



## **CORUMBENE MASTERPLAN**

DERWENT VALLEY , TASMANIA

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### **FEE PROPOSAL**

03 OCTOBER 2025



### **CYKEL ARCHITECTURE**

DESIGNING WITH DIGNITY PURPOSE & MEANING

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LEVEL 1, 51 MURRAY STREET, HOBART, TASMANIA 7000

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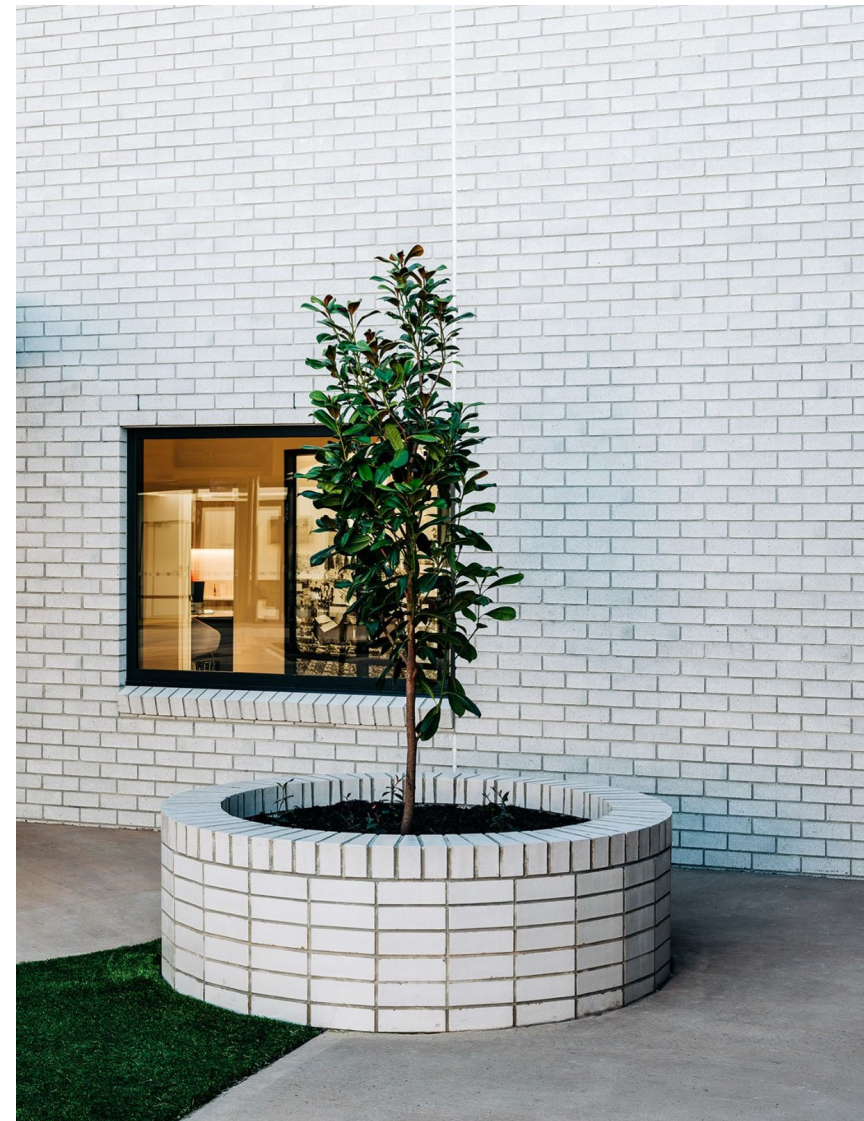
CYKEL ARCHITECTURE

Our co-design process emphasises collaboration with clients and stakeholders at every stage, ensuring that each project responds to the specific needs of its users. With a deep understanding of the practical challenges in senior living, we create environments that are not only innovative but built to support long-term use and well-being

Cykel focus's on the intersection of design, a continuum of aging and the human experience. Our shared knowledge assists us to redefine age care design in Tasmania and Australia bringing warmth, sustainability, and a deep connection to local materials. A blueprint for sustainable care design

A central theme explored in Cykel's design is the idea of creating spaces that feel authentic and familiar to the residents and encourages wellness. This is particularly important in senior living and dementia care, where comfort and familiarity can significantly improve a person's well-being.

Our work is human-centered and designed to foster community inclusivity. Our approach is inherently creative and is driven by future focused design solutions.





## PROJECT TEAM



Our well-qualified team is highly motivated with a great level of energy, passion and commitment to providing you with a successful design solution that meets your project brief and expectations. We have identified below key team members who we propose assist with the delivery of your project. These people will be available to suitably service the project in their specific roles. We confirm that sufficient resourcing is available within Cykel to meet the required program time frames of this project. Cykel has tendered for this project on the basis that we have the resources available to undertake this work.

### **Stephen Geason**      **Registered Architect** **Director Client liaison / Project Director**

Stephen is a Registered Architect and has over 25 years' experience in the design and construction industry. Stephen places an importance on communication with clients, consultants, developers and builders, which is complemented by his unique understanding of the balance between design and budget. Stephen was awarded a Churchill fellowship in 2015 to conduct meaningful research into evidence-based research into dementia friendly environments within residential aged care. Stephen has also completed studies in Design for Dementia at the Stirling University, Scotland; completed the Understanding Dementia Mooc and now contributes to content with in the newly released mooc for the Wicking Centre, Utas.

### **Fahmy Fahmy**      **Registered Architect,** **Senior Architect/ Leader of Assurance**

Fahmy has over 35 years of architectural experience. He has worked extensively in the health and aged care industry in both Australia and USA. Fahmy's experience in architectural practice includes involvement in design development, construction documentation, contract administration phases, as well as problem solving, client contact, communication with consultants and staff management. Fahmy is responsible for Technical Quality Assurance and will review and examine all architecture documentation packages including drawings, schedules, and specifications. This is in addition to maintaining and developing the office QMS and technical procedure manual, as well as mentoring young architects.

### **Afnan**      **Senior Graduate of Architecture**

Afnan's methodical approach to documentation combined with his advanced cad skills allows him to become a trusted provider of architectural services for the client.

### **Ishika Perera**      **Senior Graduate of Architecture**

Ishika is a registered architect from Sri Lanka and is interested in providing greater accessibility through our built spaces. Ishika will provide design support and peer review with a keen eye for detail and efficiency with deadlines, she is an integral part of the team. Ishika has recently completed her access consultants' course,

### **Sara Espitia Lopez**      **Graduate of Architecture**

Sara is registered architect from Colombia with experience in large scale public architectural projects. She brings with her informed design sensibility and a deep understanding of way finding .

### **Callum Lancaster**      **Architectural Student**

Callum is an architecture student at the University of Tasmania. He is a committed, dynamic and hardworking individual who brings with him a fresh outlook. He is interested in producing optimal solutions for the client and project.

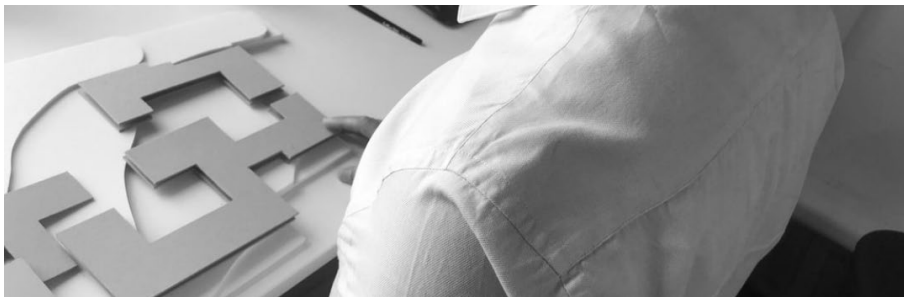


**STEPHEN GEASON** – Director Joint Project lead

Stephen has over 25 years of experience within the construction industry, working closely with clients, consultants, developers and builders alike. This experience, combined with excellent communication skills and understanding of the balance between design and budget has seen the delivery of many successful projects.

Stephen places strong emphasis on utilizing his design sensibility and architectural skills to contribute and assist in creating more enabling built environments. Stephen is passionate about creating a tactile and emotional connection that enriches the living experience for residents and their families.

- Registered Architect - Tasmania Board of Architects
- Churchill Fellow
- A + member of the Australian Institute of Architects (AIA)
- Accredited Building Practitioner : Architect (non restricted)
- National Enabling Architecture Committee AIA | Tasmanian representative
- Member of the Practice Committee Tas Chapter AIA
- Level 2 Volunteer Fire Fighter + Junior co Ordinator Fern Tree Brigade



#### Education

- Masters of Architecture | 2009 | University of Tasmania
- Bachelor of Environmental Design | 2000 | University of Tasmania
- Design for dementia | 2015| Stirling University | Scotland
- Winston Churchill Fellowship 2015
- Understanding dementia | 2017 | Wicking | University of Tasmania
- Global Leaders Program | 2019 | Yellow Edge | We business school | Bangalore | India



## **RECENT PROJECTS**

### **HUON REGIONAL CARE| FRANKLIN | TAS – 2025**

21 new bedroom / ensuite extension to existing facility. + refurbishment kitchen , dining and existing bedrooms ensuites and social spaces Budget \$20mil  
(under construction)

### **BISHOP DAVEY COURT | KINGSTON | TAS – 2024**

Alterations and renovation to the existing Derwent Wing to include 19 Bedrooms with new Ensuites with the addition of new living, dining and kitchen spaces along with connectivity to sheltered outdoor spaces. Budget \$3mil (complete)

### **GLENVIEW MERTON SDGP | GLENORCHY | TAS – 2023**

Alterations and renovation to include 9 Bedrooms with Ensuites with dementia specific living spaces for people with Dementia.  
Budget \$1.8mil (complete)

### **ONECARE BAROSSA APARTMENT DEVELOPMENT| GLENORCHY | TAS – 2023**

56 New independent living apartments + community centre and admin  
Budget \$35mil (construction to commence Jan 2026 )

### **ONECARE COMMUNITY CENTRE & HOMECARE HUB | GLENORCHY | TAS – 2023**

Adaptive reuse of an existing indoor swimming pool complex into a multi-functional community space and Home Care Hub Administration Office.  
Budget \$1.8mil (complete 2023)

### **RUBICON GROVE |PORT SORRELL | TAS 2025**

88 New independent living apartments + community centre and admin  
Budget \$65mil (development approval granted)

### **KORONGEE | TAS | 2020 ( CYKEL EMPLOYED BY THOMSON ADSETT)**

Dementia Village Budget \$21 mil (complete 2020)

### **SOLSTICE| TAS| HOBART |2023**

Adaptive reuse of an existing warehouse located in North Hobart into Solstice new southern hub Budget \$1.4mil (complete 2025)



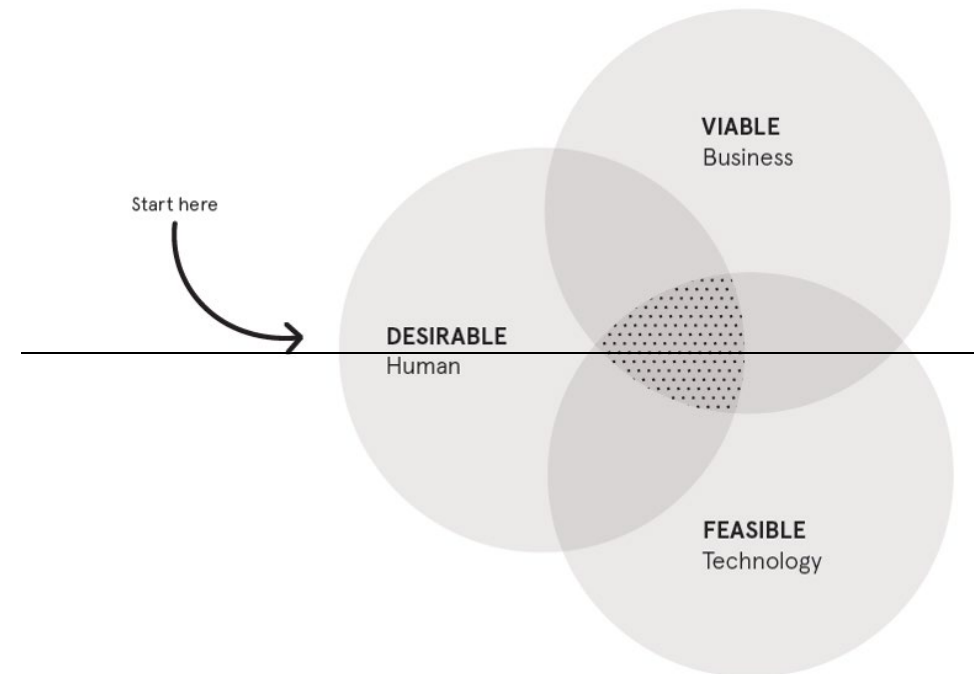


## HOW WE WORK WITH YOU

We will collaborate with you to achieve common goals. While below are some guidelines regarding our journey, we will refine these in our initial briefing to achieve the best outcome.

### Guidelines to our Journey

- Establish core values and goals
- Explore and understand the Corumbene values with you
- Understand Corumbene business drivers
- Review the Master Brief
- Co-create through Workshops as required
- Lead user group consultation as required
- Review and establish design principles
- Lead and coordinate the consultant team to deliver the building
- Present to Key stakeholders
- Engage with community as required
- Occupation and commissioning strategy





## THE DNA PROCESS

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The DNA design process encompasses the following

### THE DNA DESIGN PROCESS

The DNA design process comprises of the following elements which we rigorously apply to each project.

#### 01 UNDERSTANDING THE CLIENT'S DNA

We will listen, learn, interrogate and explore to fully understand your DNA

#### 02 CYKEL ARCHITECTURE'S CORE PRINCIPLES

Cykel Architecture's core values are embedded into the heart of all the design, enabling the residents and community to live their lives on their own terms.

#### 03 CONSIDERING THE INDIVIDUAL

Cykel Architecture's design principles are applied to all projects. The design strand is implicit to the DNA of every space.

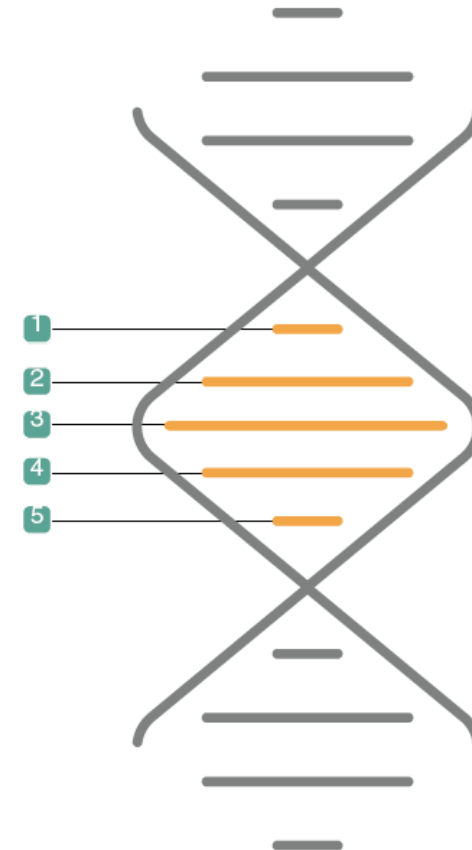
#### 04 HONOURING THE LOCATION

The location of each project is carefully considered, ensuring this strand is honoured and entwined into the fabric of the spaces. This in turn creates familiarity with the resident and staff, creating a connection to the location and community.

#### 05 OUR RESEARCH

Our heritage and experience has led us to work with numerous universities and research institutes, ensuring we understand all aspects of ageing and enabling us to apply the knowledge to our projects. This research is ongoing and always evolving so that we can apply the latest thinking to our projects.

The DNA design process encompasses the following unique elements that we can apply to each project, which guarantees that the design is fit for purpose, relates to the individual setting and builds on our research and experience.





## PLACE MAKING

### ENABLE THE PERSON



1.1 Personalised Home



1.2 Minimal Clutter



1.3 Acoustic Comfort



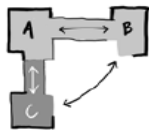
1.4 Clean Air



1.5 Brighter Lighting



1.6 Tonal Contrast



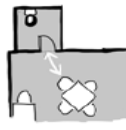
1.7 Simple Circulation



1.8 Safe Floors



1.9 Supportive Seating



1.10 Stress-free Toilets



1.11 Comfortable Temperatures



Our design ideology is to enable the person through design. We believe that it is the environment that disables a person. To overcome this, we look at designing barrier-free spaces that enables the person to mobilise around spaces and places they need or desire to visit in a safe and comfortable manner.

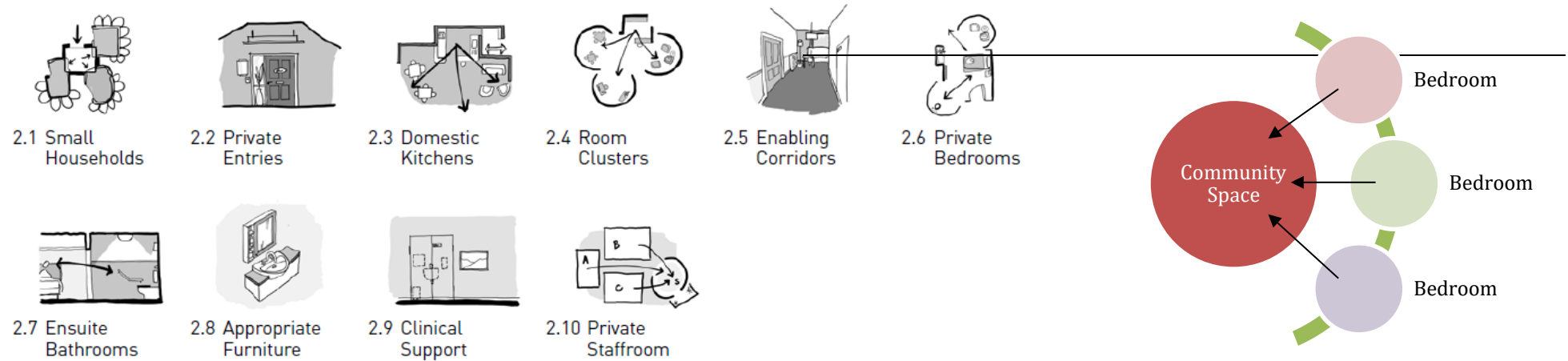
Some of our main considerations are;

- Simple and easy to navigate circulation around the environment.
- Providing opportunities for personalisation for easy identification and way finding.
- Reduce clutter by providing a space for all tasks, activities and storage.
- Consider all finishes and fittings to provide safe and appropriate usage.
- Provide acoustic comfort by zoning work areas away from residential living spaces.
- Provide comfortable amenities in a domestic, dignified and robust manner at appropriate intervals.



## PLACE MAKING

### CULTIVATE A HOME



We value the enormous benefits both residents and staff experience in home like environments. This is the core of our design approach and we aim towards providing a home like environment in which people have their privacy, control and a sense of belonging.

While familiarity is key in achieving this, we like to achieve a careful balance of privacy and community involvement.

- Smaller household clusters with living, dining and kitchen of a domestic scale.
- Private bedrooms with individual ensuites that are comfortable and easy to use.
- Enabling corridors by making them comfortable and easy to navigate.
- Comfortable furniture to a domestic scale.



## PLACE MAKING

### ACCESS THE OUTDOORS



3.1 Dedicated Outdoors



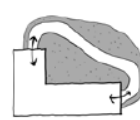
3.2 Garden Connections



3.3 Garden Verandahs



3.4 Garden Destinations



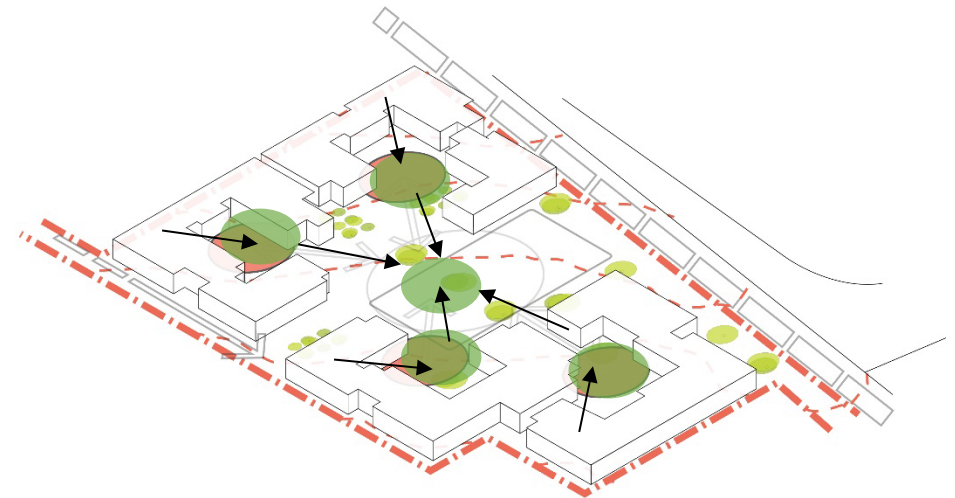
3.5 Clear Paths



3.6 Nature Indoors

Access to biophilic spaces has proven benefits to both residents and the staff. We look for opportunities to optimise connections to nature and for residents to be given the choice to access these in a safely and comfortably.

- Provide a variety of outdoor spaces that encourages community connection but also provides individual areas.
- Provide clear and safe visual and physical access

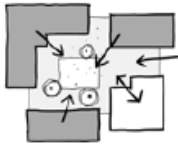




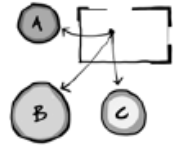
## CONNECT WITH COMMUNITY



4.1 Neighbourhood Access



4.2 Community Hub



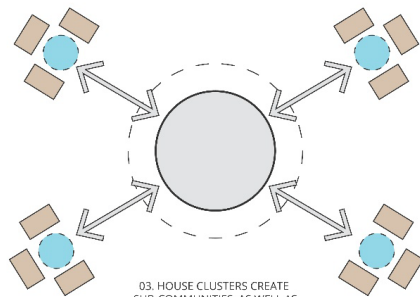
4.3 Easy Navigation to Households



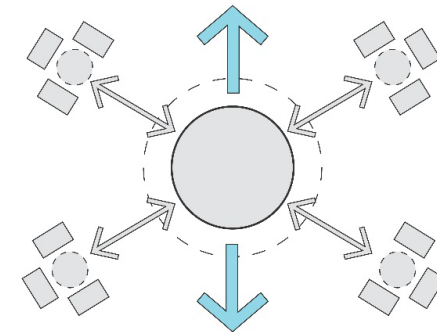
4.4 Integrated Building Form

While designing for community is a complex and dynamic social construct, we focus on creating spaces that connect individuals with family, friends and community to enable meaningful relationships and activities.

- Provide safe links to supported neighborhood centers where possible.
- Create public space experiences to enable connections with community
- Ensure building form blends into the neighborhood to create a residential building morphology.



03. HOUSE CLUSTERS CREATE SUB-COMMUNITIES, AS WELL AS STAFFING EFFICIENCIES



04. COMMUNITY ZONE CONNECTS STRONGLY TO THE EDGE OF THE SITE  
THIS ENABLES A RELATIONSHIP TO THE BROADER COMMUNITY.



## **PROJECT REFERENCE**

KORONGEE DEMENTIA VILLAGE | GLENORCHY | TAS





## BAROSSA LIVING | HOBART | TAS | CONSTRUCTION COMMENCE 2026





## BAROSSA CARE HUB | GLENORCHY | TAS | COMPLETE 2023

Adaptive reuse of a dysfunctional community swimming pool into Barossa care Hub

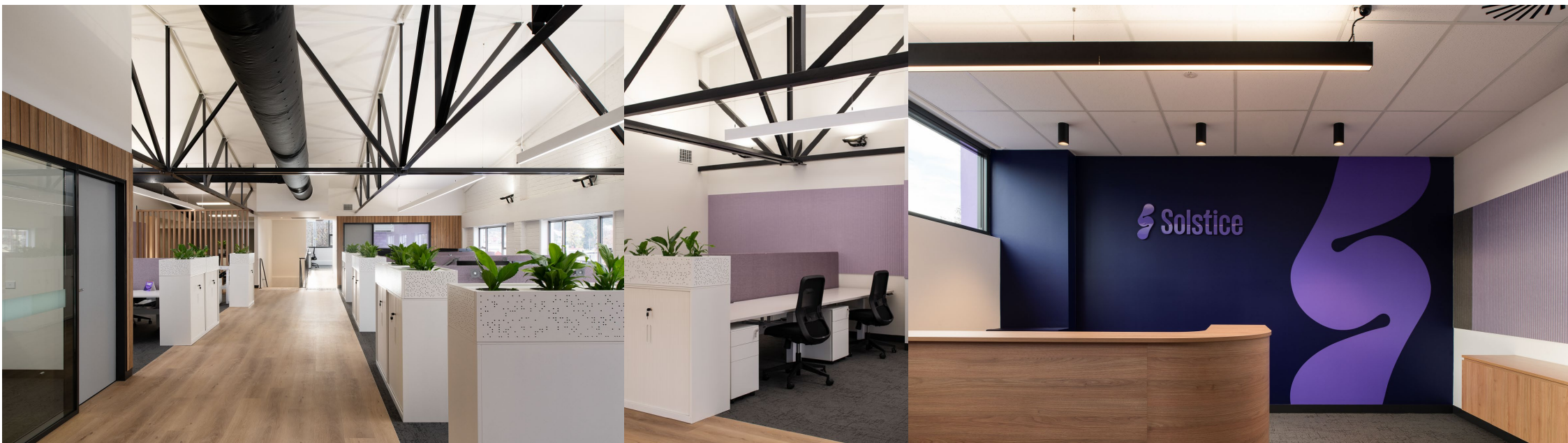






## SOLSTICESOUTH HUB | NORTH HOBART | TAS | COMPLETE 2025

Adaptive reuse of an abandon old warehouse in North Hobart into Solstice south hub





## WHO WE WORK WITH

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marchesepartners





## **TERMS AND CONDITIONS**

### **Conditions of Engagement**

Cykel is referred to as “we” and “our” throughout these Conditions of Engagement.

The contracting organisation is referred to as “you” and “your” throughout these Conditions of Engagement.

#### **1. WHAT WE AGREE TO DO**

- 1.1. **Services:** We will perform the services as set out in the attached letter having regard to the overriding instructions, budget limitations, approvals or other directions issued by you. We will exercise reasonable skill and care in conformity with the normal standards of the practice of architecture. We will promptly advise you in writing if we become aware of any circumstances that may change the scope of the services or if any of your instructions requires extra services and we will provide an estimate of fees to cover such services. We will also advise you of the likely impact of such circumstances on the project budget and/or program.
- 1.2. **Clarification of Our Liability Position:** Notwithstanding anything else herein to the contrary, the parties expressly agree that any liability of Cykel expressed to arise under this agreement only applies to the extent, and only to the extent, that it is shown that we have not acted with the degree of care and skill expected of a reasonably competent architect engaged to perform architectural services required (ie we must be shown to have acted negligently for any claim or liability to arise) and any claim against us shall be adjudicated accordingly,
- 1.3. **Authority:** We will act as your agent in the matters set out in the above letter and as required by the selected building contract, if applicable, and we will act independently as required by the building contract when certifying, valuing or assessing.
- 1.4. **Variations:** We will not make any material alteration or addition to, or omission from, the approved design without your consent, except in cases of urgency in which case we will notify you as soon as possible. We will inform you if we have reason to believe that the authorised expenditure or any approved time program for the project is likely to be varied significantly.
- 1.5. **1.5 Insurance:** We will take all reasonable steps to keep our professional indemnity insurance cover current. To the maximum extent permitted by law our limited liability to you is:
  - a) Subject to paragraphs b), c) and d) below, our total liability to you under this agreement (including the performance or nonperformance of the services) whether under the law of contract, in tort, in equity, under statute or otherwise shall be limited in aggregate to the amount \$ or the total Architectural Fees payable.
  - b) We have no liability to you in respect of any indirect consequential or special losses (including loss of profit, loss of business opportunity and payment of liquidated sums or damages under any other agreement);
  - c) We have no liability in respect of our services after the expiration of 3 years from the completion of our services.
  - d) If any of this clause is void as a result of section 68 of the Competition and Consumer Act 2010 (Cth), or parallel state and territory legislation, then our liability for a breach of a condition or warranty is limited to the:
    - Supplying of the relevant services again; or
    - Payment of the cost of having our services supplied again.
- 1.6 **Secondary Consultants:** We will integrate the work of consultants appointed by you without being responsible for their services. It is your responsibility to independently verify the Consultants

qualifications, experience or expertise and suitability for the project and the services that they are required to provide. It is your responsibility to engage the secondary consultant and pay the secondary consultants' invoices. All consultancy invoices are to be addressed to the client not Cykel Architecture. As the project proceeds, the services of some of the following will be required for the project:

Quantity surveyor/cost consultant -- Land surveyor - Planning consultant-- Structural/civil engineer-- Mechanical engineer -- Electrical engineer-- Hydraulic engineer- Fire services engineer- Certification( building surveyor)-- Traffic engineer -- Geotechnical engineer-- Landscape Architect-- Heritage Architect-- Interior Design Consultant- Acoustic engineer -- ESD consultant-- Kitchen equipment consultant-- Equitable access consultant-- Workplace health and safety consultant-- Programming consultant- Security consultant-- IT & Communication consultant- Legal Services consultant

#### **2. WHAT YOU AGREE TO DO**

- 2.1. **Agency:** You authorise us to act under the terms of this agreement and in accordance with the selected building contract, if any.
- 2.2. **Instructions:** You shall give us instructions adequate to define your requirements and to perform the services agreed, including a program and a feasible budget.
- 2.3. **Site Particulars:** You will be responsible for the provision of all legal, survey and other particulars concerning the site and the project, including particulars of existing structures, services and features, sub-surface conditions and adjoining sites and structures. Should we undertake to obtain such particulars on your instruction, we will do so as your agent and at your expense. You are responsible for the completeness of all such particulars.
- 2.4. **Submissions:** You shall consider our submissions and give approvals and decisions and provide required information within a reasonable time so as not to delay our work.
- 2.5. **Your representative:** You shall nominate a person with authority to instruct us with respect to the project.
- 2.6. **Secondary Consultants:** You shall engage secondary Consultants as required by the nature of the project and pay directly their fees and expenses. You agree that their timely performance is your responsibility, and that their terms of appointment must include a condition giving us authority to direct them and integrate their services and that these secondary Consultants report through us to you.

#### **3. FEE CONDITIONS**

- 3.1. **Progressive Payments:** We are entitled to monthly payment commensurate with the service provided. Trading terms are 14 days nett.
- 3.2. **Overdue Payments:** If you fail to pay our fees, when due, we may do any of the following:
  - a) Charge default interest at a rate of 12% per annum, on the amount outstanding, calculated daily;
  - b) Suspend services until such time as the outstanding fees and default interest are paid in full; and or
  - c) Immediately terminate this agreement without prejudice to its entitlement to payment for services and expenses incurred or provided up to the date of termination or any other rights of the Architect.
- 3.3. **Project Delays:** Should our services be halted at any time for 60 or more days by you for any reason, or due to other external causes, we reserve the right to renegotiate the fee for the completion of the outstanding services.



- 3.4. Project Cancellation Fee: In the event that this project is abandoned or cancelled by you, a cancellation fee will be immediately due and payable. The amount of the fee payable will be equal to 10% of the fees that would be payable should the project have proceeded to completion of the architectural services agreed.
- 3.5. Overtime: If overtime work is authorised by you in advance, then any extra expenses incurred by us will be paid by you on our invoice.
- 3.6. Changed Conditions: If our work is increased due to changes in your instructions or requirements or if our work is increased or protracted due to any cause or causes beyond our control, then an additional fee will be chargeable and payable on a time basis. You also agree that in the event of any such changed conditions, we have the right to renegotiate our fees, scope of services and indemnification. You further agree that in the event of any claim by a Contractor under Security of Payments legislation the obligations under these acts are upon you, the Owner. If our work is increased or protracted during the defects liability period due to the non-performance or continued bad workmanship of the Building Contractor or one of his subcontractors, then an additional fee will be chargeable on a time basis.
- 3.7. Hourly Rates: Where work is done on an hourly basis, our fees will be charged at the current hourly rates. These rates are subject to periodic changes. The current hourly rates are as follows:
  - Principal/Project Director \$300.00/ hour (ex GST)
  - Project Architect \$240.00/ hour (ex GST)
  - Senior Arch grad / Interior Designer \$180.00/ hour (ex GST)
  - Architectural Graduate \$150.00/ hour (ex GST)
  - Architectural CAD operator \$130.00/ hour (ex GST)
  - Architectural Student \$100/ hour (ex GST)

#### 4. OTHER CONDITIONS

- 4.1. Copyright: All Copyright and intellectual property rights subsisting in all drawings, data, calculations, specifications, graphics, design ad, CAD documents and other documents or works ("the Works") provided by us and the work executed from them, whether existing now or in the future, remain our property. Provided we have received full payment of all fees to be paid with respect to the Works, you will have a license to use our design for the project and to the site named on the title block letter. **We are happy to negotiate the reuse of the design and detail for future use.** We reserve all moral rights with respect to the Works. Nothing in this agreement should be construed as consent to any infringement of any moral rights. If in the event we terminate this agreement by reason of your failure to pay our fees when due, you must immediately deliver to us all copies (including electronic copies) of the Works in your possession or control. In the case of electronic copies of the Works you must also ensure that all copies of the documents are deleted from the computer system and databases.
- 4.2. CAD (Computer Aided Drafting) Documents: We make no warranties, either express or implied, of merchantability and fitness for any particular purpose of the CAD software we use and we shall not be liable to any extent whatsoever for errors or omissions caused by or arising from errors or omissions contained within the CAD software or for incorrect data transferred to us for CAD input from other consultants or sources. In no event shall we be liable for any loss of profit or any damages.
- 4.3. Termination of Agreement: This agreement may be terminated by either party on the expiration of 10 working days written notice. If this agreement is terminated, we are entitled to reasonable payment for services provided as well as reimbursement for any expenses which have been reasonably incurred by us in expectation of our providing the balance of the services, and such payment to be made within 10 working days of the notice of termination.

If you:

- a) Become insolvent or enter into a scheme or arrangement with your creditors; or
- b) Fail to pay us in accordance with the agreement; or
- c) Commit a substantial breach of this Agreement-

We may:-

- (i) in the case of the default specified in clause (a) forthwith terminate this agreement by written notice addressed to you;
- and
- (ii) in the case of any other specified default, terminate this Agreement by written notice addressed to you, if you fail to remedy the default within 14 days from the date of service of a notice by us on you specifying the relevant default.

- 4.4. Delay: We will not be responsible for delays caused by factors beyond our reasonable control, including but not limited to, delays because of strikes, lockouts, work slowdowns or stoppages, accidents, acts of God, failure of any Government or regulatory authority to act in a timely manner, acts errors or omissions of others, your failure to furnish timely information or approve or disapprove of our Architectural services or work product promptly, or delays caused by faulty performance by you or by Contractors at any level. When such delays beyond our reasonable control occur, you agree that we are not responsible for damages, nor shall we be deemed to be in default of this Agreement.

5.3 Terms of Engagement: These standard terms of engagement shall apply and supersede any terms of engagement proposed by you (if any). Any special conditions specified by us in our letter of services, fees and conditions of engagement shall override any of the within standard Consultancy conditions of engagement to the extent that there is any inconsistency. Any amendment to our terms of engagement only becomes operative if the amendment is agreed to by us in writing.

#### CLIENT AUTHORITY TO PROCEED

Name \_\_\_\_\_ Date \_\_\_\_\_

Signature \_\_\_\_\_