value**. Yield studies are often carried out prior to land purchase.

Work includes:

- Consideration of location, client requirements regarding **unit mix** (number of bedrooms, garages and whether detached, semi-detached or row)
- Consideration of relevant **authority requirements** in terms of number and location of entrances, boundary setbacks, traffic management
- Review of **site gradients**. On sloping or undulating sites we prepare a Site Gradient Plan. This is different from a contour plan as it defines the site in terms of slope. Gradients less than 1:20 are deemed flat. Gradients between 1:20 and 1:15 can accommodate roads in any direction. Gradients between 1:15 and 1:10 influence road direction, and gradients greater than 1:10 are not recommended for single storey independent living
- **Passive solar control**. Orientate roads to suit house designs that achieve winter sun penetration and exclude summer sun
- Review special **site features** whether these are retention of specific trees or vegetation, views and vistas, water or rock features. Each is considered as an opportunity to add value and uniqueness to a site
- Incorporate **club house** or **community centre**, with or without **serviced apartments**. Often located in a prominent position, ideally visible from the main entrance, centrally located and maximizing the potential of all the above features. Depending on the size of the project, also incorporate local bbq areas, communal vegetable gardens, play areas, caravan and/or boat storage, playing fields other recreational areas.

### Stage 2. Concept Sketches and final Sketch Plans

This will involve:

- Regular meetings with stakeholders
- Determination of the unit designs, block sizes and refinement of the mix of each unit type
- Preparation of road and allotment layouts. This is an iterative process of producing first rough concept drawing options for review by the stakeholders
- Selecting preferred option and developing it further
- Preparation of concept sketches of the community centre
- Preparation of Sketch Plans - drawings suitable for lodgement with Council for Provisional Development Plan Consent
- Preliminary selection of external finishes and materials
- Preparation of supporting documentation such as preliminary stormwater and wastewater management plans. Prepared by consulting engineers
- Preparation of cost estimate. (Prepared by consultant quantity surveyor).

### Stage 3. Contract Documentation

This will involve:

- Regular meetings with the consultant team and some stakeholders
- Detailed design of all specialist sport and recreation facilities, tenant requirements and wet areas
- Preparation of detailed construction / contract documentation (drawings and specifications) by architectural and engineering disciplines
- Preparation of energy efficiency calculations.
- Preparation of Tender Estimate.

**Stage 4. Tender Call and Assess, Lodgement with Council for Development Approval**

This will involve:

- The calling of 'registrations of interest', and short listing of same to arrive at a tender list, or
- The calling of open tenders to anyone (possibly prequalified) interested in tendering, or
- The calling of tenders from a selected list
- Receipt of tenders, their assessment, discussion with all or some tenderers for clarification of tender
- Recommendation of successful tender
- Lodgement of all documentation with Council or Private Certifier for Development Approval. (concurrent with the tender process).

**Stage 5. Construction and Contract Administration**

This stage involves:

- Construction of the works by the Builder
- Administration of the Contract between the owner and the builder by the architect. This may include regular site meetings, inspection of the works for compliance with the documents, checking of progress claims, authorization of payments to the Builder, issuing of variations to the works during construction, issuing of the Certificate of Practical Completion towards the end of construction, issuing of defects lists and checking of rectification works prior to the end of the Defects Liability period.



### 3. Relevant Experience

Since 2003, Cube Architects has been involved in a number of projects that are relevant to retirement living operators.

#### 3.1 Oakfield Rise; Mt Barker. Yield Study & Stage 1.

A project consisting of 180 ILUs, assisted living units, respite care and a community centre. The project needed to meet Council requirements for stormwater detention as well as integrating future pedestrian pathways for the local community.



- Site Plan



- Community Centre with Assisted Living Units & Respite centre



- Pre-construction marketing image of community centre entrance



- Pre-construction marketing image of community centre lounge



- Completed ILU internal



**3.2 Beulah Rd, Norwood; Aged Care Facility - Lifecare**

2 storey development with basement parking. Facilities include 110 bed nursing home, 22 independent luxury apartments, 25 serviced apartments.



- Yield Study

**3.3 River Point Retirement Estate, Noarlunga Downs**

A multiple stage project consisting of over 100 independent living units (ILUs), large community centre and a bridge. The project required flexibility within its design to cater for a changing market during the early stages of its life. Cube was required to manage multiple stages and builders simultaneously to provide continuous supply of dwellings for sale. Presently four stages of houses (54 ILU's) and the community centre have been built with two stages of 27 houses under construction and another 20+ houses in design stage.



- River Point: Yield study site plan. Colours representing different house types.



- River Point: Stage 1 street at the time of completion.



- River Point: 3-D computer image of community centre presented to the client at the design stage.



- River Point: Constructed community centre.





- River Point: Inside the completed community centre.

### 3.4 Huntfield Heights Retirement Estate

A project consisting of 15 ILU's and a small clubhouse. The site had many challenges due to access restrictions, topography, shape and drainage easements.



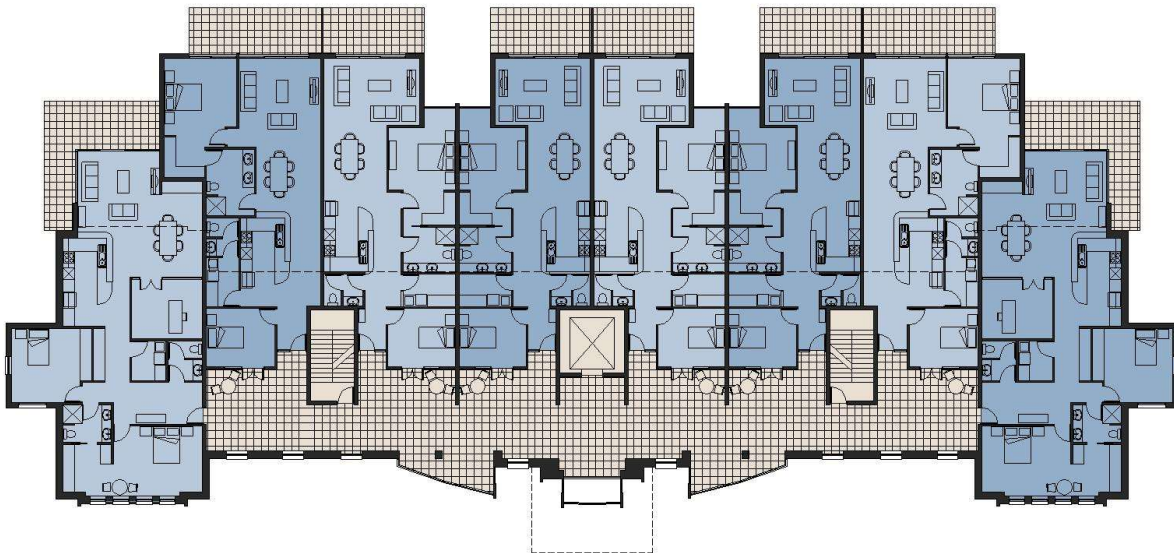
- Huntfield Heights: Site plan

**3.5 Morialta Rd, Rostrevor; Aged Care Facility - Lifecare**

Local Heritage listing of the main buildings, their facades, and the central open space significantly determined the development options. Facilities include 110 bed nursing home, 24 independent apartment units (3 storey), 28 serviced apartments (2 storey plus undercroft parking), 22 independent living units.



- Detailed Site Study



- Proposed Apartments. Rear view of existing façade facing the courtyard, and 'allowable' modifications.



### 3.6 Riverside Retirement Estate, Goolwa

A project consisting of 50 ILUs and a clubhouse, that it met Council requirements to integrate the development with the local community. Houses along the perimeter streets of the site face outwards yet still incorporate the security that is expected of a retirement village. A variety of facades, both traditional and contemporary, are offered to the residents. The popular and well used clubhouse incorporates references to local river boat shapes into its design and is sited to maximize the river views.

**CUBE**  
architects



- Riverside, Goolwa site plan



- The Riverside houses offer a variety of elevations



- The river boat inspired Goolwa Clubhouse





- The panoramic views from the clubhouse

### 3.7 The Fairways Retirement Estate, Victor Harbor

A project of 25 ILU's that is designed to integrate with the existing nursing home, maximize yield of houses and take in the views of the adjacent golf course.



- The Fairways: Site plan



### 3.8 The Heights Retirement Estate, Bellevue Heights

The site had particular topographical, bush fire, hills-face-zone and significant tree issues that had to be overcome to accommodate 65 ILUs and clubhouse. Positioning and orientation of the clubhouse takes full advantage of the dramatic views.



- The Heights site plan



- The Heights Clubhouse.





- The Heights ILU's

### 3.9 Semaphore redevelopment site

Cube architects were asked to review an existing aged care facility to revitalize and maximize the site with small low-cost dwellings.



- Semaphore: Site plan



**3.10 The Laurels Retirement Estate and Community Centre. Mt. Barker**

Single and two storey options for the community centre were fully explored, with the single storey finally chosen as providing the best 'value for money'. Facilities include serviced apartments, bar and recreation facilities, semi-commercial kitchen, hairdresser and games room. The existing two storey, local heritage listed residence was fully restored and carefully extended to form the community centre.



- View from main entry. Community Centre and Dining Pavilion



- The Laurels Retirement Estate



**3.11 Riverside Retirement Estate, Denmark; Recreation Centre and Serviced Apartments**

The brief called for the recreation centre and apartments to be styled as a resort hotel. The recreation areas service the whole village, and the apartments cater for residents no longer able to be fully independent but not needing any health care assistance. The 'service' is limited to meals and laundry functions. Facilities include 1 and 2 bedroom serviced apartments, respite apartments, restaurant dining with commercial kitchen, outdoor dining, bar, lounge, TV and billiards areas, cinema area, library meeting and internet areas, hairdresser, crafts and shop, indoor heated pool and spa, separate resident eating and lounge areas. The facility was designed to focus around a large lake / stormwater management area, and planned so that its construction could be staged to coincide with the village's growth and the unit construction.

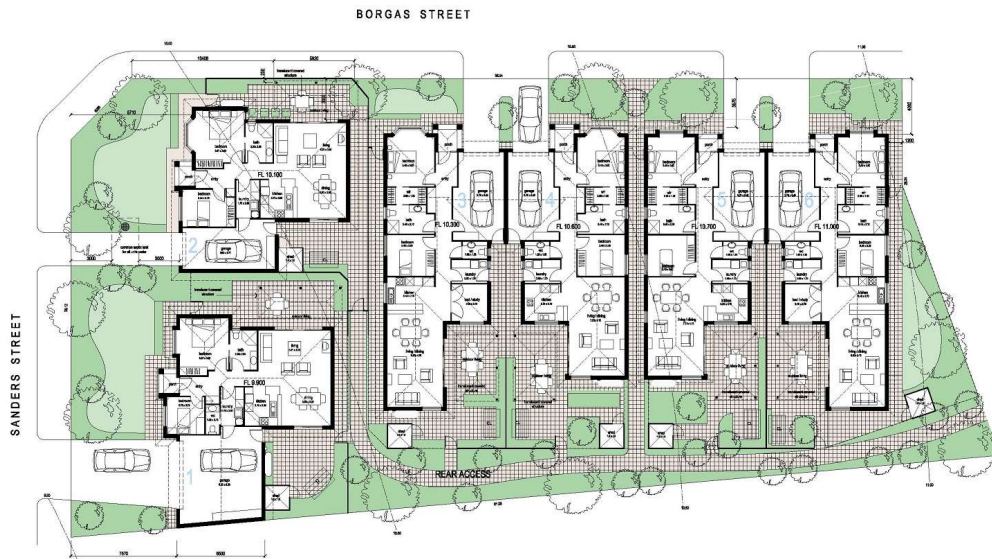


- Community centre with integrated serviced apartments



### 3.12 Booleroo Centre Retirement Village

A small 6 unit development in rural South Australia. The ILUs were added to an existing aged care facility to increase the variety of accommodation the centre could offer.



### 3.13 Murraylands Retirement Village, Murray Bridge

This large development consisting of 234 dwellings, 117 cabins, a large community centre recreational facilities and waterways. Extensive master planning was required to maximise the unit yield yet still have a welcoming open space presence to the site.



- 3-D computer model used for design and marketing purposes





• Murraylands site plan



**3.14 Muswellbrook Retirement Estate and Tamworth Retirement Estate**

Two retirement villages in NSW; one currently under construction and the other with Council awaiting Development Approval – Planning. These villages, which are similar to each other, have been designed for the same client as the Laurels Retirement Estate. Facilities include serviced apartments, dining and lounge areas, billiards, bar, outdoor recreation and library. One has an indoor pool and spa.



- Muswellbrook Retirement Estate Site plan



• Tamworth Retirement Estate Site plan



## 4. Other Retirement Living & Multi-residential Projects

Retirement Villages not previously listed above

- The Fairways Retirement Village extension (4 dwellings)
- Gawler Retirement Village (yield study)
- The Vistas Retirement Estate, Para Vista (33 dwellings)
- McLaren Vale Retirement Estate (30 dwellings, community centre and retail)
- Parafield Gardens Retirement Estate (yield study)
- Kapunda Retirement Estate (yield study)
- Woodcroft Retirement Estate (yield study)
- Northfield Retirement Estate (site suitability evaluation)
- Reynella Retirement Village (yield study)
- Sandstone Lakes Retirement Estate (yield study 123 plus community centre)
- Parklakes Retirement Estate (yield study 133 plus community centre)
- Angle Vale Retirement Estate (122 dwellings incl. 8 row cottages and 30 serviced apartments / community centre)
- Paynesville Retirement Estate (yield study)
- Launceston Retirement Estate (yield study)
- Wodonga Gardens Retirement Estate (planning revisions)
- Payneham Retirement Village (redevelopment)
- Northfield Retirement Village (redevelopment)
- Pooraka Retirement Village (redevelopment)

Medium Density Developments

- Hub Drive Residential Development, Aberfoyle Park (12 dwellings)
- Danehill Residential Development, Paralowie (11 dwellings)
- Nash Street Residential Development, Grange (14 dwellings)
- Hazel Road Residential Development, Salisbury (14 dwellings)
- Esplanade Residential Development, Semaphore (4 dwellings)
- Kurralta Park Residential Development (2 dwellings)
- Fleet Street Residential Development, Salisbury (3 dwellings)
- Jetty Rd Development, Brighton (6 dwellings)
- Tapleys Hill Rd Development, Fulham Gardens (14 dwellings)
- Salisbury Affordable Housing, Ponton St Salisbury (56 dwellings)
- Faith Road Development, Davoren Park (9 dwellings)
- Peachey Road Development, Davoren Park (9 dwellings)
- Nolan Place Development, Munno Para (7 dwellings)
- Faulding Avenue Development, Munno Para (4 dwellings)
- Jacaranda Grove Development, Oaklands Park (3 dwellings)
- 85 Devonport Tce Residential Development (9 dwellings)
- 87 Devonport Tce Residential Development (9 dwellings)
- 193 Devonport Tce Residential Development (6 dwellings)
- Hillier Park Lifestyle Village, Gawler (upgrade and design of community facilities)

## 5. Referees

- David Moran  
Chief Executive Officer; Southern Cross Care (SA & NT) Inc  
Ph. 8291 8002
- Ruth Carpenter  
Development Manager; Housing Choices South Australia  
Ph. 0437 684 244
- Chris Sale  
Director; Chris Sale Consulting  
Ph. 0419 835 377

## 6. Contact Details

**Office address:**

458 Morphett Street  
Adelaide  
SA 5000

**Telephone:** (08) 8379 5222

**Email:** [cube@cubearchitects.com.au](mailto:cube@cubearchitects.com.au)

**Web site:** [www.cubearchitects.com.au](http://www.cubearchitects.com.au)

**Mark's details**

**Email:** [mark@cubearchitects.com.au](mailto:mark@cubearchitects.com.au)

**Mobile:** 0412 619 420