CUBE ARCHITECTS

RETIREMENT LIVING: A FUNDAMENTAL PILLAR OF OUR PRACTICE

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Introduction

Founded in 2003, **Cube Architects** has consistently regarded **Retirement Living** as a fundamental pillar of its practice. We recognise the critical importance of establishing an optimal mix of unit types and community facilities to attract the appropriate resident profile for each development. We also understand the necessity of carefully aligning market demand and sales performance with unit release strategies, cash-flow considerations, and the phased delivery of facilities.

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."

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Methodology. General Approach to the Task

Cube Architects can be involved, to differing degrees, in all aspects of the architectural process of a 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.

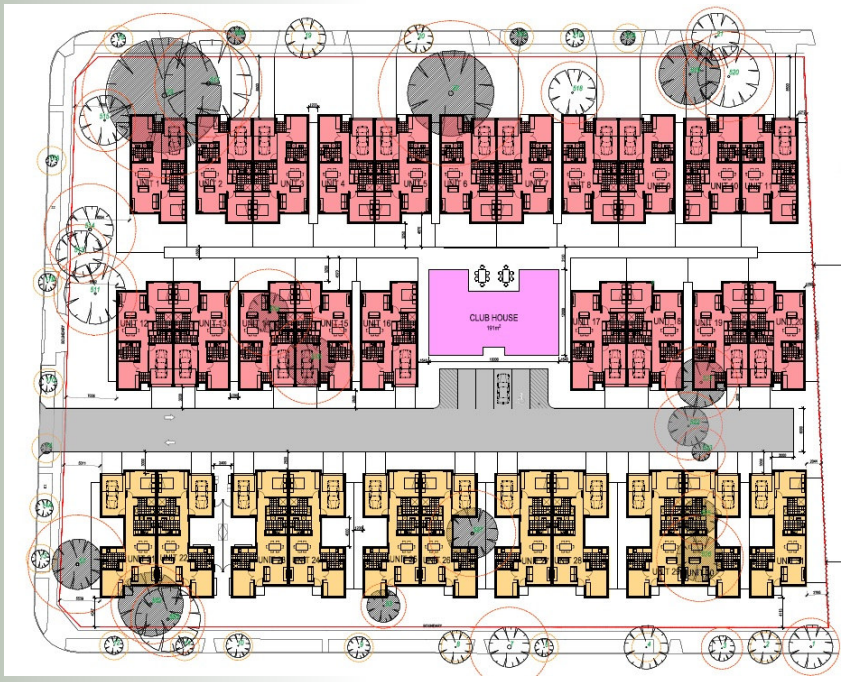
Full architectural services can be considered in 5 stages including:

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 deigns, 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 for Planning Submission.
- Preliminary selection of external finishes and materials
- Preparation of cost estimate. (Prepared by a 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.

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.

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Relevant Experience

Since 2003 Cube Architects has been involved with more than seventy retirement village projects of various scale, scope and complexity. The below examples show a few of the variety of projects.

Oakfield Rise; Mt Barker.

A project consisting of 186 Independent Living Units, large community centre, landscaping and significant roads and infrastructure. The land was purchased after Cube had completed a masterplan to demonstrate the potential yield, returns and positioning of critical items such as the Aged Care Facility, Community Centre, entrances and detention basin. The entire village will be completed in early 2026 and has been staged over several years.

- Oakfield Rise Site Plan

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- Oakfield Rise Community Centre

- Oakfield Rise Community Centre Lounge

- Oakfield Rise streetscape

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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 streetscape

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Beulah Rd, Norwood: Aged Care Facility Pre-purchase Yield Study

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

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.

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Northfield redevelopment site

Cube architects were asked to review an existing small village to make better use of the land and increase the quality of the stock without reducing yield numbers. Construction commenced in 2026 and includes an additional small community centre.

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.

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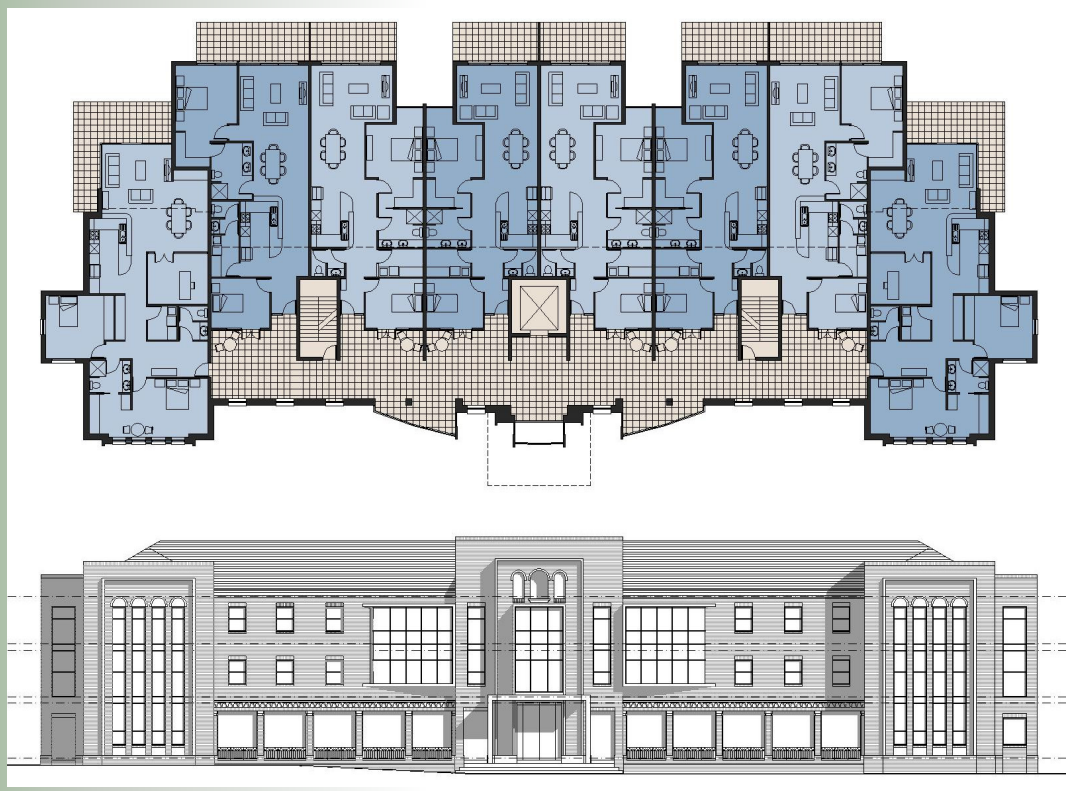
Morialta Rd, Rostrevor; Retirement & Aged Care Facility. Due Diligence/Yield study

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.

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Riverside Retirement Estate, Goolwa

A project consisting of 50 ILUs and a clubhouse and a requirement from Council that it integrated 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.

- The Riverside houses offer a variety of elevations

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- The riverboat inspired Goolwa Clubhouse

- The panoramic views o the river from the clubhouse

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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

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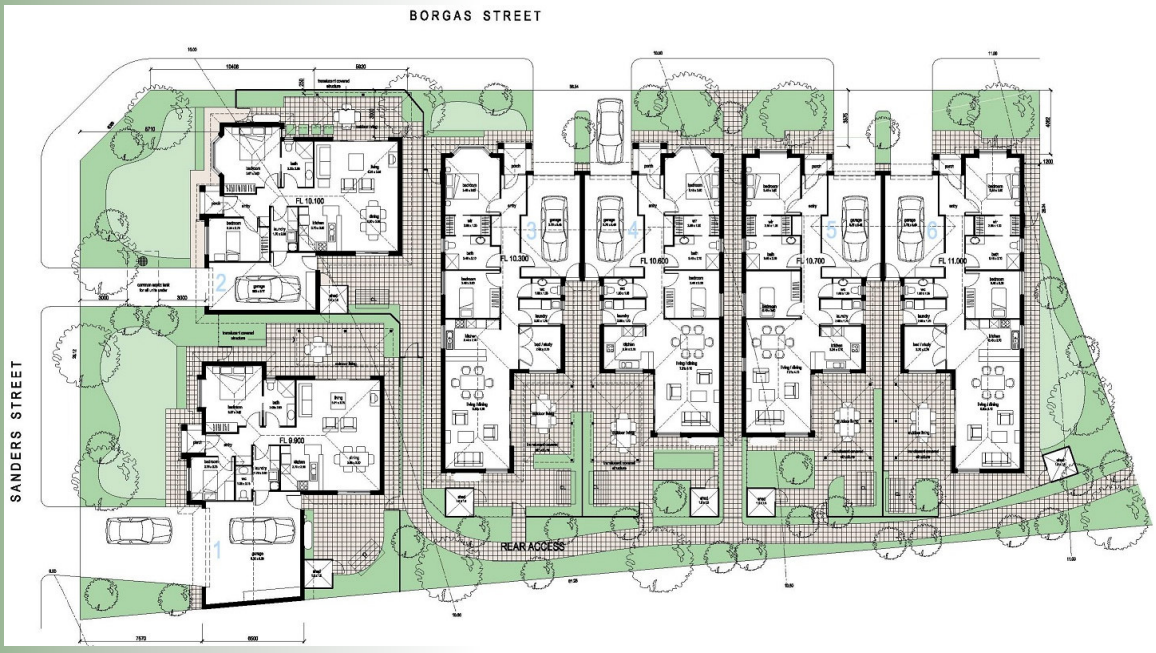
Booleroo Centre Retirement Village

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.



Riverside Retirement Estate, Renmark; Recreation Centre and Serviced Apartments

Facilities include 1 & 2-bedroom serviced apartments, respite apartments, restaurant dining with commercial kitchen, outdoor dining, bar, lounge, TV and billiards areas, cinema area, library meeting, hairdresser, 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.

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Murraylands Life, Puzzlepark Estate, 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.

- 3D render for design& marketing purposes

- Puzzlepark site plan

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More Retirement Living & Multi-residential Projects

Retirement & Lifestyle Villages (not previously listed above)

- Riverpoint Retirement Estate (108 dwellings & community centre)
- The Fairways Retirement Village extension (4 dwellings)
- Gawler Retirement Village (yield study)
- Riverside Retirement Estate, Renmark (
- The Vistas Retirement Estate, Para Vista (33 dwellings)
- McLaren Vale Retirement Estate (30 dwellings, comm 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)
- The Pines (redevelopment of a section of an existing village. 17 new homes)
- 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)
- Pooraka Retirement Village (redevelopment)
- Muswellbrook Retirement Estate (NSW)
- Tamworth Retirement Estate (NSW)
- Hillier Park Lifestyle Village, Gawler (upgrade and design of community facilities)
- Aspen Lifestyle Village Mt Barker (yield study, 140 units & community cntre)
- Naracoorte Lifestyle Village (150 Lots & Clubhouse)

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Medium Density Developments (selected list)

- 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)
- WEST Stage 11 (10 dwellings)
- Woodville Gardens Affordable Housing (6 Stages: 26 dwellings)
- SAHT Preston St Blair Atholl. (12 dwellings)
- WEST Stage 37 (34 dwellings)
- Rapson St Community Housing (11 dwellings)
- Lot 1001 Noarlunga Downs (40 unit multi-storey apartments)
- SAHT Hanson Rd (28 units, apartments & houses)
- UH Mile End (10 SDA units)
- UH Hendon (6 dwellings)
- SAHT Munno Para (yield study 100+ units, 8-storey apartments)

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