

RTI 24-25-32

The following has been released in relation to a request for information relating to the Recherche Bay Eco Resort proposal

From: out of scope
To: [Sugden, Peta](#)
Subject: Continuing Part 2
Date: Wednesday, 19 August 2020 1:18:43 PM
Attachments: [348265E660FE8606 1.pdf](#)

Peta

This is what I sent out of scope

[REDACTED]

[REDACTED]

Now read on..

we will chat more next week.. but it was hugely special to see the reaction!

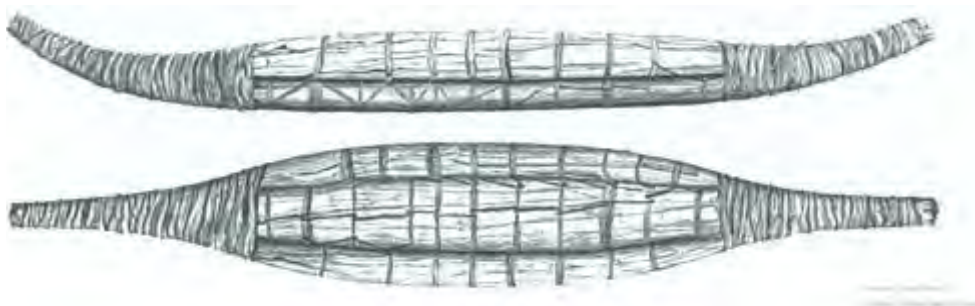
Regards

out of scope

Released under RTI

Released under RTI

but for a cruel twist of fate.....



to begin at the beginning.....



I am writing to you as an Australian, living in Tasmania, and my words are penned in English, my native tongue. My home began as an English colony, initially a dumping ground for its unwanted, largely urban poor, who were tried and sentenced to transportation to a place at the furthest end of then known world.

Tasmania initially received the worst of the English deportees, in a system where one advanced by conformity or suffered and in reality became a slave, providing the brute force required to tame the natural landscape into a semblance of the 'mother country' England. But this might not have been the story of Australia, and especially not of Tasmania.

Had circumstances turned out differently, the visits of French explorers, and the repercussions arising out of these historical events, could have created a vastly different future for Australia. We

came very close indeed to having a very different reality, with this land being a colony of France, not just one having a coastline dotted with French names.



Recherche Bay, the original map from the French voyages.

This project sets out to celebrate the story of the French voyages of exploration of the late 1700's, where three successive trips, the first under the Comte de la Perouse, the second commanded by Bruni d'Entrecasteaux, and the third under Nicolas Baudin, came very close to claiming sovereignty for France of what was then a void, a place of myths....Terra Australis, the Great South Land.

Recherche Bay in southern Tasmania is the actual site where some of the most important, yet now largely forgotten, events in the early settlement of Australia took place. The now pristine wilderness is 'drenched' in stories that are absolutely compelling in conjuring up a powerful vision of a cultural history, which could have been an alternative future for the Australian subcontinent. This is an area with a truly unique cultural but fragile history, with stories that are now becoming even more compelling, with a powerful myth-like quality.

The French expedition of 1792, commanded by Bruni d'Entrecasteaux, set off in search of the lost explorer Comte de la Perouse, and made two separate visits to Recherche Bay.

As an integral part of this voyage, there were quite a large number of scientists on board and Recherche Bay was in fact the site of the first deliberate scientific experiment on Australian soil, when an observatory set up here proved geomagnetism varied with latitude. Cordial contact was also recorded between the French and the local Tasmanian Aboriginal population, and given the subsequent history and brutal treatment of the Tasmanian Aboriginal tribes at the hands of later British rulers and settlers, this French contact is vitally compelling on its own. As well, Louise Girardin, in the guise of a male steward with d'Entrecasteaux' staff on one of the ships, was the first European woman to visit Tasmania and then went on to be the first known woman to circumnavigate the globe. Her story is only now becoming more widely known and is a truly powerful story in its own right.

It is fascinating and compelling to consider what might have been the reality, had the first French visits on voyages of exploration and scientific inquiry gone on to become the foundations for the future nation of Australia.

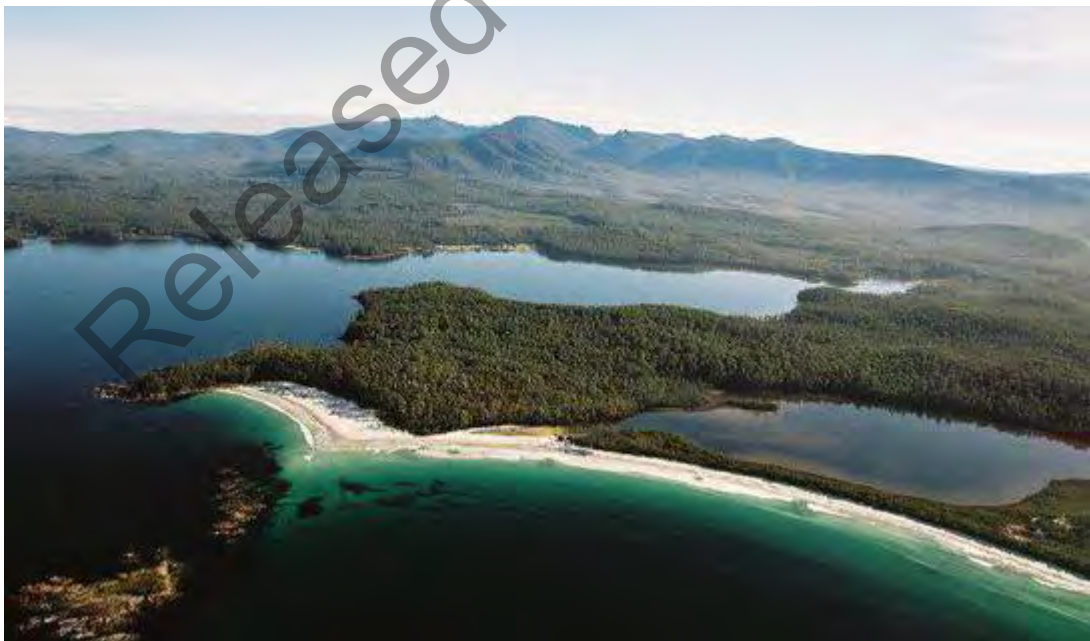


The **Recherche** and **Esperance**, the ships of the expedition captained by Bruni d'Entrecasteaux

creating the ideas behind the proposal

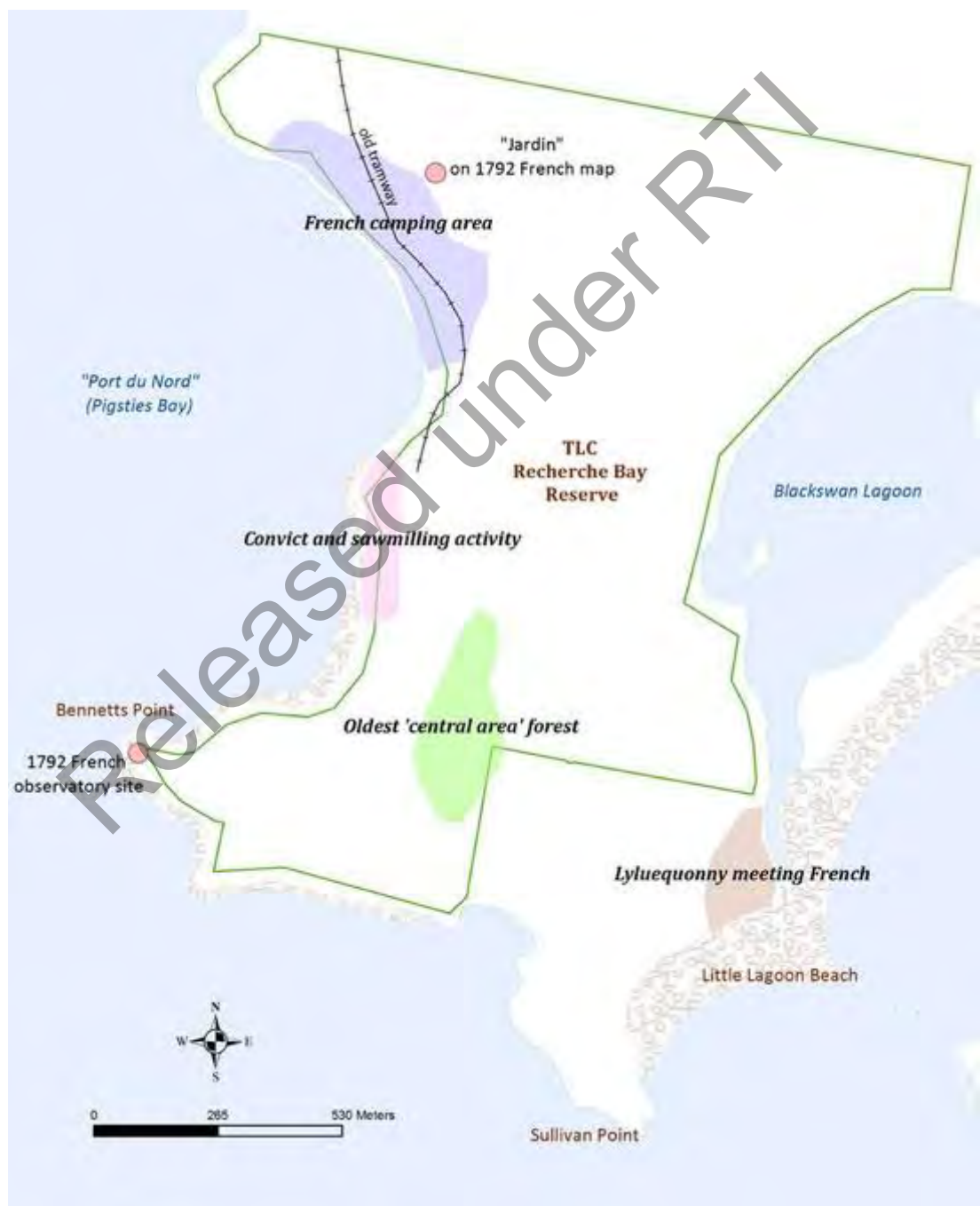
This proposal is based on the practical expertise gained in the design and construction of one of Australia's most innovative new construction projects. The Brooke St Pier is an 80m long, 20m wide floating concrete pontoon, on which was constructed 3 floors of lightweight superstructure, all of which now acts as the new ferry terminal for Hobart. The project represents a significant advance in creating a practical solution to building out over the water, and indeed, on the water, as this structure does not need to be connected to the land at all.

The creation of floating buildings, which are only anchored by very tensile, flexible cords to the sea floor, is a fundamental change in thinking about how we, as responsible environmentally aware managers, could create habitable environments in ecologically sensitive areas, and facilitate projects that are sustainable in the longer term. These water-based structures have a huge advantage in so far as they leave the wilderness landmass completely intact.



Recherche Bay, in the middle distance, looking from the East:

There is no better place in Tasmania to create a habitable, premier tourist environment where, in addition to enjoying just being in the remote wilderness, there is a real opportunity to consider the fickle fortunes of fate, and all that it has come to mean as it has been handed down to become our own collective cultural identity... and exactly what the alternatives that might have been.



A map prepared by the Tasmanian Land Conservancy of their property, showing significant historic sites.

the design response

As an architectural practice, we have been responsible for some of the most iconic tourist developments in Australia, and one, Saffire, which has been accorded several international and many national awards including the World's Best Boutique Hotel 2014.

Saffire is a small scale, luxury 20 suite resort, designed specifically to visually respond to the rocky Hazards on the Freycinet Peninsula on the east coast of Tasmania, to which the whole resort is orientated.

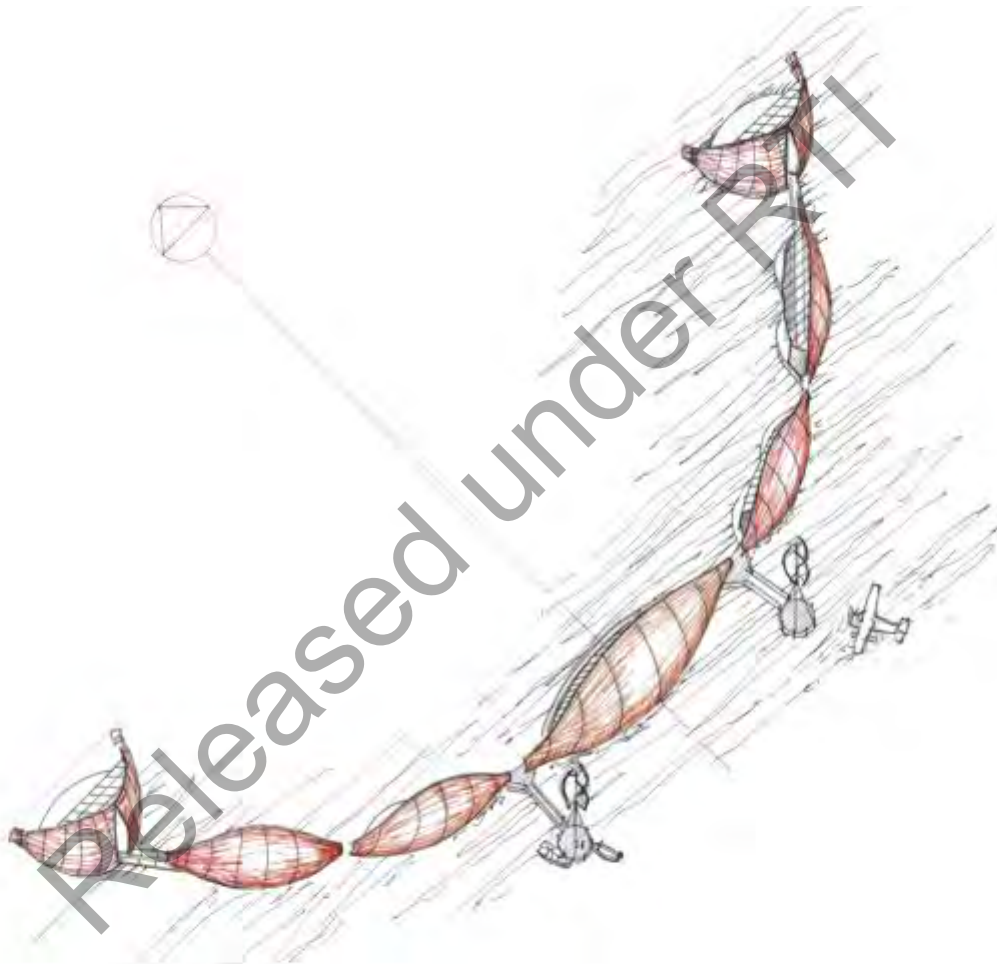


Saffire: looking to the Hazards

The intention is now to create an equally iconic floating version for Recherche Bay, anchoring the hotel in a secluded part of the bay, away from and yet close to the points of historic interest located on the land.

The intention is to create a truly unique habitable environment as superior / luxury tourist accommodation that floats, with no direct access to the land other than by boat / seaplane / helicopter.

The design is currently only in its first 'concept' stage, and the design ideas have been put together to give the Tasmanian Government a better understanding of the proposal. We expect the design to evolve as a result of discussions with many diverse interested parties.



An aerial view of the proposed resort, looking from the South West, showing the pontoons with their wooden slatted rear curved elements emulating Tasmanian bark canoes.

After discussions with the naval architect, the proposed resort has become a series of moored barges/pontoons, each with a 2 storey building above it, with part of each barge deck becoming a broad north facing outdoor open terrace, opening directly out from either the main lounge and dining areas or else private decks off each suite.

The Central Living/Dining Pontoon

- dining area for 50 guests, opening out to a generous, sunny outdoor deck/terrace
- lounge area, with open fire place and warm intimate atmosphere, also opening out to an outdoor deck/terrace
- library cum withdrawing room (inner sanctum) with a private lounge bar

- lift (if deemed necessary), photovoltaic and hot water solar panel arrays
- reception lobby / greeting area, adjacent boarding area for all transit to and from hotel

BASEMENT INSIDE THE POTOON

- central prep kitchen, storerooms, freezers with 'dumb waiter' up to dining level
- wine cellar
- a surround sound total immersion cinema (for wet weather / evening use)
- guest toilets (from dining and lounge areas)
- possible gym (or alternatively, a spa cave)
- fresh and grey water storage tanks
- ballast / buoyancy tanks

Accommodation pontoons

- 20 standard mezzanine suites, say 50 sq.m each with a sunny northern outlook and private outdoor deck, grouped in sets of four per pontoon.
- 2 luxury suites, with separate living areas, outdoor deck in two furthest end pontoons
- 2 equal access suits, similar to the standard suites.

BASEMENTS IN THE ACCOMMODATION PONTOONS: BACK OF HOUSE SUPPORT AREAS

- staff facilities, lunch room, showers etc
- overnight caretaker facility
- general storerooms and plant rooms
- fresh and grey water storage tanks
- ballast / buoyancy tanks

Proposed Shore Facilities

We are in the process of accurately ascertaining what exactly is needed on shore to support the activities of the floating resort. As they are currently perceived, the following is required:

- an Arrival / Welcoming Pavilion. This would be hopefully located on Crown Land on a site yet to be determined. This building would allow guests who have chosen to drive a hire car down to the resort to be formally met and 'inducted', with a lounge area, open fire, small kitchenette/bar, toilets, and a small library where people can comfortably wait before boarding a vehicle to be conducted down to the jetty. It is understood that the introduction may include a safety demonstration, as indeed the resort is in fact a boat, and public safety regulations will apply.
- a longish floating jetty, to allow direct communication across the bay with the main facility across the mud flats, with a shore-side enclosure to allow guests to shelter from any inclement weather whilst waiting to board.

- a new market garden, set up specifically to grow all the original French produce. The market garden would be set up as an interpretative experience, probably with a structure that could house an exhibition and also be an area for storing garden implements. It is envisaged that the plot could be quite extensive, allowing the creation of food, preserves, etc, for use within the resort all year round. How large an area this would all entail still has to be ascertained. It would also need to be effectively screened to keep out native animals, etc, with probably an irrigation system and potentially poly tunnels to assist plant propagation / seedling development.

The intention is to have the very minimum facilities on the shore near the jetty. As part of the market garden building (or perhaps a separate structure) there will need to be a bulk store for reprovisioning the resort. It is envisaged that this would include storage for general items, clean and dirty linen, dry store for foodstuffs and a cool-room. There would be a waste goods receipt / recycling area.



•
Bruni d'Entrecasteaux

Defining the Visitor / Guest Experience

As I have already alluded, I believe this will be a place for guests to exercise their minds, but in a quiet, contemplative and reflective way.

How the major historical points of interest that are the Recherche Bay site are interpreted will be of great importance. The stories around Recherche Bay will engage people in many different ways and at diverse levels of inquiry, and it will be fascinating to see just where that interest and increased awareness may lead.



We are not certain where this First Day Cover would have been posted from, but the new resort may be such a place in the future.

A UNIQUE CULINARY EXPERIENCE

One of the major historical points of interest is that the Recherche Bay site was the place of a unique first garden, planted during the first visit by Bruni d'Entrecasteaux's fleet.

We even have a list of what was brought as seed and planted:

celery, chervil, chicory, cabbages, grey romaine lettuce, different kinds of turnips, white onion, radishes, sorrel, peas, black salsify and potatoes.

Moreover, we are working towards accessing the seeds of heirloom 18th century vegetables that could very well have been planted by d'Entrecasteaux's men. All taste very different indeed from more recent cultivars of the same plant species, which are now often bred more for extended shelf life rather than pure flavour.

It is our intention to establish a large market garden nearby and grow all these historic vegetables, to provide the kitchen on board with unique fresh seasonal produce to create a new French / Tasmanian cuisine, as part of the unique experience. There will also be interpretative trips for guests where they will be able to experience the reality of the gardens of 200 years ago at first hand.

SCIENCE AND THE WILDERNESS

Given that this site holds the honour of being the first location where scientific tests were ever undertaken on this continent, developing a programme of experiments that show visitors exactly what the 18th century French scientists were doing, and moreover create a number of ongoing science experiments appropriate to the place, will again create interest and feed the mind.

Jacques-Julien Houtou de la Lambillardiére, the senior naturalist on board, was a colleague of Joseph Banks, Cook's naturalist on the Endeavour, and the comparisons / contrasts between the two will engage and enrich the inquiries of any guest with a desire to look into the activities of the two in Australia.

ACTIVITIES AWAY FROM THE FLOATING RESORT ITSELF

Although guests will feel they are in a wilderness, there are a comparatively wide variety of activities available nearby for guests as half or full day trips.

These include:

- A visit to Hastings caves – large underground limestone caves
- An excursion on the Ida Bay railway, the last operating bush tramway in Tasmania

- Exploring the birdlife on the Blackswan Lagoon, (perhaps with a hide that has been built for the purpose)
- Catered beach festivities/ picnics, with food derived from local Aboriginal tucker, and eaten close to the area where the French first met up with local Aboriginal tribes, who were gathered and feasting on the beach.
- Trips around some of the nearby coastline including across to Bruny Island, named after Bruni d'Entrecasteaux.
- Diving tours of the great Kelp Forest located near the entrance into Recherche Bay. We understand that there is considerable international interest by specialist groups in these spectacular underwater forests and their marine wildlife.



The spectacular Tasmanian coastline just outside Recherche Bay.

Background to the Design Approach

Groups of water-based elements are often described as chains, especially when they appear to be linked. There are chains of islands, chains of lagoons, etc, and as a form for this new resort, we propose to create a 'chain of canoes'.

We have used the form of the traditional Tasmanian Aboriginal canoe as the starting point for an aesthetic exploration of architectural forms that are redolent with meaning, as well as unique to the spirit of this particular place.



Bark Watercraft: From Peron, Francois and Freycinet, Louis Claude,
Voyages de decouvertes aux terres Australes Atlas,
No. 4 2nd Edition, Paris 1824

The printed illustration of the Aboriginal canoes made from a drawing by one of the French expeditioners says it all. It illustrates a unique feature of the Tasmanian coastline prior to the arrival of Europeans, the everyday use of canoes by Tasmanian Aborigines.

It is understood that historically some canoes were up to 7-8 metres long, and were capable of traversing the open sea, getting their occupants out to islands off the coast of Tasmania on hunting trips.



The photo is of a recently built replica of a canoe, sitting on the shore between being used out on the water, as it would have been for centuries prior to the arrival of Europeans.

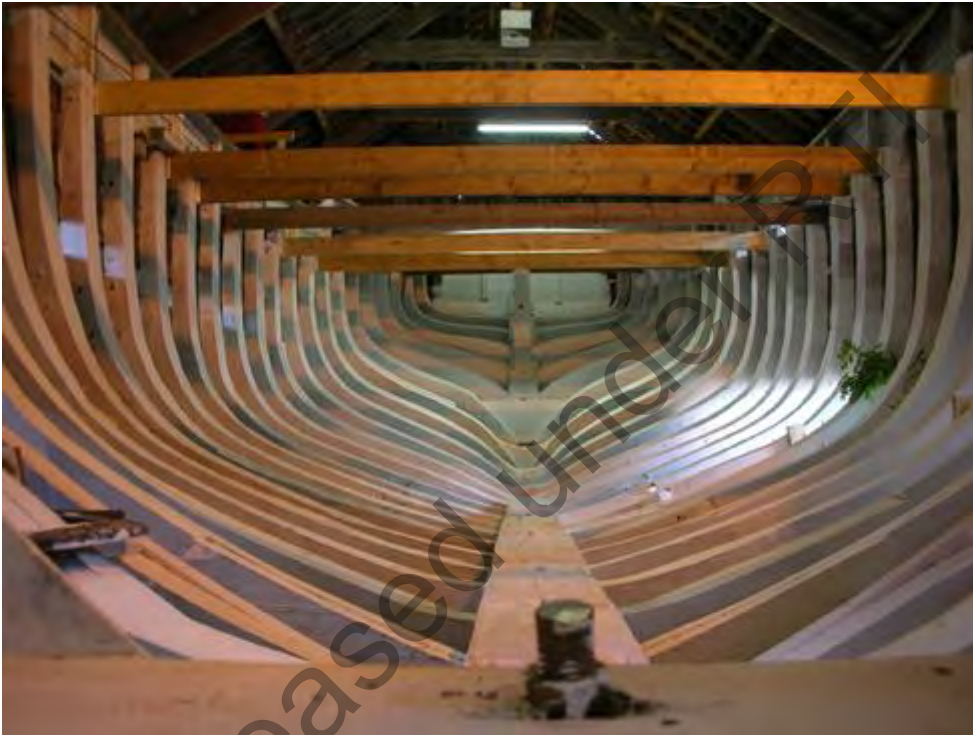
The proposed design is a linked series of 7 canoe based forms; a larger central structure which will form the main living / dining areas and six smaller accommodation units, all floating in the calm upper reaches of Recherche Bay.

CREATING A UNIQUE PLACE.

We are not creating a historic replica or a pastiche, but instead we are seeking to use appropriate symbols to inform and give meaning to honour the 'the unique spirit of place ' that is the very essence of Recherche Bay.

It is the French voyages to this island that is the unique mystical element that is at the heart of this place, and so too, we must at the 'heart' of our design find a symbol of the French expeditioners. This architectural form should be the vehicle that they used to travel across oceans to the farthest known corners of the globe, their own elegant wooden sailing vessels.

The proposed heart of the new resort is the living / dining areas, where all guests will congregate, and in our design these functions will find themselves in a cathedral shape formed from the ribs of the hulls of their ships that were their home during their travels.



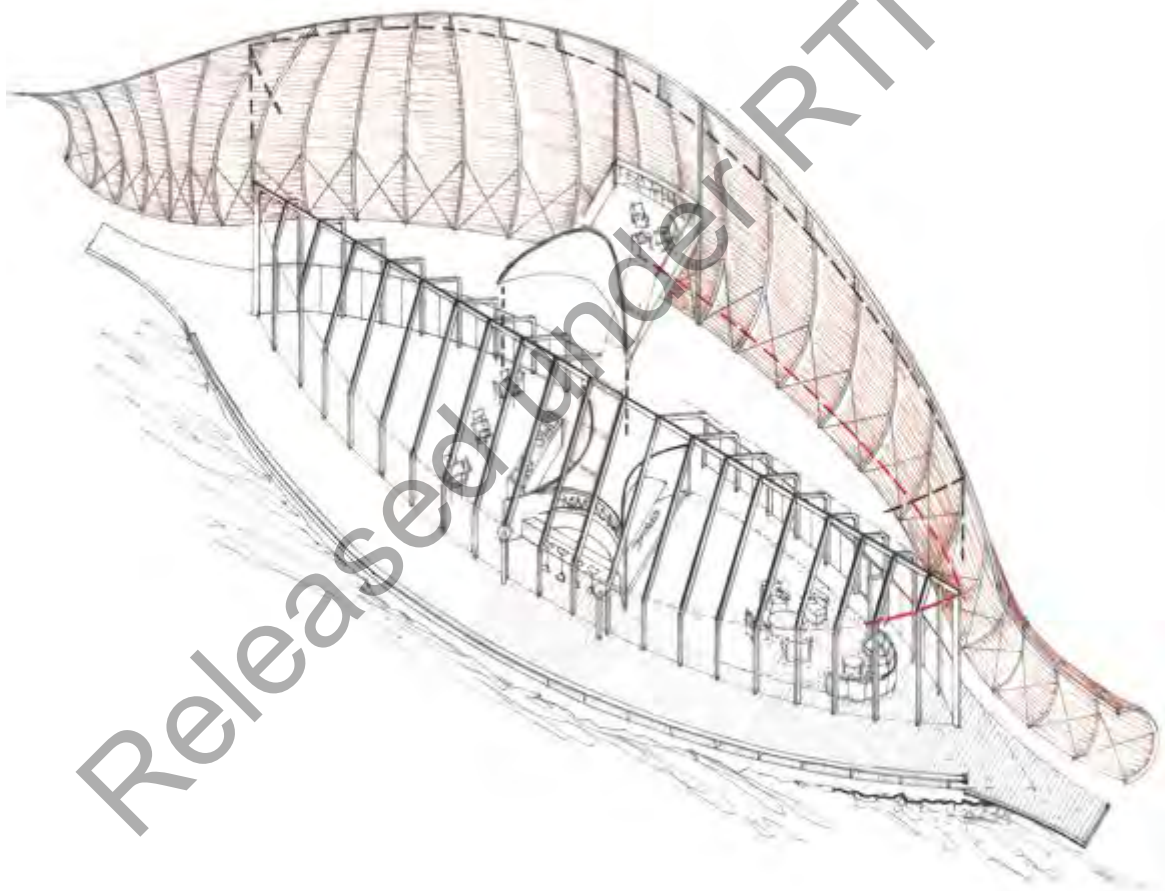
A traditional European wooden hull

The intention is to invert a timber boat hull as a spacious linear spine, in which is located at either end a dining room for the 48 guests (2 people per suite) and an informal lounge area, with centrally, a grand (gas fired) open fireplace on a generous stone hearth, with (on the opposite side) a serving area for the restaurant; the two, back to back, forming a dividing screen between the two parts.

The overall height of these two spaces is 7 metres to the central ridge (keel) and the feeling inside this space will be akin to being in the central nave of a Gothic church, where the linear ribs of the stone columns which support the vaults above, have created transcendently lofty bays.

This space will be the very heart of the resort, and the expression of the 'home away from home' life of the French expeditioners themselves.

The exploded axonometric below shows the inverted boat hull as a linear space, with the centrally open fireplace and (on the opposite side) a serving area for the restaurant; the two, back to back, forming a dividing screen between the two parts, with a mezzanine level above as an informal lounge / games area.



The exploded axonometric of the inverted hull and the rear curved timber 'canoe' screen.

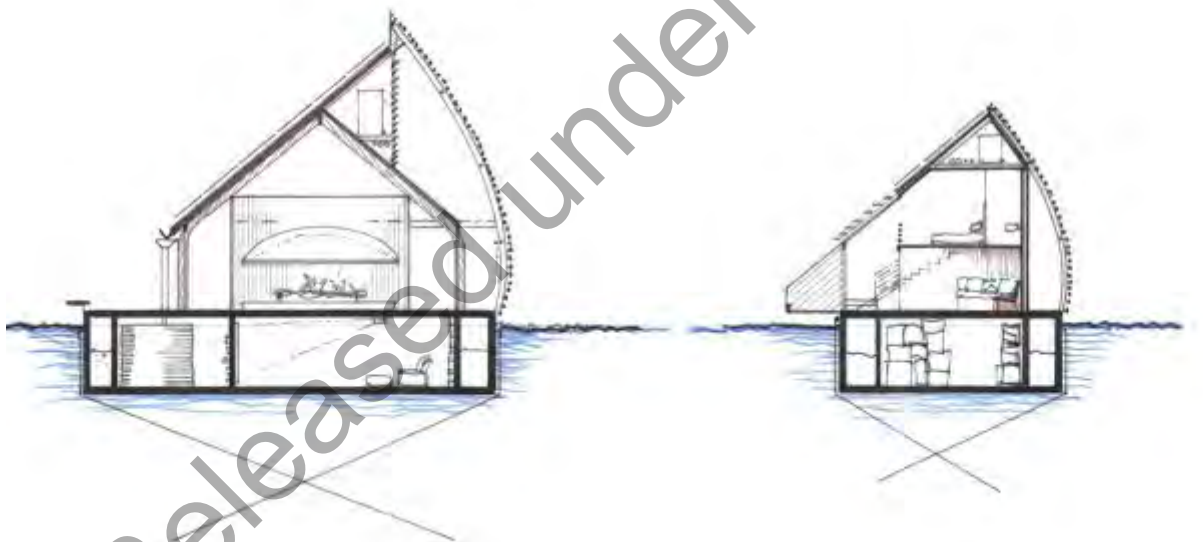
The cross section (following page) shows the relationships of all the elements of the design: the 7m high hull, with the central fireplace/ curved screen, the main north facing 40 degree pitch roof with its PV panels, and the rear curved verandah / corridor.

The floating concrete pontoon is envisaged as a storey deep basement area, with the main prep kitchen (servicing the dining area via a 'dumb waiter' service lift), toilets and a surround sound immersive cinema, for evening / inclement weather guest entertainment.

It is intended that this continuous circulation space be screened against any adverse weather, but still remain open and external to the thermally sealed indoor spaces that comprise the guest suites or the main lounge / dining area. The upper part above the hull (the raking ceiling) is the zone for

any equipment needing air circulation or height, e.g. small header tanks needed to give gravity feed.

The main tanks are all in the pontoon to lower the centre of gravity of the overall structure, and these will be the main storage tanks for fresh water, ballast, etc, as well as being the place for all rooms which can be made to feel like caves (e.g. the cinema).



The X section through the habitable spaces in both the main pontoon and the smaller accommodation pontoons together with the rear curved 'canoe' verandahs/corridors on both structures. Below the pontoon are the tensile anchors that will act as the means of securing the structures to the seabed.

THE USE OF ENGINEERED TIMBER

Over the centuries, many of the forests of Europe were completely denuded to create the vessels used by the various sailing nations. It is not our intention to repeat this act of pillaging, but rather we intend instead to create the ribs of the 'vessel' from 5 ply laminated sheets, cut to form the vaults' curved profile. These sheets are screwed and glued together to form rigid arched members, the inner hidden sheets using the various off-cuts created as leftovers after the main overall curved shape has been cut out of the sheets.

Our proposed main hall roof structure will be 40 metres long and will use 21 vaulted arches created in this manner.



The ribs of the central resort hall, fabricated from layers of 5 ply sheets, glued into rigid frames.

REPRESENTING A TASMANIAN BARK CANOE

The axonometric drawing shows a representation of the culture of the indigenous inhabitants who met with the French mariners. The canoe has in the proposed design become a screened wall/roof as a curved verandah shell; a symbolic form taking the overall shape of the traditional canoe and recasting it as a functional outdoor corridor space useful to the resort.

The intention is to create the screen wall out of curved galvanised steel ribs, on which will be fixed externally a series of horizontal natural timber saplings. We are exploring the timber available for this purpose, but the intent is to use Eucalyptus Nitens, of which there are thousands of trees in plantations currently just going to rot, as a result of the disastrous state of the timber industry.



A screen of natural timber slats, not unlike the overall feeling we hope to obtain, used externally to the main building form.

A COMPLETELY AUTONOMOUS, ECOLOGICALLY SUSTAINABLE PROJECT

By its very location, this resort will need to be completely self sufficient, creating its own power, storing it on site until needed, collecting its own water and reusing it as frugally as it is possible within the requirements generated by it being a luxury resort.

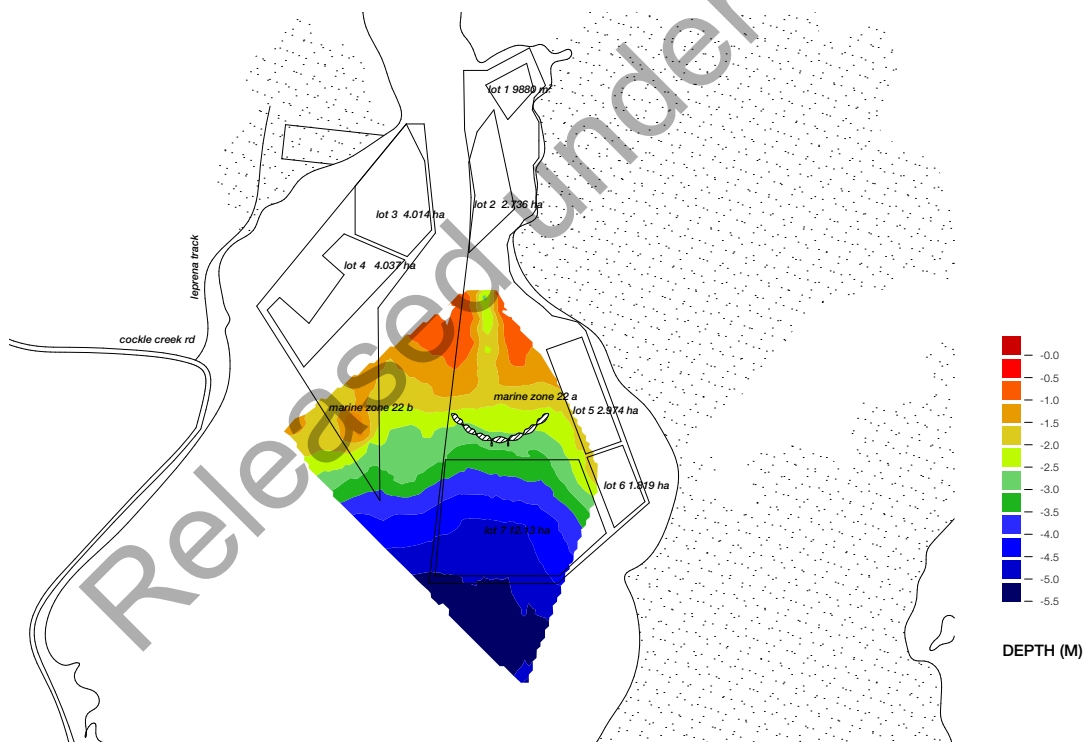
The main ways this will be achieved are:

- Off-mains power generation through photovoltaic cells facing due north, mounted at an optimum angle (40 degrees) with appropriate amounts of battery storage located in the pontoon
- Two large vertical wind turbines augmenting the photovoltaic panels
- Solar hot water panels for all guest suites
- Bottled gas as a last resort / back up fuel source, in addition to providing gas for cooking.
- Hydronic heating / cooling panels in the main ceiling spaces under the roof and in all suites, also fitted back to special solar hot water units.
- All heating / cooling units connected via a heat exchanger direct to the sea below the pontoon, which stays at a far more constant diurnal temperature than the surrounding air, creating an advantageous temperature differential.
- Minimizing water consumption through low volume taps and fittings
- All LED light fittings, and a site-specific lighting design will be devised which reduces ambient light levels to the absolute minimum.
- All non-green waste generated is stored on site, and removed when required by barge to an appropriate refuse station.
- All organic waste is reused as part of the proposed market gardens

- Comprehensive information supplied to all guests to help them contribute to reducing the overall energy consumption and waste generation of the resort, through intelligent usage

RECENT ON-SITE INVESTIGATIONS

There has been preliminary work to begin to define possible locations for the resort and for the associated facilities. The most recent work has been to now map exactly the subterranean topography, and thus determine an actual location for the resort.



The proposed location will allow us to create the basements we need as part of the resort, and still allow vertical tidal movement without the structures ever touching the bottom. It was decided to avoid the main channel from the northern estuary, and locate the resort to the eastern side of this channel, outside the zone of the designated oyster leases, but where there is the greatest flushing of silt via an existing trench. The depths indicated indicate low tide readings.

We believe the existing oyster leases (outlined) represent no incompatible problems in relation to the resort. Indeed it may be the shortest farm-gate to plate journey of any food product used in the resort. It has also been suggested that there could be tastings of the commercially grown Pacific oysters against the Natural oysters, the traditional food of the local aboriginals – a maritime cultural 'bake off'.

...the journey thus far...

For projects such as this to succeed, they need to develop a broad support base. At the moment there are initial ideas being developed for Tasmanian Government approval, as a prelude to reaching out to the greater community through a Development Application.

The diverse groups involved in the project to date include:

Tasmanian Aborigines

The role of the Tasmanian Aboriginal people in the resort will be very important. It is intended to explore the opportunities to tell history from their perspective, through personal guides and interpretation.

We are liaising with **out of scope** who is the Indigenous Rights Campaigner for Amnesty International and Chair of the National Reference Group for Repatriation of Australian Indigenous Remains. He is a former Tasmanian Commissioner of the Aboriginal and Torres Strait Islander Commission and chaired the World Indigenous Fishing Conference in Vancouver, British Columbia.



The Tasmanian Land Conservancy

The Tasmanian Land Conservancy owns the majority of the land that is the Recherche Bay peninsula, which it purchased to save the area from being clear felled for woodchips 10 years ago, thus allowing it to be held in trust for future generations.

It is our intention to partner the project with the TLC as neighbours. Most of the land where the historic events took place now belongs to them, and access for guests will need to be obtained. This proposal has the potential have a very positive long-term outcome for the TLC as well as for the hotel itself, but there will need to be detailed discussions undertaken in the future to resolve access arrangements.



View west from TLC owned land to Recherche Bay

The University Of Tasmania

The UTAS School of History and Classic's research group, **out of scope**, **out of**, has an international reputation for their ground-breaking work on early colonial history. **the in** **out of scope** intention is for **out of scope** and his team of researchers to provide the intellectual rigour (and insight) bringing alive the history of these early voyages and work as one part of the creative team to develop the story lines that will be embedded in the project.

The French Government

We believe there could and should be a very meaningful ongoing role for the French Government. In one sense it is formalising and acknowledging the major efforts of exploration and acts of humanity that were made by French citizens over 200 years ago, pushing the boundaries of knowledge in the name and to the greater glory of 'la Belle France'.

The quality of scientific learning and the genuine sense of intellectual inquiry of these voyages is very different to the attitudes of most of the British who followed, personified by the penal system they established and their murderous interactions with the indigenous people.

How this might manifest itself in practical terms is something we cannot precisely envisage, but we have established contact with the French Embassy in Canberra, and already the range of contacts are growing. Members of the team have also been in contact with staff from the French Museums who now hold the artefacts for these early French expeditions.

It is fervently hoped that this document too will help to create a much greater level of interest.



Image from the Baudin expedition in 1804 that will tour Australia in 2016

The Resort Operator

We as a group do not intend to be the final developer of the resort, but rather facilitate it's coming into being.

The resort operator needs to be a company (or individual) who has a real keenness to run a boutique quality tourist enterprise, and who would either manage the project on behalf of a separate investor or else be the owner/operator as a single entity. We are completely open to all sorts of options in this regard.

We hope that the operator, if not actually French, has very strong links back to France. How this is comes into being is in part the reason behind our preparing this document for wide distribution and we have no fixed view as to how this best achieved. We have prepared a Business Plan based on realistic construction costs developed from our recent experience, linked with a knowledge of staffing numbers required and realistic operating costs, and the project looks to be very viable proposition in a commercial sense. These documents are available to anyone who expresses interest in potentially getting involved in the project in this manner.

a truly unique experience...

To conclude, the architectural concept that has been described in the preceding pages, is but the first very preliminary sketches (and the beginning of a long journey of assessment and refinement), but hopefully it does communicate our overall intended philosophy.

We believe this concept will create the framework for a truly unique resort, where the story telling / Interpretation will be embedded in every part of the fabric and overwhelmingly, the resulting 'take away' guest experience from a visit will be one of deep satisfaction; of a complete engagement of the mind and senses with the essence of this unique part of the natural world, with its compelling past.

We hope it may grow and come to be seen as one of the most unique international tourism projects for all people interested in France and the Great Age of Exploration, and more generally, the essence of human inquiry. We feel the Recherche Bay project will be the very personification of why any individual chooses to travel, creating a way of enriching and giving new meaning to life itself...broadening the mind and soul!

There is the tipping point where travelling to new places becomes a real act of learning, and the creation of a greater understanding about the more important qualities that can be experienced in life, and what really goes into defining us as thinking human beings.

plary.

out of scope

Hunter Developments & Circa Morris Nunn, Architects.

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Email: **out of scope**

out of scope

From: out of scope
Sent: Thursday, 21 January 2021 11:02 AM
To: info@circamorrisnunn.com.au
Cc: eoitourism; Sugden, Peta
Subject: Tourism EOI - assistance and update - Recherche Bay Eco Resort

Good morning out of scope

I trust my email finds you well.

By way of introduction, I am out of scope at the Office of the Coordinator-General, the lead entity for investment attraction in Tasmania. The Office is responsible for attracting and securing investment in Tasmania, and this includes leading the Tourism EOI process alongside the Parks and Wildlife Service (PWS). The purpose of the EOI process is to encourage unique and innovative proposals that enhance the visitor experience in our parks and reserves.

I am aware that a body of work has been done to progress your EOI project, Recherche Bay Eco Resort. It is projects like these that we look to facilitate through the EOI process.

I am also very conscious of the impact of COVID-19 on so many Tasmanian businesses and as such, have no wish to add further stress to what is clearly a challenging time however our Office, alongside PWS, is looking to understand where you are with your plans in order to see if there's any assistance we can provide to help with the progression of your project.

I look forward to hearing from you and would be pleased to schedule a time for a discussion, at your convenience.

Kind regards,

out of scope

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From: out of scope
To: Sugden, Peta
Cc: out of scope : Coordinator-General
Subject: Re: Recherche Bay: Following up on Meeting with PWS
Date: Thursday, 2 December 2021 12:55:29 PM

Dear Peta,

out of scope

It has been quite some time since we met to update both you and John about our different projects, and hopefully this process can now be instigated. This email is in particular is a note to request to hopefully arrange a time to meet up in the near future to discuss the moving forward a particular project that is very close to my heart, Recherche Bay.

As you will see from the note below, out of scope and I met with out of scope discuss what is now required by Parks to begin the journey to finally get the required approvals needed for Recherche Bay to become real. Earlier this month we both met with Mayor Bec Enders and several of her senior staff, many of whom are new to Huon Valley Council, about our ideas for Recherche Bay. It has now been arranged that we will present the overall concept to all the councillors later on in January, and in addition we are beginning to again bring all the principal stakeholders (the local aboriginal community, the Tas Land Conservancy, conservationists, etc) in order to update them with our latest ideas.

However, before we embark on that round of discussions, we would again like to secure your formal support, so that we can move forward with what we understand is the proposed new RAA processes, as it was outlined by out of scope this morning.

So, firstly, I hope we can meet before Christmas and we can then discuss what revisions have occurred since we first presented our ideas all those years ago. In essence, the main ideas are completely unaltered, and the only change is that the only proposed construction within the WHA will be the construction of a jetty to ferry guests out to the floating resort, and all ancillary facilities (guests reception, the replica 'first garden' and its attendant Interps area) will now occur at a former quarry site 4 kilometres south of Dover, well outside the WHA boundaries.

All this we can discuss with you, and it is probably easiest to do this by describing our ideas, together with our updated drawings etc, at a meeting. We can then confirm what updated documentation may be required to facilitate your renewed approval to Parks in order to allow us to proceed. So, please suggest a time when you might be free to meet.

It would indeed be really wonderful to catch up again after all this time.

Looking forward to hearing from you...

Warm regards

out of scope

out of scope

circa morris-nunn architects

t: (03) 6236 9544 | a: ixl atrium 27 hunter st hobart tas 7000



circa morris-nunn pty ltd abn 68 143 641 847

IXL atrium, 27 hunter st, hobart, tas 7000 / +61 [0] 36236 9544

out of scope

From: out of scope
To: out of scope
Cc: [Sugden, Peta](#)
Subject: I couldn't resist!
Date: Tuesday, 14 December 2021 2:01:33 PM
Attachments: duplicate

out of scope
[REDACTED]

This is the document that acts as an introduction to our Recherche Bay project. out of scope
[REDACTED]

It was written quite a number of years ago but is still relevant. out of scope
[REDACTED]

So hopefully this gives you some useful insight as to what this special exercise is all about.

I look forward to our meeting,

Regards

out of scope
[REDACTED]

Released under RTI

of scope

The following images are intended to provide a general overview of the project area and are not intended to be used as evidence of the project's impact on the environment.



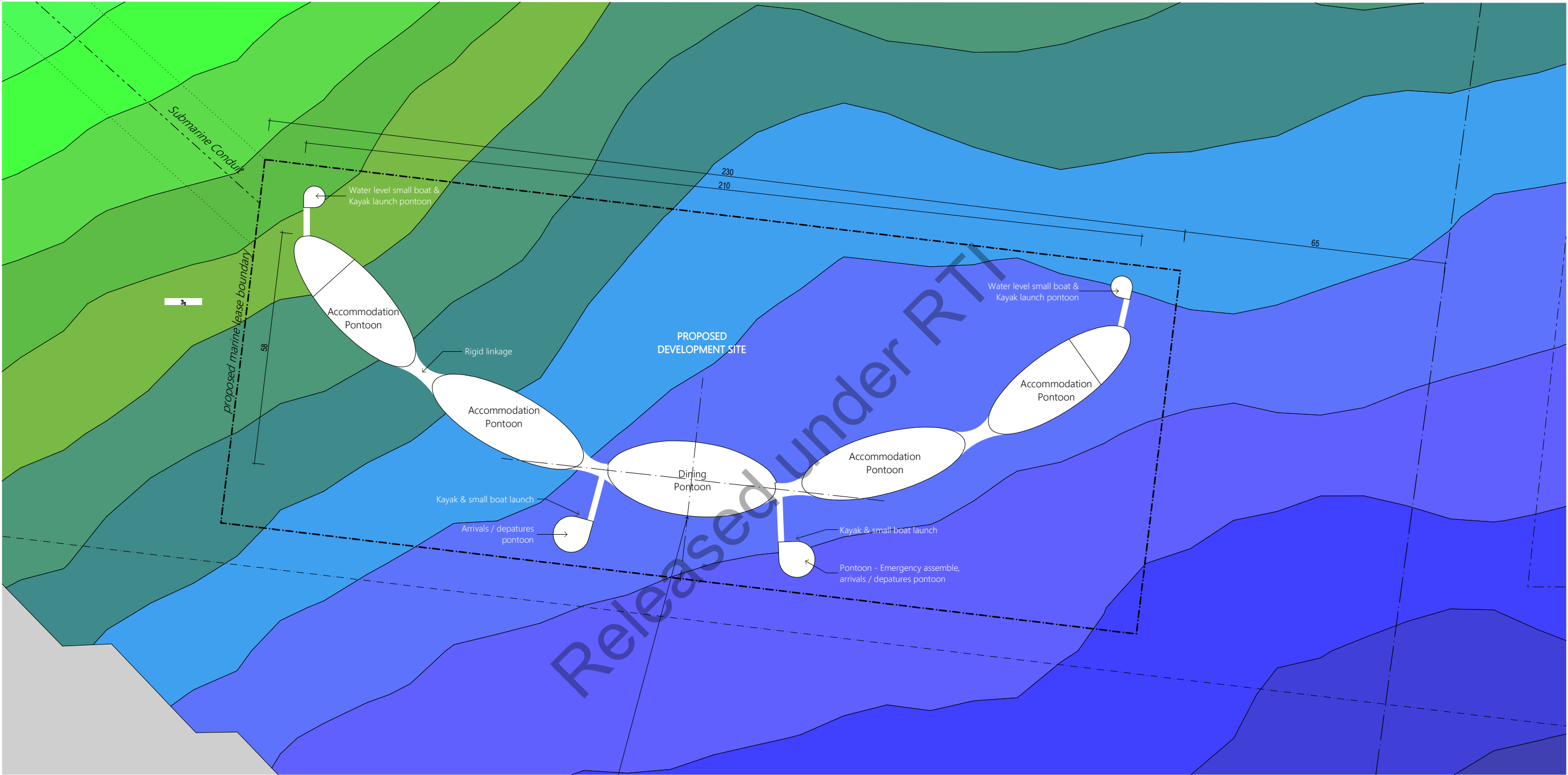
This is the current state of the project area and is not intended to be used as evidence of the project's impact on the environment.



This is the current state of the project area and is not intended to be used as evidence of the project's impact on the environment.

of scope

Released under DTI



1	Hotel
-	Preliminary

scale 1:500

revisions _____

PRELIMINARY

original drawing size <table border="1"><tr><td>1:10</td><td>1:50</td><td>1:100</td><td>1:200</td></tr></table>	1:10	1:50	1:100	1:200	A1 1:10 1:50 1:100 1:200	Recherche Bay Hunter Developments Contact #Client Address1 #Client City #Client State #Client Postcode	circa_morris-nunn architects Contact id atrium 27 hunter st hobart tas 7000 03 6236 9544 info@circamorrisnunn.com.au	Hotel - Site Plan Preliminary status Development Application print date Wednesday, 10 March 2021 drawing n° #Pin-A04 issue
1:10	1:50	1:100	1:200					

From: out of scope
To: out of scope [Suggden, Peta](#)
Cc: out of scope
Subject: Recherche Bay status report
Date: Monday, 28 March 2022 1:30:44 PM
Attachments: [Recherche Bay Status March 23 .pdf](#)
[Recherche Bay - Stage 2 Sub report Sept 15.pdf](#)

Dear out of scope and Peta)

As promised when we met last week, here is a Status Report of where I believe ideas are currently at in relation to our Recherche Bay project.

I sincerely hope it is sufficient for you to confirm that the project is now formally able to recommence its RAA assessment, and that we can now meet with an appointed Parks representative and discuss in detail the next steps.

As I mentioned, I will be away in Canberra next week in part meeting up with the French Ambassador and his Cultural Consul in order to discuss and further define the potential role of the French Government moving forward with regard to this unique project.

I look forward to receiving your approval to proceed.

Regards

out of scope
out of scope
out of scope circa morris-nunn architects
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March 28, 2022

Attention:

out of scope and Peta Sugden

Re: Recherche Bay Proposal: Changes in Project Scope

Dear out of scope and Peta,

I am writing this report as a result of an agreement reached at a meeting held on 23rd March with Parks representatives and members of the Recherche Bay project team, which was organised to define how best to proceed forward and rekindle the stalled approval process for this unique project.

Approved Project:

The full submission for Stage 2 of the Expression of Interest Process for WHA Tourism Projects is attached. It was submitted and approved in 2015. The section which relevant to recent discussions is as follows:

Proposed Shore Facilities

We are in the process of accurately ascertaining what exactly is needed on shore to support the activities of the floating resort. As they are currently perceived, the following is required:

An Arrival / Welcoming Pavilion. This would be hopefully located on Crown Land on a site yet to be determined.

This building would allow guests who have chosen to drive a hire car down to the resort to be formally met and 'inducted', with a lounge area, open fire, small kitchenette/bar, toilets, and a small library where people can comfortably wait before boarding a resort owned boat. It is understood that the introduction may include a safety demonstration, as indeed the resort is in fact a boat, and public safety regulations probably will apply. There will also be undercover / secure parking for guest's vehicles.

- a longish floating jetty, to allow direct communication across the bay with the main facility across the mud flats, with a shore-side enclosure to allow guests to shelter from any inclement weather whilst waiting to board.*

- *a new market garden, set up specifically to grow all the original French produce. The market garden would be set up as an interpretative experience, probably with a structure that could house an exhibition and also be an area for storing garden implements.*

It is envisaged that the plot could be quite extensive, allowing the creation of food, preserves, etc, for use within the resort all year round. How large an area this would all entail still has to be ascertained. It would also need to be effectively screened to keep out native animals, etc, with probably an irrigation system and potentially poly tunnels to assist plant propagation / seedling development. We understand that this screening may need to take the form of a cage, as the possums are nothing if not cunning.

- *As part of the market garden building (or perhaps a separate structure) there will need to be a bulk store for reprovisioning the resort. It is envisaged that this would include storage for general items, clean and dirty linen, dry store for foodstuffs and a cool-room. There would be a waste goods receival / recycling area.*

It is important to note that the main body of the submission focussed on describing the unique floating resort itself, and that there were only the above written descriptions of the ancillary on shore facilities, and there were no accompanying drawings. As such, the intent as described in these dot points has not changed, so we believe that no variation of the formal approval which has already been given for us to proceed is required.

Subsequent Developments:

After the approval of the Stage 2 of the Eol proposal, we began the RAA process, and indeed it is at this point that there were detailed discussions as to how best achieve the requirements of the on-shore facilities, and where there were concerns expressed by Parks that needed us to revise our ideas.

THE RECEPTION BUILDING

Working with the Office of the Co-ordinator General, subsequent to the project's approval, a disused quarry on crown land was identified as a potential location for the Reception Building needed to overcome the problem of the poor road quality close to Recherche Bay itself. This site provided us with the opportunity to create a suitable building for all of our needs. It can also be easily modified and added to, if required, as there are no special environmental constraints.

The following pages are from the A3 report which was submitted as part of the initial RAA review. The first diagram shows the distance between the Reception Building and the floating resort.

PRECINCT PLAN



RECEPTION Drive

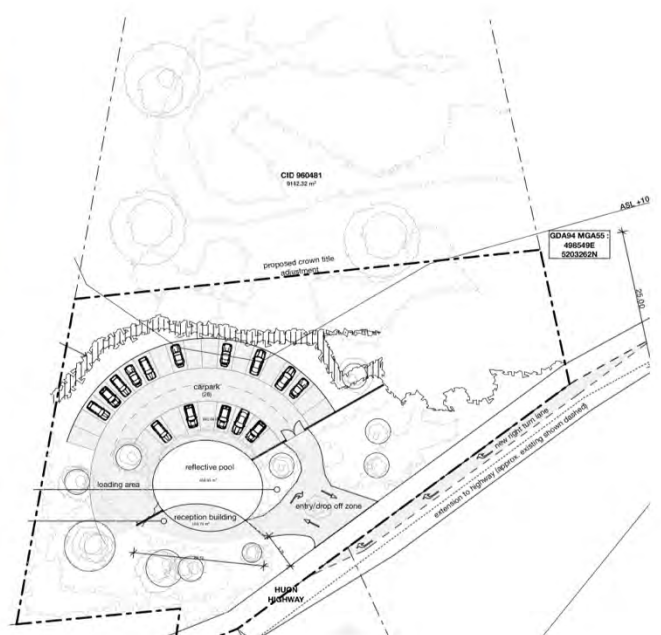


Reception Context - aerial location of the road design & setting

Rental cars are not legally able to travel on unsealed roads in Tasmania, and also many owners of more expensive low slung cars have a similar trepidation of doing the same. Given that 70% of all guests to Saffire use rental cars, a way around this problem needed to be found.

The answer is to create a Reception Building, located before the sealed road ends. We have found an old disused quarry next to the highway, where we can create a natural world, reminiscent of the environment of the resort itself, with an outlook out over a reflective sheet of water which will also visually screen off a secure carpark from view from within the building. The cars will be valet parked, whilst guests are met, given an introductory drink, and 'introduced' into the ambience of the place.

It is intended that this final 32km drive to the jetty is part of the overall experience, as civilization slips away. The journey into the 'wilderness' will be using a resort owned vehicle, and the new Tesla X, a seven seater SUV seems ideal for this task, as well as it also being a quiet statement to all about the resort's environmental credentials, which will be first and foremost as an ongoing reality, once guests step off from the jetty at the shore.



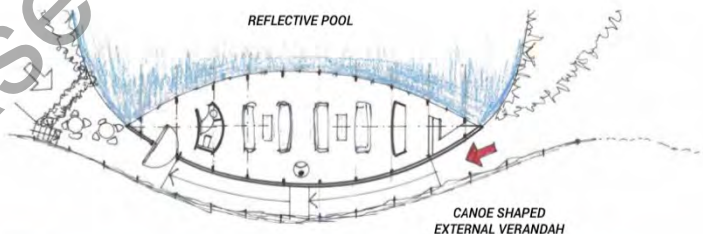
RECEPTION - Dover



Reception Context - Old quarry site near dover



Reception Building - Basement Plan



Reception Building - Ground Floor



This CAD render is more recent and is included here to assist with comprehension of our intentions.

THE REPLICA GARDEN, CAFÉ AND INTERPS PAVILION

FRENCH GARDENS

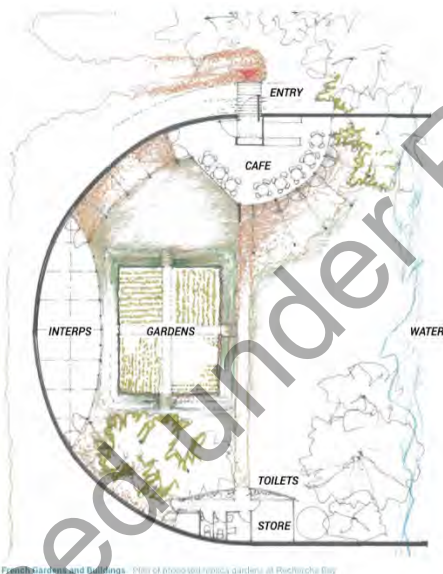
A UNIQUE CULINARY EXPERIENCE

One of the major historical points of interest is that the Recherche Bay site was the place of a unique first garden, planted during the first visit by Bruni d'Entrecasteaux's fleet. We even have a list of what was brought as seed and planted:

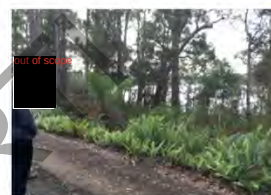
celery, chervil, chicory, cabbages, grey romaine lettuce, different kinds of turnips, white onion, radishes, sorrel, peas, black salsify and potatoes.

We are working towards accessing the closest matches to seeds of heirloom 18th century vegetables that could very well have been planted by d'Entrecasteaux's gardener, Felix Delahaye.

It is our intention to establish a large market garden nearby and grow all these historic vegetables, to provide the kitchens on board with unique fresh seasonal produce to create a new French / Tasmanian cuisine, as part of the unique experience. There will also be interpretative trips for guests where they will be able to experience the reality of the gardens of 200 years ago at first hand.



French gardens and buildings. Plan of proposed replica gardens at Recherche Bay



French Gardens - Proposed 18th-century garden



French Gardens - Construction of replica gardens at Recherche Bay



French Gardens - 18th-century garden at Recherche Bay

FRENCH GARDENS

Aerial axonometric

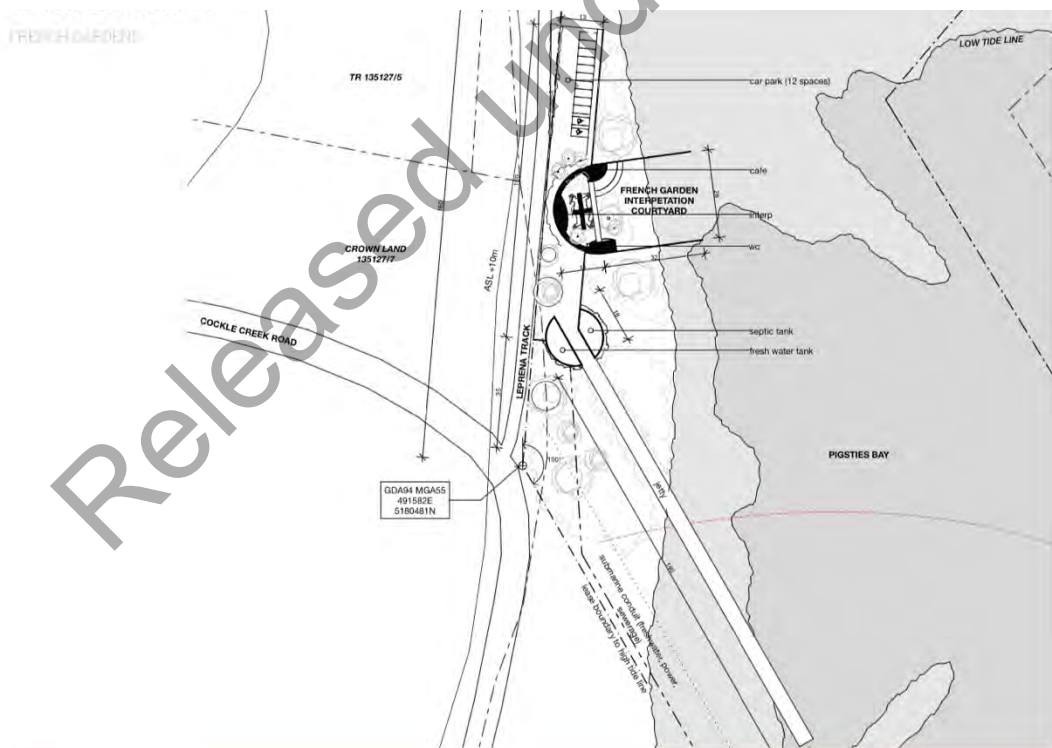


- ① Showing entry/cafe (with roof removed)
- ② The central interpretation pavilion (with a boat hull frame interior)
- ③ Amenities block / garden store

It was this part of the overall proposal which was deemed to be troubling. We were informally informed of this concern by none other than Parks Director, Jason Jacobi, at a meeting to discuss other projects. I responded to Jason that this did not present a problem as the proposed replica garden can be relocated to occupy part of the area next to the Reception Building, which indeed it can.

The revised layout including the replica garden still needs to be prepared, in part because of the need to design an enclosure where the garden plants are adequately protected from the local wildlife that would see this as a wonderful 'free meal'.

THE RESORT ENTRY JETTY



The last element of the on shore facilities which is not yet completely resolved is the jetty that guests will use to gain entry to the floating resort. As well as providing access to the resort, this will also be the point where a submarine cable from the resort will touch land.

The undersea cable will sit on top of the seabed and contain three separate services:

- a water pipe to provide backup fresh water to the resort (if required to augment the fresh water storage on board the pontoons)
- a backup electricity supply, to again augment the battery storage on board the pontoons. It will allow

the Tesla vehicle which is used to ferry guests to the wharf to be used as an additional emergency battery. It is hoped that we can completely do away with a stand-by generator, but this needs further detailed evaluation.

- A small diameter flexible pipe connected to a pump and macerator to remove all sewerage waste from the resort. This again will need to be designed and sized, but all waste including effluent will be removed from site and treated appropriately at a location to be determined.

The plan (on the previous page) shows the now removed French Garden and Interps Building, which will allow the jetty position to be altered too, as it will not need to be located near to this building, and indeed a new location that best suits both land and sea access and in addition minimises any environmental foreshore disturbance can now be determined, but its probable best location will be in the clearing, shown in the render below.



This CAD render illustrates the resort as it will be, in true scale, situated in the exact location where it is shown floating on plans in Recherche Bay, as it will be visible in relation to this point on the western shore (which is actually the closest land to the resort).

The Primary Market Gardens:

The replica French Garden is obviously insufficient to provide fresh produce for a resort all year round. It is intended to work closely with the Potager du Roi, at Versailles, from where we know that the original seeds planted by Felix Delahaye in 1792 were actually acquired, in order to get the closest match to the

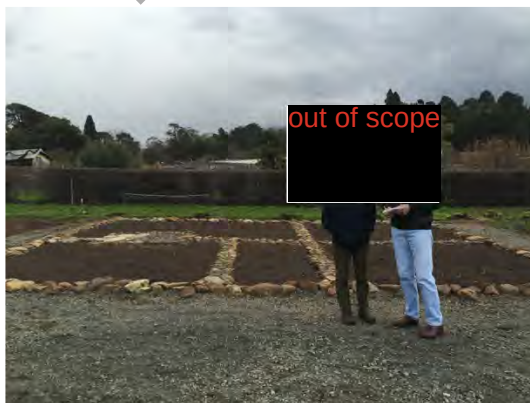
plants on the historic plant list, but in addition there will be a large range of historic plants and vegetables grown as required to meet the resort's needs each season. This will be a significant body of research in its own right.



Potager du Roi, the source of the historic plants.

The current thinking is to establish a separate commercial market garden somewhere nearby, and for this market garden to be very much its own entity as a commercial production facility, and it may or may not be open for visits by tourists. It is definitely not intended to place such a facility in a sensitive environment.

It is important to note just how culturally important this 'first garden' actually is. A replica garden, essentially exactly the same as will hopefully be reproduced as part of the Recherche Reception area, has now been constructed at Government House, and the historic vegetables are used for special dinners prepared by the executive chef, Ainstie Wagner.



The layout of the replica garden bed, with its co-creators.... and its subsequent first harvest. Note: no wildlife problems here!

In Conclusion:

We are looking forward to furthering this project, and hope that the above outline summary of our evolving ideas in response to comments meets with general approval. We would appreciate it if we could have this approval confirmed to us as soon as practicable to allow us to proceed.

Please do not hesitate to call me if you have any questions.

Yours sincerely,

out of scope

A large black rectangular redaction box covers the signature area. The text 'out of scope' is written in red over the top left corner of the redaction.



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Recherche Bay



A Consolidated Report: Stage 2 EOI Response
September 2015

Circa Morris Nunn, Architects
on behalf of
Hunter Developments

Summary

THE EVOLUTION OF THE PROJECT TO DATE

The following document is the compiling of all relevant documentation for the purposes of fulfilling the requirements of Stage 2 of the World Heritage Area EOI process begun by the Tasmanian Department of State Growth. The proposed development is as follows:

MAIN CENTRAL PONTOON

- dining area for 50 guests, opening out to a generous, sunny outdoor deck/terrace
- lounge area, with open fire place and warm intimate atmosphere, also opening out to an outdoor deck/terrace
- library cum withdrawing room (inner sanctum) with a private lounge bar
- reception lobby / greeting area, adjacent boarding area for all transit to and from hotel
- basement with central prep kitchen, wine cellar and storerooms, freezers with 'dumb waiter' up to dining level
- a surround sound total immersion cinema (for wet weather / evening use)
- possible gym (or alternatively, a spa cave)
- fresh and grey water storage tanks
- ballast / buoyancy tanks

SIX ACCOMMODATION PONTOONS (with 24 guest suites in total)

- 20 standard mezzanine suites, say 50 sq.m each with a sunny northern outlook and private outdoor deck, grouped in sets of four per pontoon.
- 2 luxury suites, with separate living areas, outdoor deck in two furthest end pontoons
- 2 equal access suits, similar to the standard suites.
- basements in each with staff facilities, lunch room, showers and overnight caretaker facility
- fresh and grey water storage tanks
- ballast / buoyancy tanks

PROPOSED SHORE FACILITIES

- an Arrival / Welcoming Pavilion on a site yet to be determined, with a secure guests carpark
- floating jetty to allow direct communication with the main resort across the bay
- a large market garden, set up specifically to grow all the original French produce, with a structure that could house an exhibition and also be an area for storing garden implements. It will also need to be effectively screened to keep out native animals, with an irrigation system and potentially poly tunnels to assist plant propagation / seedling development.
- a bulk store for re-provisioning the resort containing storage for general items, clean and dirty linen, dry store for foodstuffs and a cool-room. There would also be a waste goods receipt / recycling area.

In addition it also describes current developments which all substantially enhance the varied cultural and tourism dimensions of the project.

We are certain that over the next few months these will be further developed as the project becomes more real.

Attached documents are:

- Business Cost Plan, prepared by **Out of scope**, SMG
- Preliminary Environmental Assessment, prepared by **Out of scope**, Marine Solutions
- Preliminary Engineering Assessment of the Proposal to demonstrate Environmental Design Approach, prepared by **Out of scope**, EST
- Preliminary Planning Notes prepared by **Out of scope**, consortium planning consultant
- Revised architectural designs, showing 24 accommodation suites

Background to the Proposal

AN IMPORTANT PIECE OF OVERLOOKED HISTORY

Australia is an English colony, and initially a dumping ground for its unwanted, largely urban poor, who were tried and sentenced to transportation to a place at the furthest end of then known world. Tasmania initially received the worst of the English deportees, in a system where one advanced by conformity or suffered and in reality became a slave, providing the brute force required to tame the natural landscape into a semblance of the 'mother country' England.

But this might not have been the story of Australia, and especially not of Tasmania.

Had circumstances turned out differently, the visits of the French explorers, and the repercussions arising out of these historical events, could have created a vastly different future for Australia. We came very close indeed to having a very different reality, with this land being a colony of France, not just one having a coastline dotted with French names.



Recherche Bay, the original map from the French voyages.

This project sets out to celebrate the story of the French voyages of exploration of the late 1700's, where three successive trips, the first under the Comte de la Perouse, the second commanded

by Bruni d'Entrecasteaux, and the third under Nicolas Baudin, came very close to claiming sovereignty for France of what was then a void, a place of myths....Terra Australis, the Great South Land.

Recherche Bay in southern Tasmania is the actual site where some of the most important, yet now largely forgotten, events in the early settlement of Australia took place. The now pristine wilderness is 'drenched' in stories that are absolutely compelling in conjuring up a powerful vision of a cultural history, which could have been an alternative future for the Australian subcontinent. This is an area with a truly unique cultural but fragile history, with stories that are now becoming even more compelling, with a powerful myth-like quality.

The French expedition of 1792, commanded by Bruni d'Entrecasteaux, set off in search of the lost explorer Comte de la Perouse, and made two separate visits to Recherche Bay.



Recherche Bay, in the middle distance, looking from the East:

As an integral part of this voyage, there were quite a large number of scientists on board and Recherche Bay was in fact the site of the first deliberate scientific experiment on Australian soil, when an observatory set up here proved geomagnetism varied with latitude.

Cordial contact was also recorded between the French and the local Tasmanian Aboriginal population, and given the subsequent history and brutal treatment of the Tasmanian Aboriginal

tribes at the hands of later British rulers and settlers, this French contact is vitally compelling on its own.

As well, Louise Girardin, in the guise of a male steward with d'Entrecasteaux' staff on one of the ships, was the first European woman to visit Tasmania and then went on to be the first known woman to circumnavigate the globe. Her story is only now becoming more widely known.

It is fascinating and compelling to consider what might have been the reality, had the first French visits on voyages of exploration and scientific inquiry gone on to become the foundations for the future nation of Australia.



The **Recherche** and **Esperance**, the ships of the expedition captained by Bruni d'Entrecasteaux

Creating the Ideas behind the Proposal

A PRACTICAL PRECEDENT, A SPRINGBOARD FOR OUR THINKING

This proposal is based on the practical expertise gained in the design and construction of one of Australia's most innovative new construction projects. The Brooke St Pier is an 80m long, 20m wide floating concrete pontoon, on which was constructed 3 floors of lightweight superstructure, all of which now acts as the new ferry terminal for Hobart.

The project represents a significant advance in creating a practical solution to building out over the water, and indeed, on the water, as this structure does not need to be connected to the land at all. The fundamental characteristic it shares with all maritime structures is that it floats, (and in the case of Brooke St Pier all 4,300 tonnes of it), and like a boat, it is completely self-sufficient in so far as it carries on board all the services to provide a pleasant, habitable environment for those using it.

The creation of floating buildings, which are only anchored by very tensile, flexible cords to the sea floor, is a fundamental change in thinking about how we, as responsible environmentally aware managers, could create habitable environments in ecologically sensitive areas, and facilitate projects that are sustainable in the longer term.

These water-based structures have a huge advantage in so far as they leave the wilderness landmass completely intact, with the only disturbance on any adjacent land being casual human activity.

There is no better place in Tasmania to create a habitable, premier tourist environment where, in addition to enjoying just being in the remote wilderness, there is a real opportunity to consider the fickle fortunes of fate, and all that it has come to mean as it has been handed down to become our own collective cultural identity... and exactly what the alternatives that might have been.



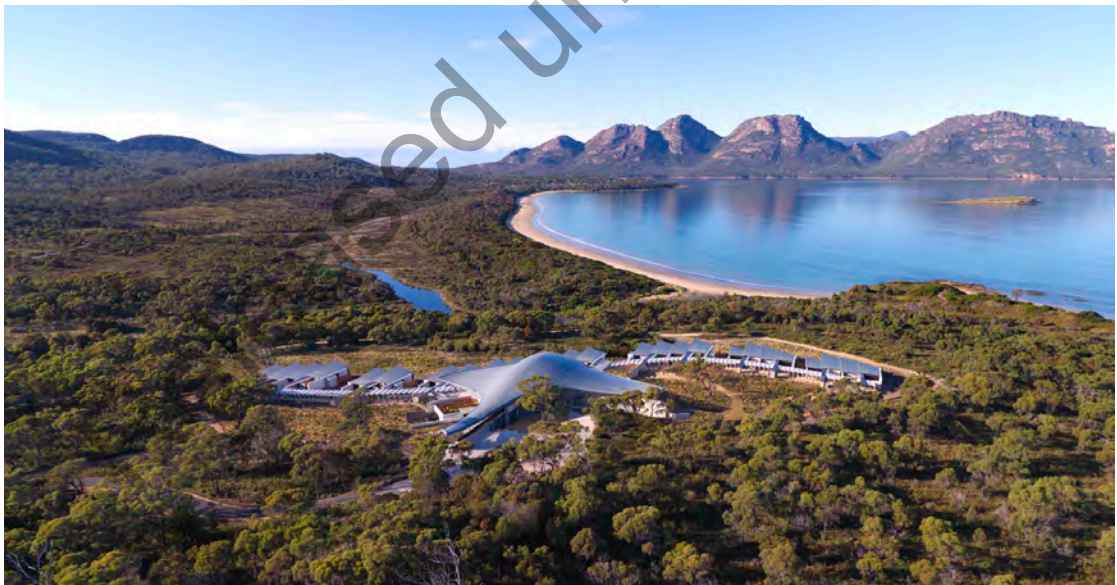
A map prepared by the Tasmanian Land Conservancy of their property, showing significant historic sites.

The Design Response

BACKGROUND: GENERAL DESIGN GUIDELINES

As an architectural practice, we have been responsible for one of the most iconic tourist developments in a natural environment, and one which has been accorded several international and many national awards.

Saffire is a small scale, luxury 20 suite resort, designed specifically to visually respond to the rocky Hazards on the Freycinet Peninsula on the east coast of Tasmania, to which the whole resort is orientated.



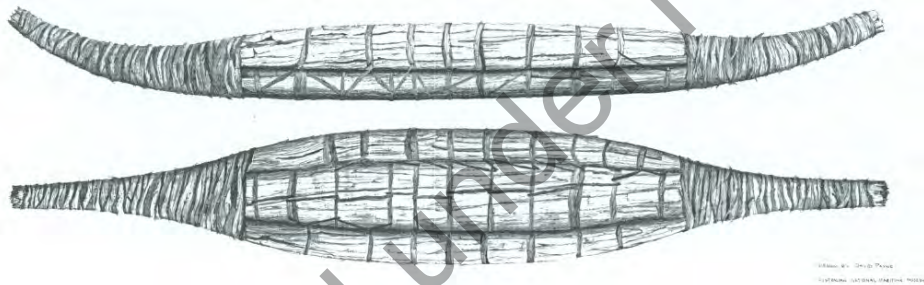
Saffire: looking to the Hazards

The intention is now to create an equally iconic floating version for Recherche Bay, anchoring the hotel in a secluded part of the bay, away from and yet close to the points of historic interest located on the land.

Saffire, at 20 luxury suites, is an excellent model for the ideas we are currently evolving. It offers each guest a truly bespoke experience, tailored to their individual preferences, which are ascertained prior to their arrival via a questionnaire. This enables the resort to be run very efficiently with only a minimum number of staff, and achieve profitability at only 40% occupancy, when the normal percentage for other hotels is 60%. It is running very profitably indeed for its owner / operators, Federal Resorts.

A CHAIN OF CANOES

Groups of water-based elements are often described as chains, especially when they appear to be linked. There are chains of islands, chains of lagoons, etc, and as a form for this new resort, we propose to create a 'chain of canoes'.



We have used the form of the traditional Tasmanian Aboriginal canoe as the starting point for an aesthetic exploration of architectural forms that are redolent with meaning, as well as unique to the spirit of this particular place.

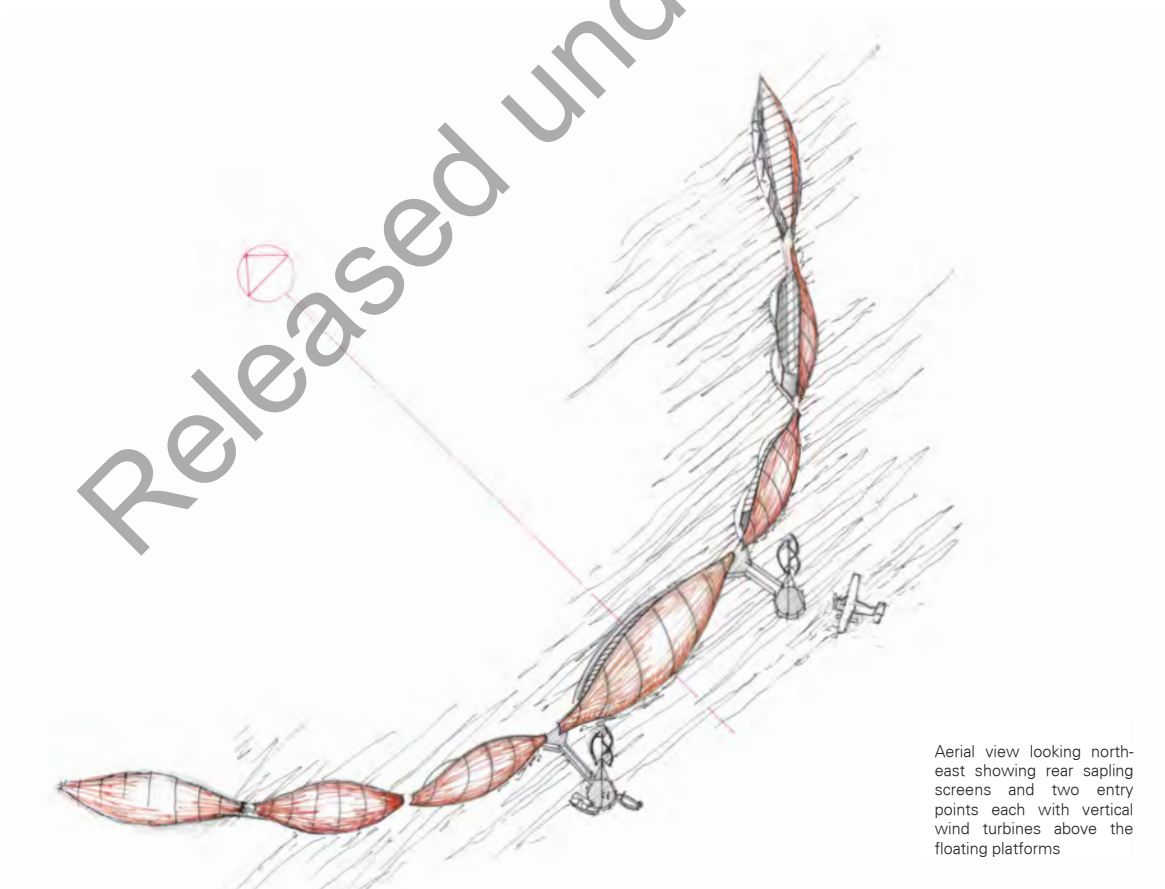


Bark Watercraft: From Peron, Francois and Freycinet, Louis Claude,
Voyages de decouvertes aux terres Australes Atlas,
No. 4 2nd Edition, Paris 1824

The Proposed Functions

As suggested, the intention is to create a truly unique habitable environment as superior / luxury tourist accommodation that floats, with no direct access to the land other than by boat or seaplane.

The design is currently only in its first 'concept' stage, and the design ideas have been put together to give the Tasmanian Government a better understanding of the proposal. We expect the design to evolve as a result of discussions with divers interested parties.



After discussions with the naval architect, the proposed resort has become a series of moored barges/pontoons, each with a 2 storey building above it, with part of each barge deck becoming a

broad north facing outdoor open terrace, opening directly out from either the main lounge and dining areas or else private decks off each suite.

Main Central Pontoon

SUPERSTRUCTURE

- dining area for 50 guests, opening out to a generous, sunny outdoor deck/terrace
- lounge area, with open fire place and warm intimate atmosphere, also opening out to an outdoor deck/terrace
- library cum withdrawing room (inner sanctum) with a private lounge bar
- lift (if deemed necessary), photovoltaic and hot water solar panel arrays
- reception lobby / greeting area, adjacent boarding area for all transit to and from hotel

BASEMENT INSIDE THE CENTRAL PONTOON

- central prep kitchen, storerooms, freezers with 'dumb waiter' up to dining level
- wine cellar
- a surround sound total immersion cinema (for wet weather / evening use)
- guest toilets (from dining and lounge areas)
- possible gym (or alternatively, a spa cave)
- fresh and grey water storage tanks
- ballast / buoyancy tanks

Accommodation pontoons (24 Suites)

SUPERSTRUCTURE

- 20 standard mezzanine suites, say 50 sq.m each with a sunny northern outlook and private outdoor deck, grouped in sets of four per pontoon.
- 2 luxury suites, with separate living areas, outdoor deck in two furthest end pontoons
- 2 equal access suits, similar to the standard suites.

BASEMENTS IN THE ACCOMMODATION PONTOONS: BACK OF HOUSE SUPPORT AREAS

- staff facilities, lunch room, showers etc
- overnight caretaker facility
- general storerooms and plant rooms
- fresh and grey water storage tanks
- ballast / buoyancy tanks

Proposed Shore Facilities

We are in the process of accurately ascertaining what exactly is needed on shore to support the activities of the floating resort. As they are currently perceived, the following is required:

- an Arrival / Welcoming Pavilion. This would be hopefully located on Crown Land on a site yet

to be determined.

This building would allow guests who have chosen to drive a hire car down to the resort to be formally met and 'inducted', with a lounge area, open fire, small kitchenette/bar, toilets, and a small library where people can comfortably wait before boarding a resort owned boat. It is understood that the introduction may include a safety demonstration, as indeed the resort is in fact a boat, and public safety regulations probably will apply. There will also be undercover / secure parking for guest's vehicles.

- a longish floating jetty, to allow direct communication across the bay with the main facility across the mud flats, with a shore-side enclosure to allow guests to shelter from any inclement weather whilst waiting to board.
- a new market garden, set up specifically to grow all the original French produce. The market garden would be set up as an interpretative experience, probably with a structure that could house an exhibition and also be an area for storing garden implements.

It is envisaged that the plot could be quite extensive, allowing the creation of food, preserves, etc, for use within the resort all year round. How large an area this would all entail still has to be ascertained. It would also need to be effectively screened to keep out native animals, etc, with probably an irrigation system and potentially poly tunnels to assist plant propagation / seedling development. We understand that this screening may need to take the form of a cage, as the possums are nothing if not cunning.

- As part of the market garden building (or perhaps a separate structure) there will need to be a bulk store for reprovisioning the resort. It is envisaged that this would include storage for general items, clean and dirty linen, dry store for foodstuffs and a cool-room. There would be a waste goods receipt / recycling area.

It is believed that staff working at the resort could all come from the nearby communities, e.g. Southport and Dover. If extra staff accommodation is deemed to be required, this will be located in one of these communities, so that the community directly benefits from having a new injection of residents and added 'vitality', as well as increased economic activity.

Upgrading the access road

The condition of the access road is a matter we would like to discuss with Government.

About 70% of guests will probably drive themselves to the resort, some in their own vehicles, some in rental cars. This statistic is based on Saffire experience, and now that TAA has gone into receivership, our up until now most favoured means of entry to the area has been denied us.

We understand that the Cockle Creek Road is owned by three entities, Huon Valley Council, Forestry Tas, and the Dept of Parks and Wildlife. We have already heard that there is no local government money for a road upgrade, and we know the state of the finances of the two state

government agencies.

The upgrading of the road will have benefits not only for this proposal but also other tourism proposals in the area such as the South Coast Walking Track Huts, which is also part of the EOI process, and a lodge style resort first proposed some time ago at Cockle Creek. As well over the summer months there is a very large influx of Tasmanian holiday makers who camp near the boat ramp.

The critical aspect for our proposal is that rental cars cannot be driven on unsealed roads. This reality could affect us/our guests greatly, and we would have to make alternative arrangements such as building our 'Welcoming Pavilion' at the end of the bitumenized road, and then ferrying guests in a resort owned vehicle along the 20 odd kms to the jetty. This is clearly less than satisfactory.

We have included in our cost plan, the minor road works within the development, but we cannot fund the access road upgrade, and, since it is a public road, we do not believe it should be our responsibility. Furthermore we believe that it is possible to give the road a two coat seal for substantially less money than we have heard as indicative costs being given to upgrade it.

Although outside our proposal as such, as soon as we have the certainty of a Development Approval and we are developing the practical aspects of developing the proposal in detail, we would be quite prepared to partner with Tasmanian Government to explore possible options.

Possible Other Future Facilities

As a possible Stage 2 of the project, and completely separate from the resort facility itself, there could be an additional series of buildings located close to the final end of main road at Cockle Creek itself. It may be that these structures could be a joint development with the prospective developer of tourist facilities proposed on the South Coast Walking Track.

These structures have not been included in the revised preliminary Business Plan, and will only occur if it is envisaged that if by owning and running them, this does not negatively impact on the operation of the resort.

It is thought that these facilities would comprise the following:

- A visitor centre explaining the cultural history of the area, with a small café as part of the facility.
- a backpackers level accommodation lodge (for people walking the Great South Track and budget level tourists) sleeping 12 people, as a lodge style, and using the Visitor Centre cafe for meals.

Defining the Visitor / Guest Experience

DEFINING HISTORY AND THE ROLE OF IDEAS

As I have already alluded, I believe this will be a place for guests to exercise their minds, but in a quiet, contemplative and reflective way. How the major historical points of interest that are the Recherche Bay site are interpreted will be of great importance. The stories around Recherche Bay will engage people in many different ways and at diverse levels of inquiry, and it will be fascinating to see just where that interest and increased awareness may lead.



We are not certain where this First Day Cover would have been posted from, but the new resort may be such a place in the future.

A UNIQUE CULINARY EXPERIENCE

One of the major historical points of interest is that the Recherche Bay site was the place of a unique first garden, planted during the first visit by Bruni d'Entrecasteaux's fleet.

We even have a list of what was brought as seed and planted:

celery, chervil, chicory, cabbages, grey romaine lettuce, different kinds of turnips, white onion, radishes, sorrel, peas, black salsify and potatoes.

Moreover, one can now have access to the seeds of heirloom 18th century vegetables that could very well have been planted by d'Entrecasteaux's men. All taste very different indeed from more recent cultivars of the same plant species, which are now often bred more for extended shelf life rather than pure flavour.

It is our intention to establish a large market garden nearby and grow all these historic vegetables, to provide the kitchen on board with unique fresh seasonal produce to create a new French / Tasmanian cuisine, as part of the unique experience. There will also be interpretative trips for guests where they will be able to experience the reality of the gardens of 200 years ago at first hand.

SCIENCE AND THE WILDERNESS

Given that this site holds the honour of being the first location where scientific tests were ever undertaken on this continent, developing a programme of experiments that show visitors exactly what the 18th century French scientists were doing, and moreover create a number of ongoing science experiments appropriate to the place, will again create interest and feed the mind.

Jacques-Julien Houtou de la Lambillardiére, the senior naturalist on board, was a colleague of Joseph Banks, Cook's naturalist on the Endeavour, and the comparisons / contrasts between the two will engage and enrich the inquiries of any guest with a desire to look into the activities of the two in Australia.

POSSIBLE ACTIVITIES AWAY FROM THE FLOATING RESORT ITSELF

Although guests will feel they are in a wilderness, there are a comparatively wide variety of activities available nearby for guests as half or full day trips.

These include:

- A visit to Hastings caves – large underground limestone caves
- An excursion on the Ida Bay railway, the last operating bush tramway in Tasmania

- Exploring the birdlife on the Blackswan Lagoon, (perhaps with a hide that has been built for the purpose)
- Catered beach festivities/ picnics, with food derived from local Aboriginal tucker, and eaten close to the area where the French first met up with local Aboriginal tribes, who were gathered and feasting on the beach.
- Trips with Rob Pennicott's Bruny Island Boat tours around some of the nearby coastline including across to Bruny Island, named after Bruni d'Entrecasteaux.
- Diving tours of the great Kelp Forest located near the entrance into Recherche Bay. We understand that there is considerable international interest by specialist groups in these spectacular underwater forests and their marine wildlife.



The spectacular Tasmanian coastline just outside Recherche Bay.

Background to the Design Approach

The printed illustration of the Aboriginal canoes made from a drawing by one of the French expeditioners says it all. It illustrates a unique feature of the Tasmanian coastline prior to the arrival of Europeans, the everyday use of canoes by Tasmanian Aborigines.



18th century drawing of Aborigines with their canoes

It is understood that historically some were up to 7-8 metres long, and were capable of traversing the open sea, getting their occupants out to islands off the coast of Tasmania on hunting trips.



The photo is of a recently built replica of a canoe, sitting on the shore between being used out on the water, as it would have been for centuries prior to the arrival of Europeans.

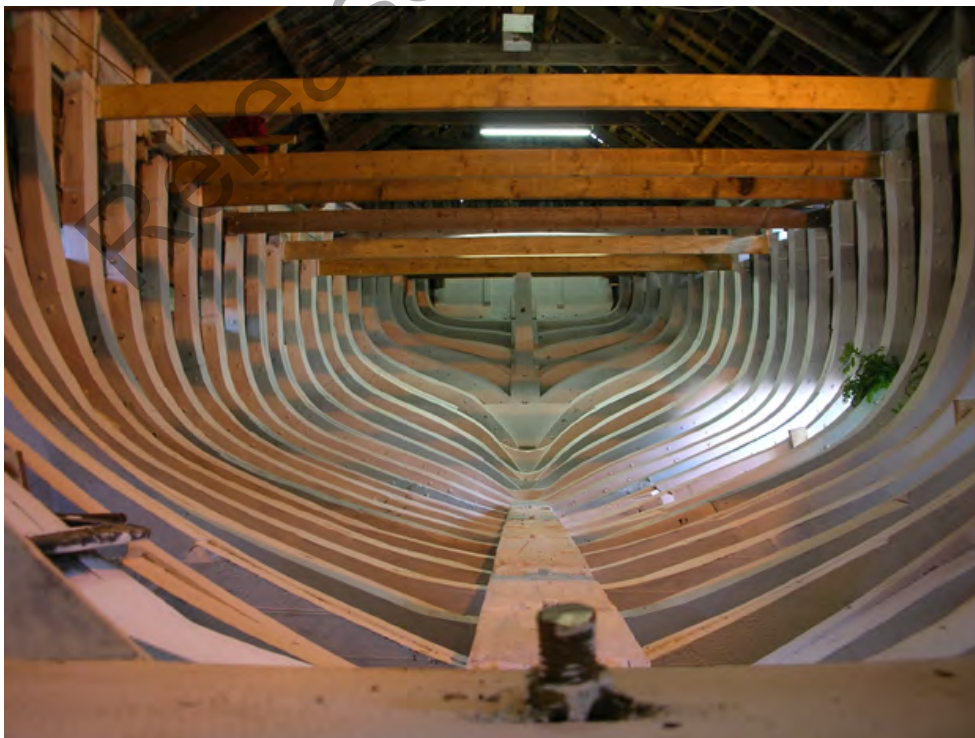
The proposed design is a linked series of 7 canoe based forms; a larger central structure which will form the main living / dining areas and six smaller accommodation units, all floating in the calm upper reaches of Recherche Bay.

CREATING A UNIQUE PLACE.

We are not creating a historic replica or a pastiche, but instead we are seeking to use appropriate symbols to inform and give meaning to honour the 'the unique spirit of place ' that is the very essence of Recherche Bay.

It is the French voyages to this island that is the unique mystical element that is at the heart of this place, and so too, we must at the 'heart' of our design find a symbol of the French expeditioners. This architectural form should be the vehicle that they used to travel across oceans to the farthest known corners of the globe, their own elegant wooden sailing vessels.

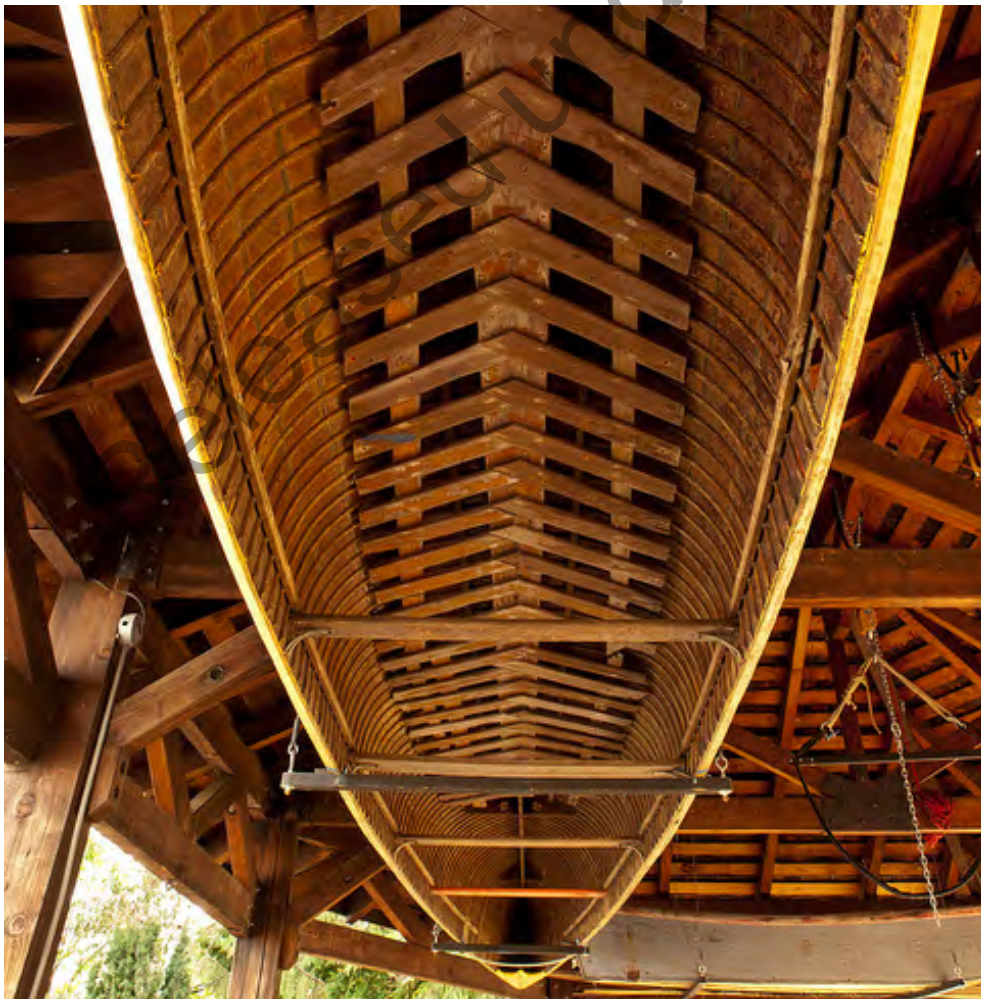
The proposed heart of the new resort is the living / dining areas, where all guests will congregate, and in our design these functions will find themselves in a cathedral shape formed from the ribs of the hulls of their ships that were their home during their travels.



A traditional European wooden hull

The intention is to invert a timber boat hull as a spacious linear spine, in which is located at either end a dining room for the 40 guests (2 people per suite) and an informal lounge area, with centrally, a grand (gas fired) open fireplace on a generous stone hearth, with (on the opposite side) a serving area for the restaurant; the two, back to back, forming a dividing screen between the two parts.

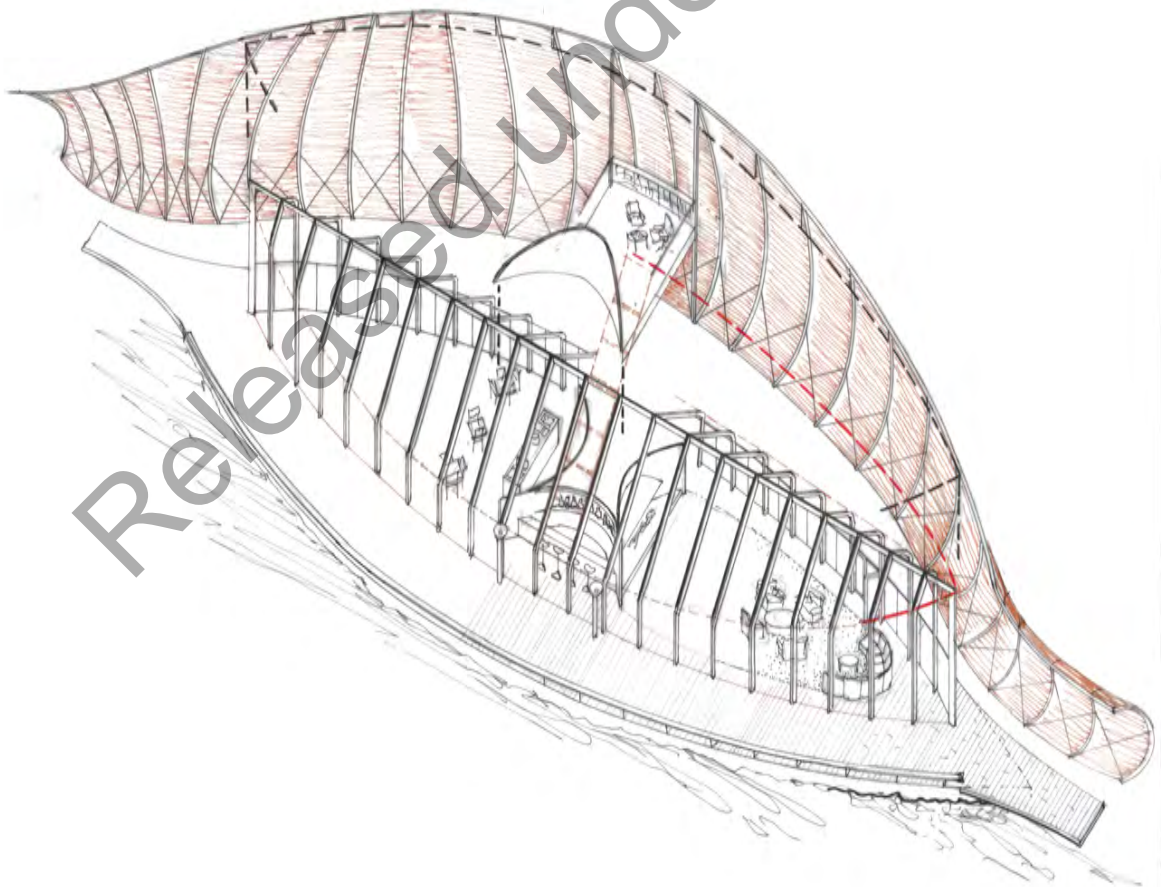
The overall height of these two spaces is 7 metres to the central ridge (keel) and the feeling inside this space will be akin to being in the central nave of a Gothic church, where the linear ribs of the stone columns which support the vaults above, have created transcendently lofty bays.



The inner heart of the resort is the ribbed hull of a European vessel.

This space will be the very heart of the resort, and the expression of the 'home away from home' life of the French expeditioners themselves.

The exploded axonometric below shows the inverted boat hull as a linear space, with the centrally open fireplace and (on the opposite side) a serving area for the restaurant; the two, back to back, forming a dividing screen between the two parts, with a mezzanine level above as an informal lounge / games area.



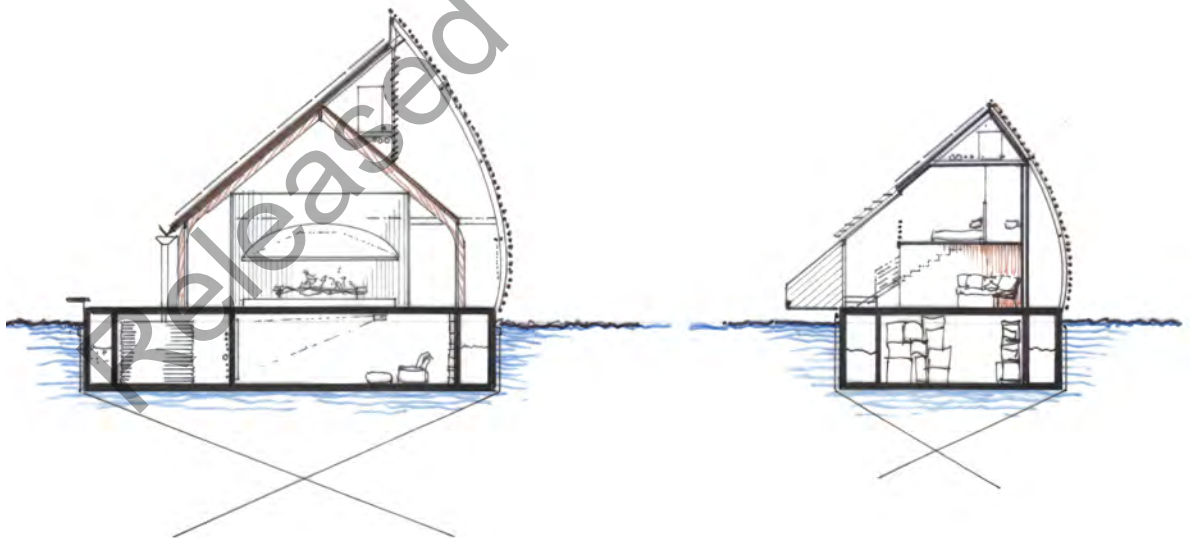
The exploded axonometric of the inverted hull and the rear curved timber 'canoe' screen.

The cross section (following page) shows the relationships of all the elements of the design: the 7m high hull, with the central fireplace/ curved screen, the main north facing 40 degree pitch roof with its PV panels, and the rear curved verandah / corridor.

The floating concrete pontoon is envisaged as a storey deep basement area, with the main prep kitchen (servicing the dining area via a 'dumb waiter' service lift), toilets and a surround sound immersive cinema, for evening / inclement weather guest entertainment.

It is intended that this continuous circulation space be screened against any adverse weather, but still remain open and external to the thermally sealed indoor spaces that comprise the guest suites or the main lounge / dining area. The upper part above the hull (the raking ceiling) is the zone for any equipment needing air circulation or height, e.g. small header tanks needed to give gravity feed.

The main tanks are all in the pontoon to lower the centre of gravity of the overall structure, and these will be the main storage tanks for fresh water, ballast, etc, as well as being the place for all rooms which can be made to feel like caves (e.g. the cinema).



The X section through the habitable spaces in both the main pontoon and the smaller accommodation pontoons together with the rear curved 'canoe' verandahs/corridors on both structures. Below the pontoon are the tensile anchors that will act as the means of securing the structures to the seabed.

THE USE OF ENGINEERED TIMBER

Over the centuries, many of the forests of Europe were completely denuded to create the vessels used by the various sailing nations. It is not our intention to repeat this act of pillaging, but rather we intend instead to create the ribs of the 'vessel' from 5 ply laminated sheets, cut to form the vaults' curved profile. These sheets are screwed and glued together to form rigid arched members, the inner hidden sheets using the various off-cuts created as leftovers after the main overall curved shape has been cut out of the sheets.

Our proposed main hall roof structure will be 40 metres long and will use 21 vaulted arches created in this manner.



The ribs of the central resort hall, fabricated from layers of 5 ply sheets, glued into rigid frames.

REPRESENTING A TASMANIAN BARK CANOE

The axonometric drawing shows a representation of the culture of the indigenous inhabitants who met with the French mariners. The canoe has in the proposed design become a screened wall/roof as a curved verandah shell; a symbolic form taking the overall shape of the traditional canoe and recasting it as a functional outdoor corridor space useful to the resort.

The intention is to create the screen wall out of curved galvanised steel ribs, on which will be fixed externally a series of horizontal natural timber saplings. We are exploring the timber available for this purpose, but the intent is to use Eucalyptus Nitens, of which there are thousands of trees in plantations currently just going to rot, as a result of the disastrous state of the timber industry.



A screen of natural timber slats, not unlike the overall feeling we hope to obtain, used externally to the main building form.

In our proposal, it is important that this screen be weather-proof. To achieve this we intend to clad the internal side of the curved shell with 6mm clear Dampalon polycarbonate panels, spanning horizontally from strut to strut. At the lower levels, it is intended to utilise clear PVC rollup blinds so that when the weather is benign, the verandah can be just that, open to the breezes.

Within the guest suites, the intention is to use timber saplings in a more decorative way as a ceiling lining. As the Nitens saplings will be far too big for this use, there is the alternative of using another Tasmanian wood, colloquially named "Horizontal", due to its habit of growing upright and then collapsing horizontally but still continuing to grow, forming over time an almost impenetrable maze.



The possible character illustrating the interior of a guest suite, a melding of European and Aboriginal elements

A COMPLETELY AUTONOMOUS, ECOLOGICALLY SUSTAINABLE PROJECT

By its very location, this resort will need to be completely self sufficient, creating its own power, storing it on site until needed, collecting its own water and reusing it as frugally as it is possible within the requirements generated by it being a luxury resort.

The main ways this will be achieved are:

- Off-mains power generation through photovoltaic cells facing due north, mounted at an optimum angle (40 degrees) with appropriate amounts of battery storage located in the pontoon
- Two large vertical wind turbines augmenting the photovoltaic panels
- Solar hot water panels for all guest suites
- Bottled gas as a last resort / back up fuel source, in addition to providing gas for cooking.
- Hydronic heating / cooling panels in the main ceiling spaces under the roof and in all suites, also fitted back to special solar hot water units.
- All heating / cooling units connected via a heat exchanger direct to the sea below the pontoon, which stays at a far more constant diurnal temperature than the surrounding air, creating an advantageous temperature differential.
- Minimizing water consumption through low volume taps and fittings
- All LED light fittings, and a site-specific lighting design will be devised which reduces ambient light levels to the absolute minimum.
- All non-green waste generated is stored on site, and removed when required by barge to an appropriate refuse station.
- All organic waste is reused as part of the proposed market gardens
- Comprehensive information supplied to all guests to help them contribute to reducing the overall energy consumption and waste generation of the resort, through intelligent usage.

Power will be generated through photovoltaic panels and 2 vertical wind turbines, which will also mark the points of entry into the complex for all water craft and seaplanes / helicopters.

The intention is to use a hydronic heating / cooling system to achieve comfort levels needed in the resort. The pump, which circulates the water, would be powered by a 'deep cycle' battery which in turn is charged (trickle feed) from a roof mounted photovoltaic array. The heat pump system is powered by the PV system and stores the generated hot water in the storage tank until required. All the hydronics panels will be completely hidden, enclosed in floors, walls and/or ceilings. Regeneration during daylight hours allows the system to be used at any time day or night.

The system allows for cooling in the summer months. This is achieved by circulating ambient cold water through the system. The heat pump-generated hot water is used for cooler periods, thus creating total flexibility. General hot water service can also be incorporated with this system for bathroom use.

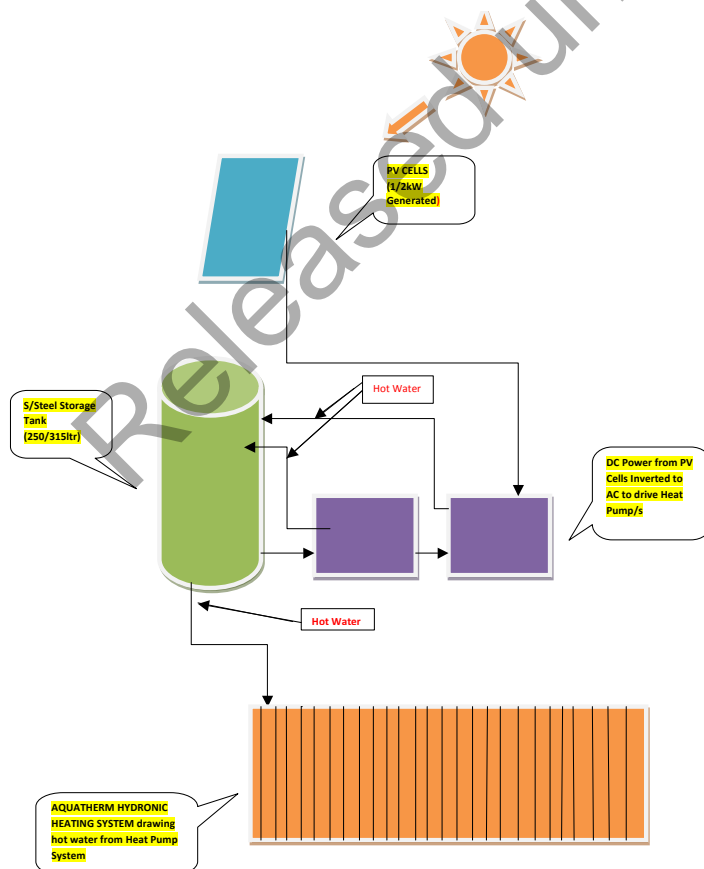


Diagram of the mechanism, which allows the system to be used at any time day or night.

...the journey thus far...

For projects such as this to succeed, they need to develop a broad support base. At the moment there are only informal discussions, ideas being shared and opinions listened to, in order to reach a better understanding of the diverse issues that must be comprehensively addressed for this venture to succeed.

These conversations are in turn gathering together people who all see the potential of this development, and more importantly, who want to be involved.

The people with whom these evolving ideas have been shared to date are:

out of scope project manager / co-ordinator

out of scope Stanton Management Group and my co-partner in Hunter Developments, the vehicle by which this submission, if approved, will be delivered and thus become a reality. **out of scope** is behind a great number of the most significant projects built in Tasmania, including being project manager of Saffire Resort. He is responsible for creating the successful Business Plans for all the developments that Hunter Developments have instigated, which include the IXL Redevelopment (and with it the Henry Jones Art Hotel) and currently the Mac 01 Redevelopment.

out of scope – co-ordinator and advisor

out of scope was the former Chairman of the Tasmanian Heritage Council, and prior to that CEO of the Conservation Trust. **out of scope** role includes co-ordinating the myriad of parties who will need to be privately consulted prior to the formal submission of the proposal.

out of scope – co-ordinator and advisor

out of scope has become an integral part of the team assisting the ongoing development of the project to hopefully it becoming a successful entity. He brings his skills of independent lateral thinking which allowed him to play a leading role in creating manageable systems for the internet. His role operating with us is to be 'free thinking' in the creation of governance / funding models which will create worthwhile long-term solutions for all interested parties.

out of scope – planning advisor

out of scope has spent his professional career in and out of the planning sections of local government. Registered as both a Building Surveyor and a Planner, **out of scope** is thus uniquely qualified to deal with all the 'left of field' issues this project brings into play.

out of scope – lawyer, planning advisor

out of scope is unique in that he was a consultant planner before he retrained and became a lawyer. **out of scope** role includes co-ordinating the myriad of legal issues that will need to be resolved prior to the formal submission of the proposal for a Development Application. He will work closely with **out of scope**

out of scope – Tasmanian Land Conservancy

out of scope is the CEO of the Tasmanian Land Conservancy, which actually owns in trust the bulk of the land that is the Recherche Bay peninsula. In her role as Chief Executive, **out of scope** has organised a briefing with **out of scope**, whose efforts 'saved' the peninsula from being logged for woodchips a decade ago. The TLC purchased the property and it is held in trust for future generations. **out of scope** has now added new ideas that will further help the project work in practical terms, and also be accepted in the wider community. **out of scope** has also been extremely helpful in offering ongoing practical advice and insight.

It is our intention to partner the project with the TLC in whatever manner is decided as being most appropriate. Most of the land where the historic events took place now belongs to them, and access for guests will need to be obtained. This proposal has the potential have a very positive long-term outcome for the TLC as well as for the hotel itself, but there will need to be detailed discussions undertaken in the future to resolve access arrangements.

out of scope – Tasmanian Aboriginal elder

out of scope is the Indigenous Rights Campaigner for Amnesty International and Chair of the National Reference Group for Repatriation of Australian Indigenous Remains. He is a former Tasmanian Commissioner of the Aboriginal and Torres Strait Islander Commission and chaired the World Indigenous Fishing Conference in Vancouver, British Columbia. He is a founding member of the South East Tasmanian Aboriginal Corporation and previous chair of the Weetapoon Aboriginal Corporation, which manages the cultural, social and environmental heritage of the Murrayfield property on Bruny Island on behalf of the Indigenous Land Corporation.

The role of the Tasmanian Aboriginal people in the resort will be very important. It is intended to explore the opportunities to tell history from their perspective, through personal guides and interpretation.

out of scope – historian

out of scope heads up UTAS School of History and Classic's research group, which has an international reputation for their ground-breaking work on early colonial history. The intention is for **out of scope** and his team of researchers to provide the intellectual rigour (and insight) bringing alive the history of these early voyages and work as one part of the creative team to develop the story lines that will be embedded in the project.

out of scope – structural engineer

out of scope Gandy and Roberts, and is responsible for the structural design of Brooke St Pier's floating pontoon, working in conjunction with Fred Barrett. It is envisaged that out of scope will have a similar role in this project, designing the waterproof structure of the pontoons and the superstructure of the different elements that will comprise the resort.

out of scope – naval architect

out of scope is responsible for the design of Brooke St Pier's floating pontoon, and all parts of the project that have a nautical dimension, including the tensile connectors fixing the structure to the seabed. His expertise is again being channelled to the new challenges of a different style of project in a more remote location.

FAIRBROTHER Constructions - builders

Fairbrother are Tasmania's premier large scale building contractors. They recently constructed the Brooke St Pier, on which this proposal is based. This expertise is giving them a unique insight, through which they are acquiring an otherwise impossible to obtain expertise which will enhance the resolution / fabrication of their next floating structure, this project.



Saffire under construction by Fairbrother

out of scope - craftsperson

If out of scope were living in Japan, he would be called a 'living treasure.' However here, he calls himself a whittler, and has a hillside to call his own above the township of Franklin in the Huon Valley.

out of scope is indeed one of Australia's master craftsman, who has made amongst many projects all the timber elements, furniture and wall panels, of the interior of the Prime Minister's Suite in the new

Parliament House, Canberra. It is not too shabby a task, to represent one's country in this way, creating elements that will be there forever, in the most important office in the land.

The extent that [out of scope] will be involved has obviously yet to be determined, but one element may include working with young designers and joiners to fabricate unique fitouts to each suite.

[out of scope], French Cultural Attaché

We believe there could be a very meaningful role for the French Government.

In one sense it is formalising and acknowledging the major efforts of exploration that were made by its citizens over 200 years ago, pushing the boundaries of knowledge in the name and to the greater glory of 'la Belle France'. The quality of scientific learning and the genuine sense of intellectual inquiry of these voyages is very different to the attitudes of most of the British who followed, personified by the penal system they established and their interactions with the indigenous people.

How this might manifest itself in practical terms is something we cannot precisely envisage, but the authority that any active involvement by the French Government would bring will indeed be very powerful. We have begun engaging with French Institutions, both museums and organisations which we hope will provide heirloom plant seeds.

It is the tipping point where travelling to new places becomes an act of learning, and the creation of a greater understanding about the more important qualities that can be experienced in life, and what really goes into defining us as thinking human beings.

out of scope – tour operator

The broad ideas embodied in this proposal have been canvassed with [out of scope], who runs very successful, multi-award winning water borne tour operations from his base at Adventure Bay, Bruny Island.

We have canvassed in a very preliminary way whether [out of scope] might see his boats involved to provide unique excursions from the floating hotel. There was sincere interest on [out of scope] part in being kept informed of our progress.

THE OPERATOR and INVESTOR

The people listed in this submission will not be the final project owner or operator, but will provide the best development solution that will deliver a framework for the government to approve our application in response to the current EOI process.

Hunter Developments have a unique approach towards achieving and maximising the development goals to the benefit of all stakeholders involved. The resort operator needs to be a company (or individual) who has a real keenness to run a boutique quality tourist enterprise, and

who would either manage the project on behalf of a separate investor or else be the owner/operator as a single entity.

Our overall approach is simple. Once our proposal has been given 'in principle' approval by the State Government, our aim will be to maximise the development opportunities by:

1. Pursuing Expressions of Interest with investors/financiers based upon achieving best value for the community stakeholders as well as the project proponents/operators
2. Firming up the financial expectations of the development to allow it to pass the various economic viability review processes.

Various members of the team think that it would be wonderful if this role actually belonged to a French group or company, as it would give an authentic Gallic quality to the whole enterprise, an indefinable but powerful point of difference. We have begun to explore this option, but this will be more actively pursued once the EOI is approved.

This submission, which has outlined our preliminary plans for Recherche Bay and defined the intended scope, will deliver benefits to Tasmanians and visitors to Tasmania, with its strong cultural tourism focus.

We foresee it playing a very important role in the defining of Tasmania as a truly unique place.



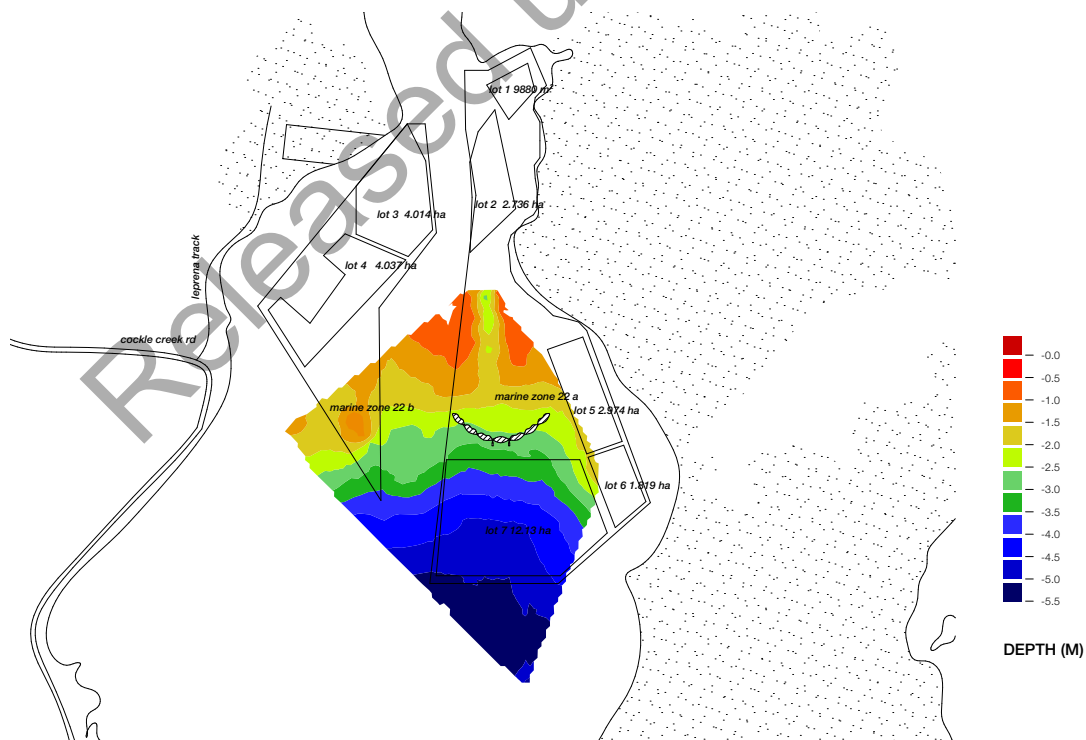
View across from the proposed anchorage area towards the west to the World Heritage Area.

RECENT ON-SITE INVESTIGATIONS

There has been preliminary work to begin to define possible locations for the resort and for the associated facilities.

The best location for the land-based components are to locate them on the coastal reserve which is Crown Land controlled by the Tasmanian Government. The road south from Dover skirts inland from the coast and approaches the northern part of Recherche Bay from the west. Where the road meets the bay is an ideal spot to locate the landing that is needed to get out to the resort itself. Because of the shallowness of the bay, there will need to be a longish jetty, but this could be floating on pontoons like the resort.

The most recent work has been to now map exactly the subterranean topography, and thus determine an actual location for the resort.



The map above illustrates the proposed location, determined by **out of scope** of Marine Solutions, in conjunction with **out of scope**, our team's naval architect. This location will allow us to create the basements we need as part of the resort, and still allow vertical tidal movement without the structures ever touching the bottom. It was decided to avoid the main channel from

the northern estuary, and locate the resort to the eastern side of this channel, outside the zone of the designated oyster leases, but where there is the greatest flushing of silt via an existing trench. The depths indicated indicate low tide readings.

We believe the existing oyster leases (outlined) represent no incompatible problems in relation to the resort. Indeed it may be the shortest farm-gate to plate journey of any food product used in the resort. It has also been suggested that there could be tastings of the commercially grown Pacific oysters against the Natural oysters, the traditional food of the local aboriginals – a maritime cultural 'bake off'.

If required, we have recently been informed that we can apply for a Crown Lease over the portion of the seabed we propose to use for the resort.

PRE D.A. PLANNING INVESTIGATIONS

Our consultant planner, **out of scope**, has had a preliminary review of the proposal. His findings are as follows:

*The land around Recherche Bay is zoned Environmental Management. The zone boundary extends 200m into the water from the shore, and the actual resort is outside the area of the planning scheme. All of the proposed land based activities are within the EMZ. All of the proposed land based uses appear to be **Permitted** so long as a "Reserve Management Plan" is in place that allows those uses. Even then, a range of uses are all discretionary even if there is no management plan in place.*

A Reserve Management Plan is defined in the scheme as a management plan made subject to the Crown Lands Act 1976 or the Parks and Reserves Management Act 2002. As it is intended that all of the land based components are on Crown Coastal Reserve, the best way to proceed would be to have the proposal incorporated into a Plan of Management prior to lodgement.

Not-with-standing that some of the proposal may be outside the Planning Scheme area, we believe it would be appropriate to submit the whole of the development in the DA and Council then deal with those parts of it that do come under their jurisdiction. The proposed land based components really only make proper sense if seen as components of the whole in any case.

out of scope is working in conjunction with **out of scope** and together the most straightforward route through the planning process will be determined.

...the first steps towards the project's realization

In parallel with the refinement of the main project, we thought it important to begin to make the first steps to make part of this project real, namely the procurement of the heirloom seeds that would have been planted at Recherche Bay.

We have been trying to discover a source of French heritage vegetable seeds whose provenance can be traced directly to the scientific expeditions of Bruni d'Entrecasteaux and Nicolas Baudin to Tasmania (Van Diemen's Land) in the late 18th and early 19th centuries.

We have been led to understand that the Potager du Roi at Versailles may hold such seeds and have just begun to converse with them with a view to obtaining some seeds for Recherche Bay where they planted the first experimental vegetable garden.



Potager du Roi, 10 Rue du Maréchal-Joffre 78000, Versailles

The Governor of Tasmania, **out of scope**, and her husband, **out of scope**, have already agreed to have their Government House gardeners and chefs propagate and work with the produce from these seeds and then engage in a state-wide project to have Tasmanians grow more of these plants to assure a long term source of the produce for the resort and to honour the French scientists who first brought these plants to Australia. **out of scope** himself is the chairman of a significant horticultural enterprise in Tasmania, so is well equipped to encourage and

oversee this endeavour at Government House.

We have also had significant interaction with the French Ambassador to Australia whose people (out of scope in particular) has been helpful.



Potager du Roi, Versailles – another view.

We have also had interest in fully recording the significant stages of the 'journey' from the ABC. Senior ABC producer, (out of scope), has agreed to co-ordinate the filming of the heirloom plant project from its first inception right through to the end product, (which will presumably be a banquet at Government House) with the final outcome being a half hour documentary for general public screening, as well as something to show at the Recherche Garden when it is finally established.

...a totally new dimension

Since the inception of this project, there have been increasingly more and more varied and overwhelmingly positive reactions, leading to the project taking on a depth and complexity that could not have been envisaged at the outset.

The latest, and potentially by far the most dramatic, is that the idea that this resort might not be unique, as had been previously thought, but Recherche Bay could in fact have a twin, and for this resort to be anchored nowhere else but in Sydney Harbour.

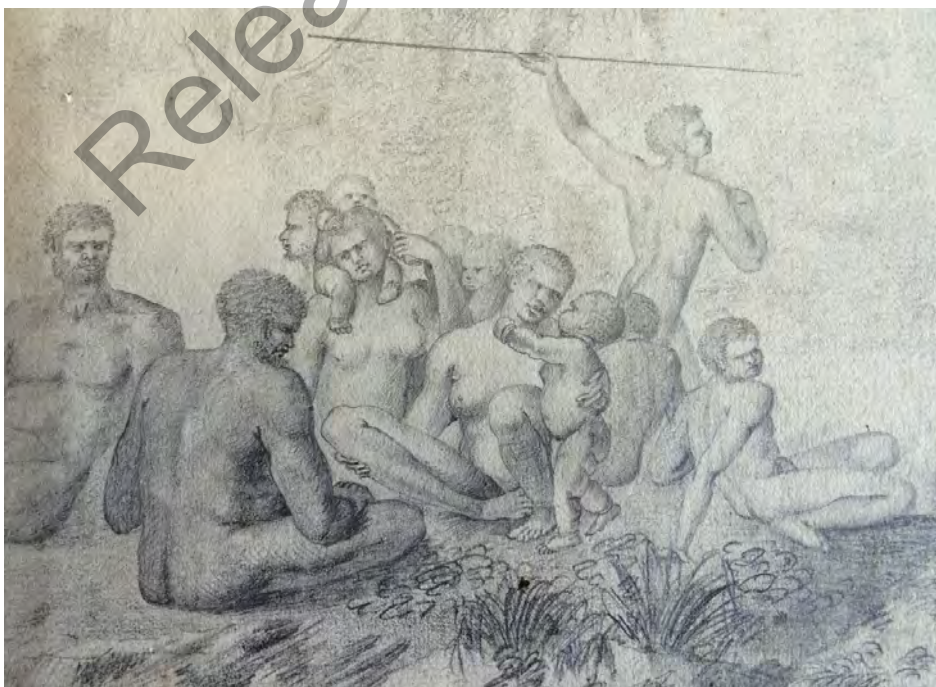
Two of the three major expeditions visited Sydney; la Perouse arriving in Botany Bay a few days after Arthur Phillip, and Nicolas Baudin's expedition spent quite some time anchored in Sydney Harbour in 1804, and his men undertook extensive investigations into the local aboriginal communities living around the harbour.



The intention with this Sydney resort is to commemorate Nicolas Baudin's visit, especially focussing on his ongoing investigations into the plants, animals and marine life, as well as the different aboriginal communities that they met whilst anchored in Sydney Harbour itself.



Images drawn in Port Jackson in 1804



The proposal is to anchor a 'sister' floating resort close to one of the islands in Sydney Harbour, and currently preliminary investigations are underway as to what possible siting options exist.



 proposed development

1:5000

We are acting in partnership with a Sydney based tourism company, which has a wealth of experience in operating within this area, and who have established successful long term partnerships with the various NSW State Government authorities who have jurisdiction over Sydney Harbour.

Where this all leads remains to be seen, and at the moment it is very much 'commercial in confidence' idea, but the evolution of a unique pair of resorts that relate the cultural dimensions of the French expeditioners' visits in several of the locations where they made landfall is a truly compelling idea.

a truly unique experience...

To conclude, the architectural concept that has been described in the preceding pages, is but the first very preliminary sketches (and the beginning of a long journey of assessment and refinement), but hopefully it does communicate our overall intended design approach.

We believe this concept will create the framework for a truly unique resort, where the story telling / Interpretation will be embedded in every part of the fabric and overwhelmingly, the resulting 'take away' guest experience from a visit will be one of deep satisfaction; of a complete engagement of the mind and senses with the essence of this unique part of the natural world, with its compelling past.

Members of the team have been in contact with staff from the French Museums who now hold the artefacts for these early French expeditions. To say their initial interest in this tourism project was 'intense' is to give you just a small inkling of what might come to be seen as the impact of one of the most unique international tourism projects for all people interested in France and the Great Age of Exploration, and more generally, the essence of human inquiry.

We feel the Recherche Bay project will be the very personification of why any individual chooses to travel, creating a way of enriching and giving new meaning to life itself...broadening the mind and soul!

It will simply be exemplary.

out of scope

n, Architects.

Recherche Bay Tourism Proposal

APPENDIX A

- Business Cost Plan, prepared by **out of scope**, SMG
- Preliminary Environmental Assessment, prepared by **out of scope** Marine Solutions
- Preliminary Engineering Assessment of the Proposal to demonstrate Environmental Design Approach, prepared by **out of scope** EST
- Preliminary Planning Notes prepared by **out of scope**, consortium planning consultant

APPENDIX B

- Architectural drawings, prepared by Circa Morris-Nunn Architects

SMG - T15-019a Estimate of Likely Cost
Recherche Bay Estimate a - 20 Sept-15

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Recherche Bay Development - Hotel Operation

Date: 20th September 2015

PROFIT & LOSS STATEMENT

	BUDGET	BUDGET	BUDGET	BUDGET	BUDGET	BUDGET	BUDGET	BUDGET	BUDGET	BUDGET	BUDGET	BUDGET	BUDGET
2015-16	JUL	AUG	SEP	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN	TOTAL

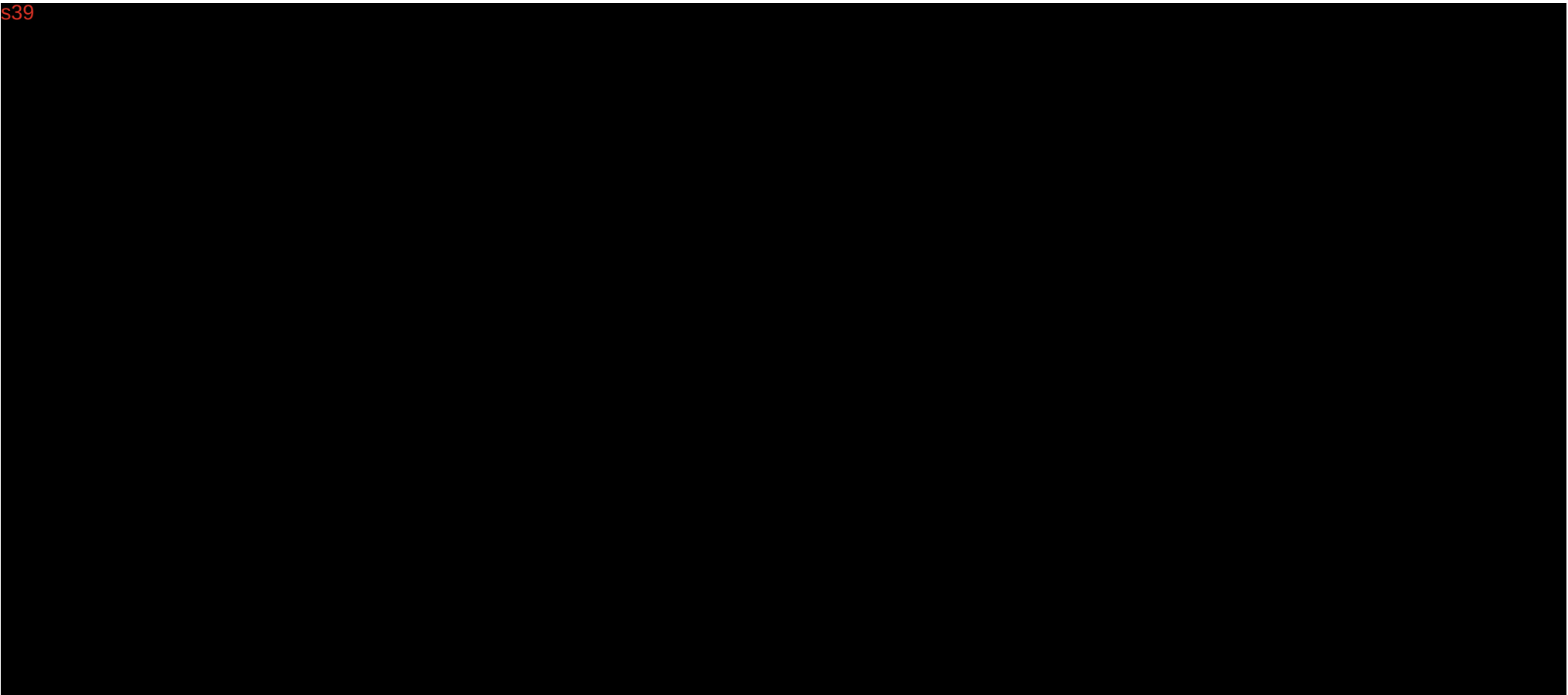
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	BUDGET	BUDGET	BUDGET	BUDGET	BUDGET	BUDGET	BUDGET	BUDGET	BUDGET	BUDGET	BUDGET	BUDGET	BUDGET
2014/15	JUL	AUG	SEP	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN	TOTAL

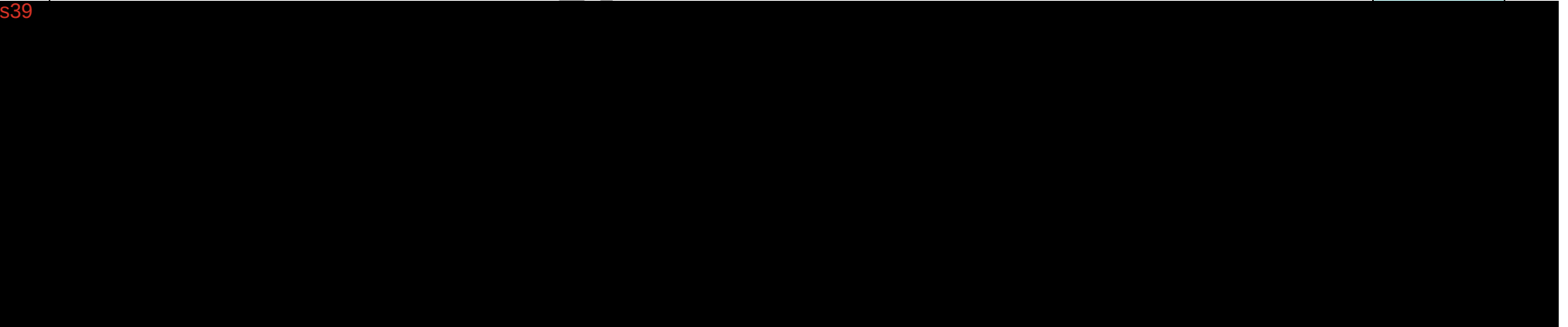
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	BUDGET	BUDGET	BUDGET	BUDGET	BUDGET	BUDGET	BUDGET	BUDGET	BUDGET	BUDGET	BUDGET	BUDGET	BUDGET
2014/15	JUL	AUG	SEP	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN	TOTAL

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**DESKTOP ASSESSMENT OF MARINE NATURAL VALUES AT THE
PROPOSED FLOATING HOTEL DEVELOPMENT SITE AT RECHERCHE BAY,
TASMANIA**



Report to

Circa Morris Nunn Architects

August 2015



www.marinesolutions.net.au

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Version	Author	Date reviewed	Reviewed by
1 of 2	out of scope	11/08/2015	out of scope
2 of 2		15/08/2015	

All satellite imagery used throughout is sourced from The Land Information System Tasmania (LIST).

¹ Cover photo, aerial photo of Recherche Bay (photo from Circa Morris-Nunn (2014b)).

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1 EXECUTIVE SUMMARY

Marine Solutions were contracted by Circa Morris Nunn Architects to provide a desktop assessment of natural values at the proposed floating hotel site at Recherche Bay on Tasmania's south east coast.

The scope of this document is based on a literature review of the marine environment and limited site assessment entailing bathymetry mapping of the region.

Recherche Bay is an important site of natural and historic significance. The site borders the Tasmanian Wilderness World Heritage Area and is listed on the National Heritage List. The area holds significant cultural heritage in terms of both Aboriginal and European heritage.

Bathymetric mapping of the area showed that the depth range in the area of the proposed floating hotel is between 2 – 3 m chart datum with no remarkable features in the area noted. The substrate is primarily unvegetated soft sediments.

A search of the DPIIWE Natural Values Atlas (NVA) identified no verified records of threatened marine fauna within 500 m of the study area. The search identified verified observation records of five threatened marine fauna (Ziebell's handfish, Southern right whale, Humpback whale, Southern elephant seal and the live-bearing seastar) within a 5,000 m radius of the study area. The Australian grayling was also identified as potentially occurring within a 500m and 5,000m radius of the study area based on habitat mapping; however there are no verified records of its presence.

The EPBC Protected Matters Search Tool identified the following within a 5,000m radius of the proposed development's location:

- 2 threatened ecological communities that are likely to occur in the area:
 - Giant Kelp Forests
 - Temperate Coastal Saltmarsh.
- 7 listed threatened marine species including 5 fish species, 1 marine mammal species and 1 marine invertebrate species

- 13 protected marine species (however not listed as threatened under the EPBC), including 11 syngnathid species and 2 seal species
- 8 listed migratory marine species
- 10 cetacean species
- no invasive marine species

Table 1 below summarises the potential environmental issues and actions recommended in the course of the development progression. A detailed field investigation is recommended to better gauge the potential environmental impacts of the proposed development on the marine environment.

Table 1 Summary of potential environmental issues identified on the basis of the findings of this report. Note that recommended actions are preliminary and have been listed based on available information at this stage; the list provided here may not be exhaustive.

Potential impact of proposed development	Recommended action
Impacts on the Tasmanian live-bearing sea star (<i>Parvulastra vivipara</i>)	Site evaluation of extent of potentially suitable habitat in the intertidal zone, and Thorough targeted <i>P. vivipara</i> survey within the areas identified as potentially suitable habitat
Impacts on marine mammals	Development and implementation of a marine mammal management plan during the construction phase of the development.
Impacts on handfish	Conduct targeted surveys to inform the likelihood of handfish populations existing in the vicinity of the proposed development
Impacts on threatened communities	Conduct targeted surveys of Giant Kelp forests and Coastal Saltmarsh to determine extent, area, health, and whether communities trigger EPBC Act listing.
Impacts on heritage value	Consultation with relevant heritage-related stakeholders (e.g. the Tasmanian Aboriginal Council, Aboriginal Heritage Tasmania and the Tasmanian Heritage Council), and Heritage values survey conducted by a suitably qualified consultant.
Stakeholder concerns	Undertake community and other stakeholder consultation, to determine values held by stakeholders and nurture stakeholder relationships.
Other	Deployment of a bottom-mounted ADCP or similar, to better inform expected current flow.

2 INTRODUCTION

2.1 PROPOSAL BRIEF

Circa Morris Nunn Architects are progressing the proposal for a floating hotel development through the second stage of an approvals process. Although the proposed location for the floating hotel is outside the World Heritage Area, it is being assessed, along with a number of other developments, via the Expressions of Interest process for sensitive and appropriate tourism offerings in our National Parks and the World Heritage Area. The Recherche Bay Tourism Proposal (Circa Morris-Nunn, 2014a) states that *“the intention is now to create an equally iconic floating version (of Sapphire Resort) for Recherche Bay, anchoring the hotel in a secluded part of the bay, away from and yet close to the points of historic interest located on the land”*. (Figure 1). The proposed design is *“a linked series of 7 canoe based forms; a larger central structure ... all floating in the calm upper reaches of Recherche Bay”* (Circa Morris-Nunn, 2014a).



Figure 1 Proposed location of the floating hotel and associated land base within Recherche Bay, relative to existing marine farming leases (image provided by Circa Morris-Nunn Architects).

2.2 PURPOSE AND SCOPE

The purpose of this report is to provide a desktop assessment of the natural values pertaining to the site of the proposed development of a floating hotel at the head of Recherche Bay, in south east Tasmania.

The scope of this report extends to a detailed summary of available information regarding natural values and ecology of the area. Please note that the scope does not extend to detailed terrestrial ecology or heritage studies, but makes mention of both to assist contextualize the development in the environment.

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3 STUDY AREA

3.1 CHARACTERISTICS OF THE BAY

Recherche Bay is located on Tasmania's south east coast, and is a relatively deep water bay sheltered from the prevailing westerly winds and swells. Its protected nature, combined with relatively close proximity to shore-based resources including timber and fresh water resulted in Recherche Bay being an important location for trade in the early European history of Tasmania.

Habitats within Recherche Bay are complex, with soft sediments dominating, some of which support seagrass beds. In addition, there are areas of cobble and reef throughout the bay, with the reef areas supporting *Macrocystis pyrifera* (Giant Kelp), an EPBC listed community. The area surrounding the proposed development is primarily soft sediments and does not support giant kelp.

3.2 BATHYMETRY

Marine Solutions undertook bathymetry mapping in order to identify any marine features or significant barriers in the immediate vicinity of the proposed site. The study area was mapped using a Northstar Explorer 6600 dual frequency (50/200 Hz) single beam echo sounder, logging GPS positions and water depth each second to a laptop computer. The depths were measured to the nearest tenth of a metre, and tidally and barometrically corrected for Chart Datum. The resultant file was interpolated using GIS software Surfer 11.0, thus creating a bathymetric profile of the area. The area mapped, and the resultant bathymetry can be seen in Figure 2.

Bathymetric mapping of the area shows that the depth range at the proposed location of the floating hotel is between 2-3 m chart datum, with depth increasing gradually towards the mouth of the bay. A distinct channel is evident to the north of the proposed development, showing the likely path of flow from the D'Entrecasteaux River which enters the head of the bay.

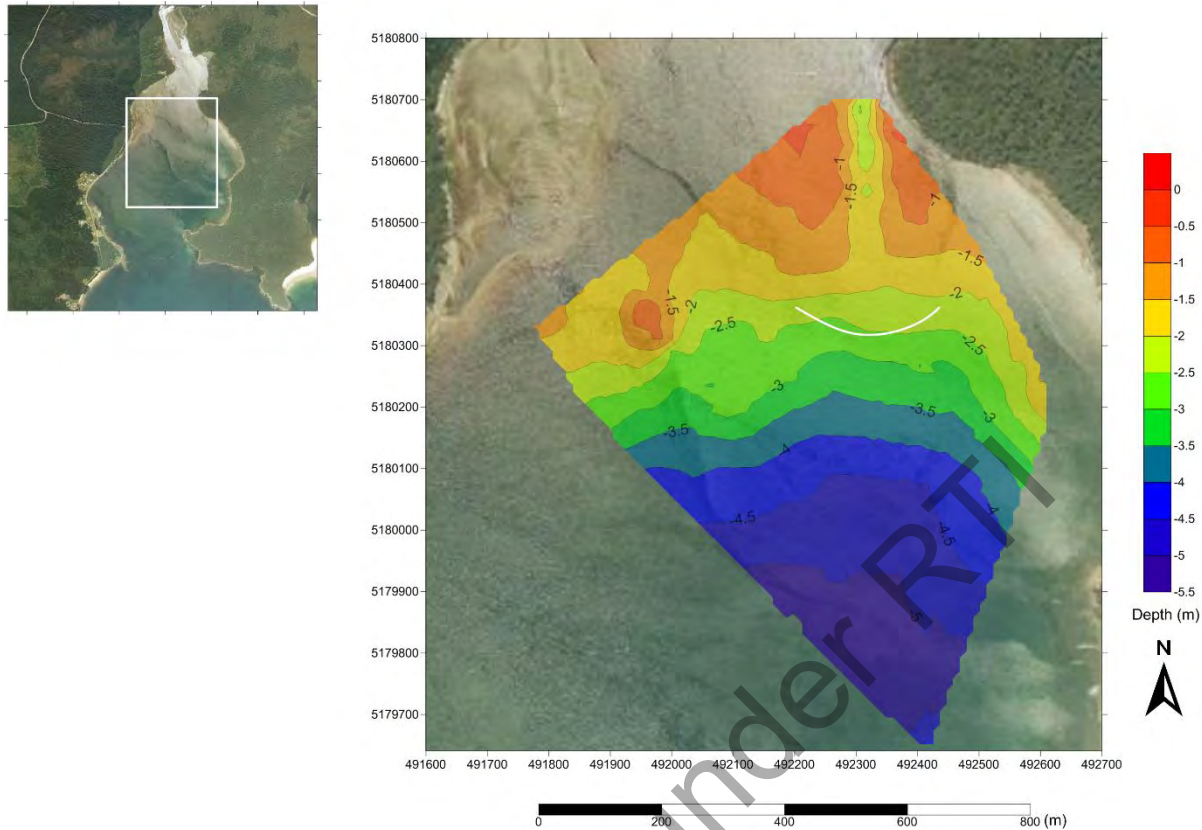


Figure 2 Bathymetry mapping of the proposed development area, corrected to Chart Datum.
Proposed location of the floating hotel is indicated with a curved white line.

3.3 HYDROLOGY/WATER QUALITY

Recherche bay is influenced by freshwater inputs, namely of the D'Entrecasteaux River, in the heads of the bay, and oceanic inputs from the Southern Ocean, with the relative contributions of each input varying through time. The water quality in Recherche bay reflects the relative contributions of each input at any given period, and can vary from exhibiting a strong freshwater influence with stratification, to almost completely marine during periods of low flow.

We recommend deploying a bottom mounted Acoustic Doppler Current Profiler (ADCP) or similar, to better inform expected current flow at the proposed hotel site. This is particularly pertinent considering

the proposed development is to include submerged infrastructure approximately perpendicular to the likely flow from the D'Entrecasteaux River.

Water quality is intermittently tested in Recherche Bay by the Tasmanian Shellfish Quality Assurance Program (TSQAP) and the Broadscale Environmental Monitoring Program (BEMP). Testing parameters of TSQAP include thermotolerant coliforms and enterococci, which can pose health risks to shellfish consumers when elevated in shellfish growing regions. BEMP, which has been operating since 2009, has a control site at Recherche Bay. This program has emphasised that Recherche Bay is ecologically quite different to communities found in the broader Huon Estuary and D'Entrecasteaux Channel systems.

3.4 ZONING

The western coastline of Recherche Bay is zoned Tasmanian World Heritage Area. According to UNESCO, World Heritage is *“the designation for places on Earth that are of outstanding universal value to humanity and as such, have been inscribed on the World Heritage List to be protected for future generations to appreciate and enjoy”* (UNESCO 2015). The boundaries of the World Heritage Area in the vicinity of the proposed site are shown in Figure 3 below.

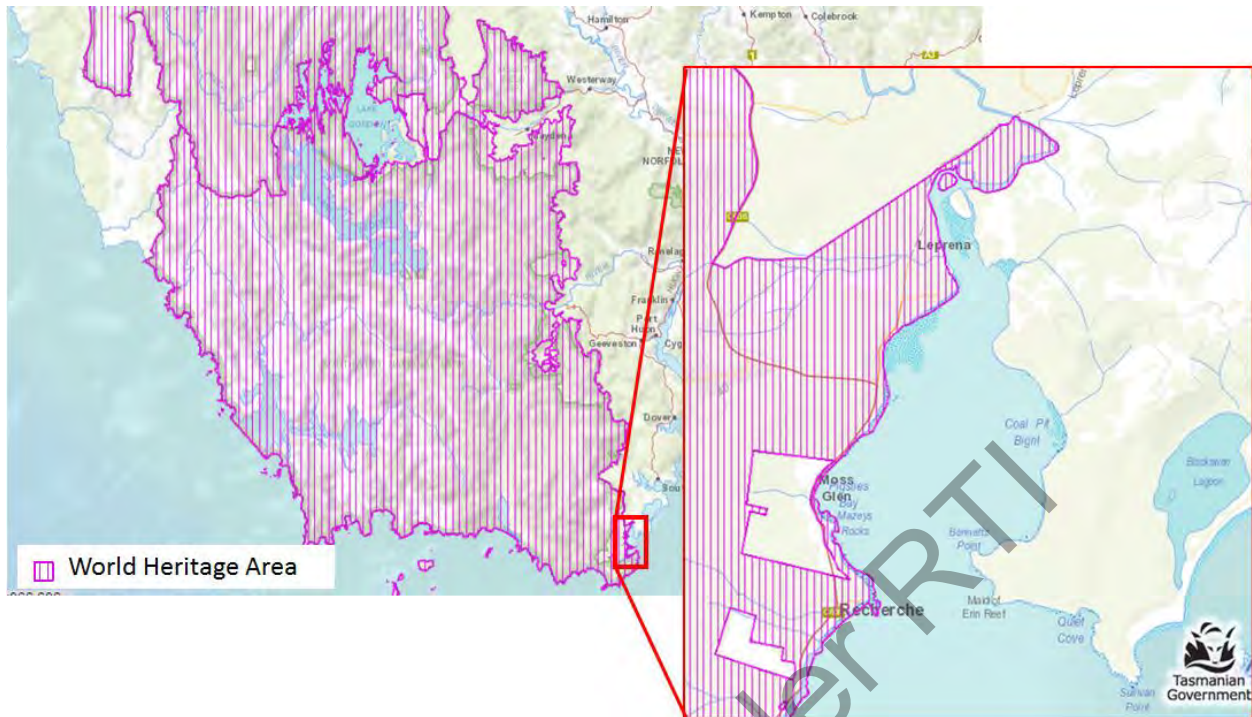


Figure 3 Map showing land zoning in the region of the proposed development. The purple shaded area depicts the Tasmanian Wilderness World Heritage Area (source: LISTmap).

3.5 SHARED USE

There are a number of existing stakeholders who utilize the Recherche Bay region. These include aquaculture operators, tour operators, and recreational users.

3.5.1 Aquaculture operators

There is an existing oyster lease in Recherche Bay which is currently inactive but has been operational in the past. The area of this lease is shown in Figure 4 below.

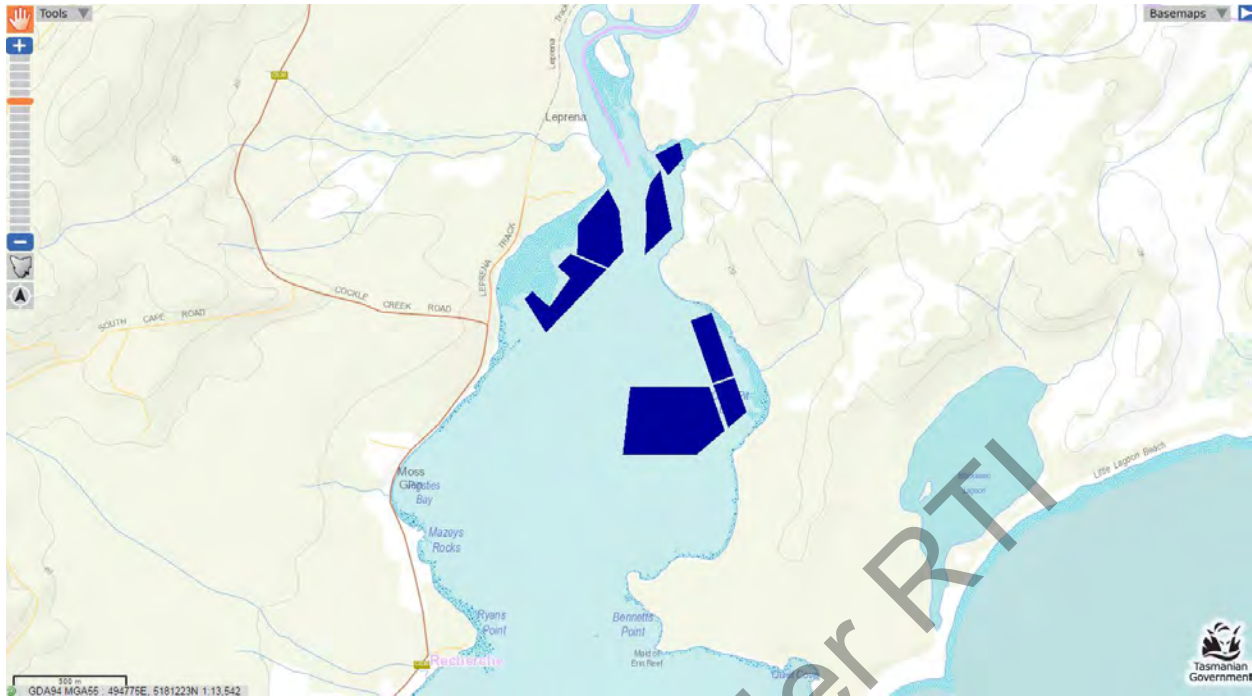


Figure 4 Map showing locations of existing aquaculture lease boundaries in Recherche Bay (source: LISTmap).

Water quality is intermittently tested in Recherche Bay by the Tasmanian Shellfish Quality Assurance Program (TSQAP). Testing parameters include thermotolerant coliforms and enterococci, which can pose health risks to shellfish consumers when elevated in shellfish growing regions. Any development in the region should be sensitive to potential impacts on nearby shellfish aquaculture.

3.5.2 Tour operators

The proposed site for the hotel development falls within the *Huon Trail's Far South* tourism area².

Existing and potential activities outside of the floating hotel include vessel based tours, fishing tours, kayaking, diving and snorkeling, sightseeing, heritage tours, bushwalking and other recreation activities leveraging the sites natural advantages.

² <http://www.huontrail.org.au/>

³ <http://www.mast.tas.gov.au/recreational/cruising-tasmania/>

3.5.3 Recreational and Commercial boating

Recherche Bay provides a sheltered anchorage under any wind conditions, and is therefore a popular refuge among recreational and commercial boaters. The location of the proposed development will not restrict access to any existing anchorage. The anchorage at 'The Pigsties' is noted for its all-weather nature among recreational boating circles, however the ingress of fresh water at this area makes it less suitable for commercial fishing vessels holding fish in wet wells. There are many other anchorages in Recherche Bay, including Rocky Bay and Coalbins (Figure 5).



Figure 5 Map showing anchorages in the region of the proposed development (Tasmanian Anchorage Guide (2013))

There is a boat ramp located within Catamaran River, off Cockle Creek road, and this is popular with trailerboats.

3.6 HERITAGE

Recherche Bay is an important site of national and historic significance. The heritage values are considerable at this site, lending obvious appeal to any heritage-focused tourism venture.

The French expedition of 1792, commanded by Bruni D'Entrecasteaux, set off in search of the lost explorer Comte de la Perouse, and made two separate visits to Recherche Bay. Of important historical significance is the records that the French made contact with the Aboriginal Palawa inhabitants of this peninsula. The friendly, peaceful contacts, and the quality of the observational record of Aboriginal society achieved by the D'Entrecasteaux expedition, and by Baudin's party a decade later, contrast commendably with many negative British early contacts. Figure 6 below shows locations of places with notable heritage value in the immediate region.

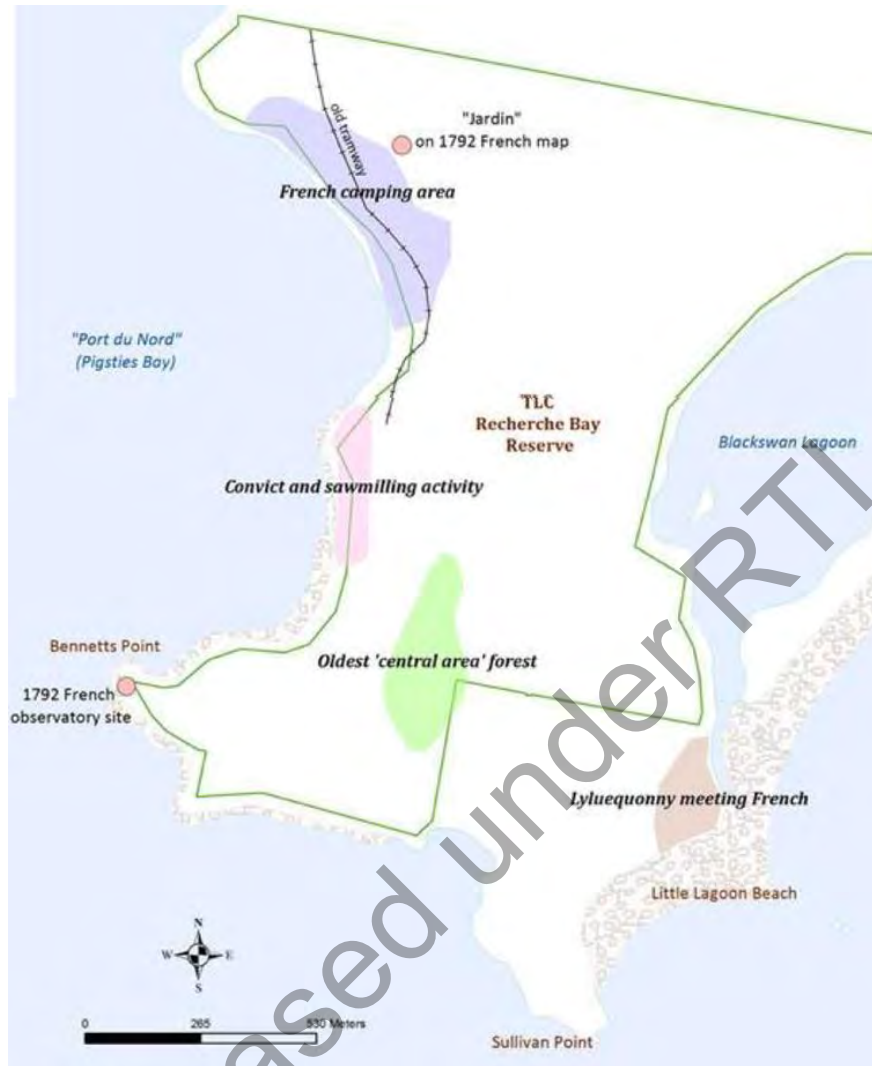


Figure 6 Map prepared by the Tasmanian Land Conservancy of their property, showing significant historic sites (from Circa Morris Nunn, 2014b).

It is the opinion of the author that consultation with relevant heritage-related stakeholders, such as the Tasmanian Aboriginal Council, Aboriginal Heritage Tasmania and the Tasmanian Heritage Council, will be critical in the progression of this development application.

4 PROTECTED MATTERS

The EPBC Act Protected Matters Search Tool (PMST) is a tool managed by the Department of the Environment to help determine whether matters of national environmental significance or other matters protected by the *Environment Protection and Biodiversity Conservation Act 1999* are likely to occur in a given area of interest. The PMST was used to identify protected matters relating the Recherche Bay area, with a buffer of 5000m from the proposed location of the development. The full report can be found attached as Appendix 2 and is summarised in Table 2.

Table 2 Summary of the findings of the EPBC Act Protected Matters Search Tool (EPBCA PMST).

	Item	# ID'd by PMST	Notes
Matters of National Environmental Significance	World Heritage Properties	1	Tasmanian Wilderness (refer section 3.6)
	National Heritage Places	1	Recherche Bay (North East Peninsula) Area (refer section 3.6)
	Wetlands of International Importance	None	-
	Great Barrier Reef Marine Park	None	-
	Commonwealth Marine Area	None	-
	Listed Threatened Ecological Communities	2	1. Giant Kelp Marine Forests of S.E. Australia Endangered; likely to occur in area (refer to section 5.1)
			2. Subtropical and Temperate Coastal Saltmarsh Vulnerable; likely to occur in area (refer to section 5.1)
	Listed Threatened Species	45	(Refer to section 5.1)
	Listed Migratory Species	30	(Refer to section 5.2)
Other Matters Protected by EPBCA	Commonwealth Land	None	-
	Commonwealth Heritage Places	None	-
	Listed Marine Species	42	(Refer to section 5.1)
	Whales and Other Cetaceans	10	(Refer to section 5.1.1)
	Critical Habitats	None	-
	Commonwealth Reserves Terrestrial	None	-
	Commonwealth Reserves Marine	None	-
Extra Information	State and Territory Reserves	6	1. Catamaran River 2. D'Entrecasteaux Watering Place 3. Recherche Bay

		4. Recherche Bay Reserve – Southport Lagoon
		5. Southport Lagoon
		6. Southwest
Regional Forest Agreements	1	Tasmanian RFA
Invasive Species	21	None are aquatic. (refer to section 5.3)
Nationally Important Wetlands	None	-
Key Ecological Features (Marine)	None	-

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5 FLORA AND FAUNA

5.1 THREATENED AND PROTECTED SPECIES

There are a number of marine species listed as threatened that may occur in the vicinity of the proposed development. Threatened species are protected under the *Threatened Species Protection Act 1995* (TSPA, Tasmanian state legislation) and/or the *Environment Protection and Biodiversity Conservation Act 2000* (EPBCA, Australian Government legislation).

Under the TSPA, no listed species is allowed to be collected, disturbed, damaged or destroyed without a permit. Under the EPBCA, any action with significant impact on a listed threatened species and/or community is prohibited without approval (EPBCA Section 18 and 18A).

In addition to threatened species legislation, the *Fisheries (General and Fees) Regulations 2006* under the *Living Marine Resources Management Act 1995* (LMRMA) prohibits the taking/possession of a number of marine species, including Syngnathids (seahorses, seadragons and pipehorses), Handfish, Threefin Blennies, Limpets/False Limpets of three superfamilies, and five species of shark. Additional species are protected by the schedules of the *Wildlife (General) Regulations 2010* (Regulations under the *Nature Conservation Act 2002* (NCA)), under which a person must not take, buy, sell or have possession of any protected wildlife or any product of any protected wildlife without a permit. Threatened species that could potentially occur within the vicinity of the proposed development are discussed in greater detail in this section.

A search of the DPIIWE Natural Values Atlas (NVA) was conducted within a 500 and 5000 m radius of the proposed development site. The search identified no verified records of threatened marine fauna within 500 m of the study area. The search identified verified observation records of five threatened marine fauna (Ziebell's handfish, Southern right whale, Humpback whale, Southern elephant seal and the live-bearing seastar) within a 5,000 m radius of the study area (Appendix 1). The Australian grayling was also identified as potentially occurring within a 500m radius of the study area based on habitat mapping; however there are no verified records of its presence (Table 3).

Table 3 Summary of threatened marine species identified in a search of the Natural Values Atlas.
Note that the scope does not extend to terrestrial or avian biota.

		Species	EPBC Act listing	TSP Act listing
Within 500m radius	Verified records	-	-	-
	Based on habitat mapping	Australian grayling, <i>Prototroctes maraena</i>	VU	v
Within 5000m radius	Verified records	Ziebell's handfish, <i>Brachiopsilus ziebelli</i>	VU	
		Southern right whale, <i>Eubalaena australis</i>	EN	e
		Humpback whale, <i>Megaptera novaeangliae</i>	VU	e
		Southern elephant seal <i>Mirounga leonina</i> subsp. <i>macquariensis</i>	PVU	pe
		Live-bearing seastar <i>Patiriella vivipara</i>	PVU	pe
	Based on habitat mapping	Australian grayling <i>Prototroctes maraena</i>	VU	v

A search of the EPBC Act Protected Matters Search Tool (PMST) identified 2 listed threatened communities and 45 listed threatened species, including 26 birds, 5 fish, 1 insect, 3 marine mammals, 3 terrestrial mammals, 1 marine invertebrate, and 6 terrestrial plants (Appendix 1). The search also identified that a further 11 syngnathid (seahorses, sea dragons and pipehorses) species and 2 seal species “may occur in the area”; these species are not listed as threatened by the EPBC Act but are protected. Threatened marine species/communities identified by the PMST are listed in Table 4 below.

Table 4 Summary of threatened marine species/communities identified in a search of EPBC Act Protected Matters Search Tool. Note that the scope does not extend to terrestrial or avian biota.

Community or Species	EPBC Act Status	Type of Presence
Giant Kelp Marine Forests of South East Australia	Endangered	Community likely to occur within area
Subtropical and Temperate Coastal Saltmarsh	Vulnerable	Community likely to occur within area
Spotted handfish	Critically Endangered	Species or species habitat may occur within area

<i>Brachionichthys hirsutus</i>		
Ziebell's handfish <i>Brachiopsilus ziebelli</i>	Vulnerable	Species or species habitat likely occur within area
Australian Grayling <i>Prototroctes maraena</i>	Vulnerable	Species or species habitat likely occur within area
Red handfish <i>Thymichthys politus</i>	Critically Endangered	Species or species habitat may occur within area
Blue whale <i>Balaenoptera musculus</i>	Endangered	Species or species habitat likely occur within area
Southern right whale <i>Eubalaena australis</i>	Endangered	Species or species habitat known to occur within area
Humpback whale <i>Megaptera novaeangliae</i>	Vulnerable	Species or species habitat may occur within area
Live-bearing sea star <i>Parvulastra vivipara</i>	Vulnerable	Species or species habitat likely occur within area
Great white shark <i>Carcharodon carcharias</i>	Vulnerable	Species or species habitat known to occur within area

5.1.1 Marine Mammals

All cetaceans are protected under the *EPBC Act 2000*. Marine mammals are anecdotally known to occur in the vicinity of Recherche Bay. The Natural Values Atlas indicates verified records of the Southern right whale (*Eubalaena australis*), humpback whale, (*Megaptera novaeangliae*) and the Southern elephant seal (*Mirounga leonine*). The EPBC Act PMST identified 8 cetacean species that may occur in the area, 1 cetacean species likely to occur in the area, and 1 cetacean species known to occur in the area (Appendix 1).

The Southern right whale is listed as endangered under the EPBC Act and the TSP Act. The Natural Values Atlas search indicates seven initial sightings recorded since 1999 within a 5, 000 m radius of the proposed site.

Humpback whales and the Southern elephant seal are also listed on the Natural Values Atlas search of the area, with three verified records of humpback whale sightings since 1987 and six verified records of the southern elephant seal since 2002.

Should construction or deployment occur in winter months, a visual survey for marine mammals of the area should be conducted prior to any works. If observed, works should cease until the marine mammals are away from the area. Given the sheltered nature of the proposed location, interactions are unlikely.

5.1.2 Handfish

All four species of handfish (Spotted, Red, Ziebell's and Waterfall Bay) found in Tasmanian waters are listed as threatened species. All species have very restricted known distributions within south-east Tasmania, with population numbers declining. However, due to their very small size and cryptic nature, it is possible that other undiscovered populations may exist. The Ziebell's handfish (*Brachiopsilus ziebelli*) has been recorded on the Natural Values Atlas within 5,000m of the site; however these sightings were recorded in 1965. The PMST identified that the Ziebell's handfish is "likely to occur in the area" and the Spotted handfish (*Brachionichthys hirsutus*) and Red handfish (*Thymichthys politus*) both "may occur in the area".

The Spotted Handfish's current known distribution is restricted to sand, silt and shell-grit environments of the Lower Derwent Estuary between approximately 2 and 30m depth, south of the Tasman Bridge (Spotted Handfish Recovery Team 2002; Bruce *et al* 1998); therefore we do not consider it likely that it will be found

5.1.3 Live-bearing seastar

The Tasmanian live-bearing seastar, *Parvulastra* (a.k.a. *Patiriella*) *vivipara*, has one verified record on the Natural Values Atlas, recorded in 2006. The PMST also identified that this species is likely to occur in the area. This species is endemic to Tasmania and is listed as endangered under the *Threatened Species Protection Act 1995*.

The greatest threat to the live-bearing seastar is changes to their habitat as they are restricted to rocky reefs in the intertidal zone and prefer living under rocks near the high tide mark. They are at risk from pollution such as eutrophication or sedimentation. They are also at risk of direct impacts (e.g. trampling), therefore, should the proposed development involve access to the intertidal zone during or post-construction, there may be a high risk of impacts to this species.

To characterise risk to the Tasmanian live-bearing sea star posed by the proposed development, a targeted search of the intertidal zone should be conducted prior to works commencing. Surveys will be aimed at determining density of the species through the area, thereby informing impact mitigation decisions.

5.1.4 Australian Grayling

The Australian Grayling *Prototroctes maraena* was identified in a Natural Values Atlas search as potentially occurring within a 500m radius of the study area based on habitat mapping; however there are no verified records of its presence. Likewise, the PMST identifies that this species is “*likely to occur in the area*”. The Australian grayling is native to Tasmania and southeast mainland Australia. Australian grayling have a diadromous lifecycle, inhabiting fresh water streams as adults, and migrating to coastal seas as larvae. Spawning takes place in late spring/early summer (Bryant and Jackson, 1999). Larvae are transported to sea in stream/river currents, and return as migrating juvenile’s approximately 4-6 months later (Bryant and Jackson, 1999).

The most serious threat facing the Australian grayling population is habitat disturbance resulting in barriers to migration, such as damming. Pollution of waterways is also considered a threat to their survival.

The creation of barriers to the Australian grayling’s migration is not a foreseen consequence of this project. The proposal is not deemed to pose a risk to the Australian grayling population.

5.1.5 Marine Vegetation

Seagrass has been previously documented at the proposed development site and in the surrounding area (Seamap, 2015; LISTmap, data collected in 2000). As seagrass density and coverage is variable through time, it is recommended that seagrass surveys be conducted as part of an environmental impact assessment.

5.1.5.1 Giant Kelp Marine Forests

Effective as of late 2012, patches of Giant Kelp (*Macrocystis pyrifera*) that form a closed or semi-closed canopy and grow in at least 8m depth of water trigger protection under the *EPBC Act 1999* as an Endangered Ecological Community.

The nearest Giant Kelp patches to the proposed development site occur around the southern side of Bennetts Point, approximately 1.5km south of the proposed location for the floating hotel (Figure 7). A field examination would be required to determine if the kelp community here triggers listing under the *EPBC Act*.

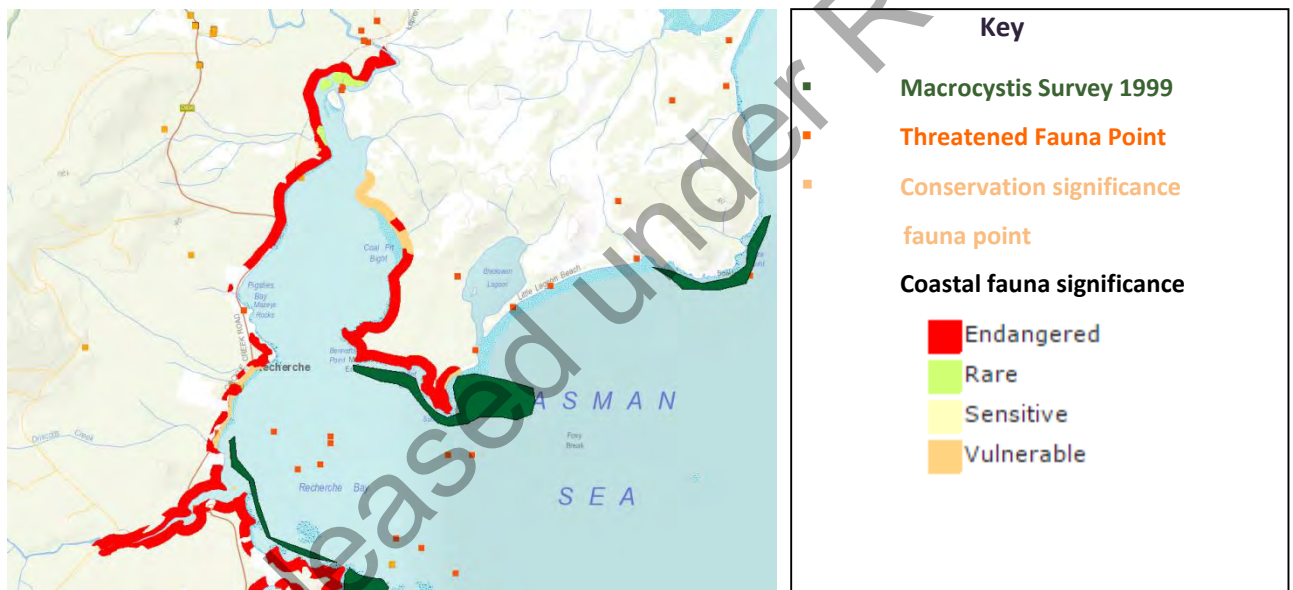


Figure 7 Map showing *Macrocystis* cover, coastal fauna significance, threatened fauna points and conservation significant points by LISTmap.

5.1.5.2 Coastal Saltmarsh

The PMST identified Subtropical and Temperate Coastal Saltmarsh likely occur in the area. This threatened community is listed as vulnerable under the *EPBC Act 1999*. Threatened coastal saltmarsh community exists in coastal areas subjected to regular or intermittent tidal influence (Dept.

Environment). In Tasmania, coastal saltmarsh communities are often composed of the species *Sarcocornia quinqueflora* and *Samolus repens* (lower zone), *Tecticornia arbuscula* mixed with grasses and sedge (mid zone), and *Sarcocornia backiana*, *Spergularia tasmanica*, *Disphyma crassifolium* and others (high zone) (Dept. Environment). Coastal saltmarsh is vulnerable to clearing, fragmentation, trampling, altered hydrology, invasive species, pollution, eutrophication, Acid Sulphate Soils and climate change.

If saltmarsh community is <0.1 ha in area, it is excluded from listing as a threatened ecological community. A field examination would be required to determine if there are Coastal Saltmarsh communities present that trigger listing under the *EPBC Act 1999*.

5.1.5.3 Seagrasses

Seagrasses are important contributors to coastal productivity and biodiversity. They play an important role in nutrient cycling through the uptake of nutrients and can substantially alter the oxygen concentrations in sediments by releasing oxygen through the rhizomes (roots). Due to their extensive rhizome structure, seagrasses are particularly important in maintaining sediment stability. Given the importance of seagrass beds in coastal ecosystems they have been extensively studied in some Australian regions, with descriptions of the spatial or temporal patterns of seagrass growth parameters such as changes in biomass, shoot or epiphyte characteristics (Bulthuis and Woelkerling 1983; McKenzie 1994; Lanyon and Marsh 1995; Kendrick and Burt 1997).

A range of factors have been linked to seagrass decline, however, the most common direct cause of decline is the reduction of light availability (Jordan *et al* 2002; Burdick and Short 1999; Shafer 2002), with increased nutrient levels and turbidity from a range of point and diffuse sources the key causes of such reductions. High levels of nutrients often result in increased epiphytic algal growth that can smother and shade seagrass blades, while higher turbidity reduces that amount of light reaching the beds, with deeper parts of the bed most vulnerable to light reductions. Decreased light availability can also occur due to increases in phytoplankton that cause a dramatic reduction in light penetration for a limited time (Walker and McComb 1992). As seagrass density strongly influences both the community structure and abundance of fishes (Jordan *et al* 1998) and invertebrates (Edgar *et al* 1995), decreases in seagrass density can result in considerable loss of benthic diversity and productivity. Additionally the

scarring of seagrass beds by direct contact from boat hulls, propellers and prop wash have all been linked to detrimental effects upon seagrass (Sargent *et al* 1995). Growth in seagrasses is known to vary spatially and temporally, however a lack of research means it is often difficult to determine if fluctuations in seagrass beds reflects human impacts or natural variability (Jordan *et al* 2002).

There are seagrass beds and associated communities located in close proximity to the proposed development site in Recherche Bay (Figure 8). The primary seagrass species present within the proposed development site is currently undetermined, however a field survey would readily clarify the type and extent of seagrass beds at the time of the survey, and highlight potential seagrass habitat in the immediate area.

The proposed development may impact seagrass in both the construction and post-construction phases. During the construction phase, direct impacts may cause damage and mortality to seagrass. During the post-construction phase, shading by floating structures is likely to be the primary threat likely to impact seagrasses. The area expected to be affected is a relatively small fraction of the total area of seagrass in Recherche Bay; therefore impacts are thought to be minimal on a population level.

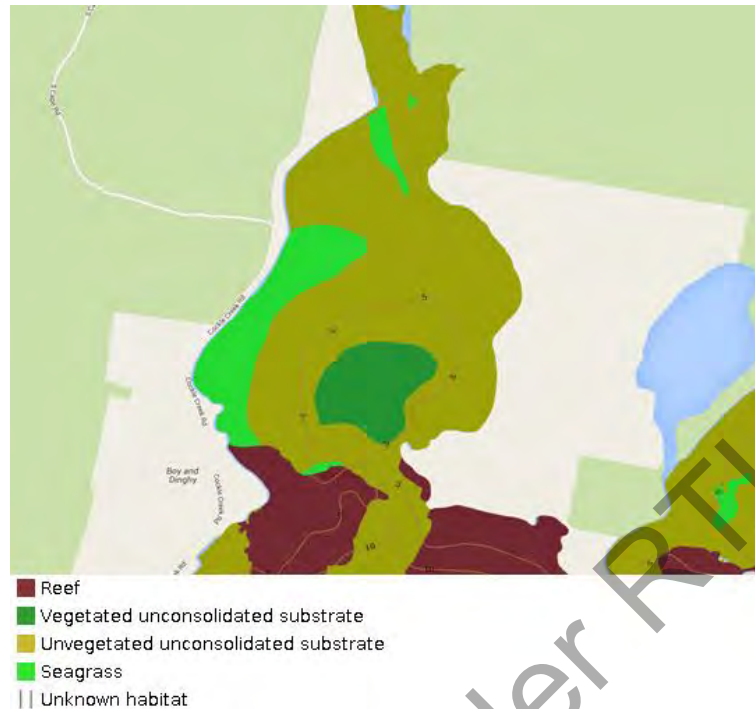


Figure 8 Map showing estimated extent of seagrass beds in Recherche Bay (source: SeaMap 2015)

5.2 MIGRATORY SPECIES

The EPBC Act Protected Matters Search Tool identified 30 migratory species in the area of the proposed development. Of these, there were 22 bird species, 6 marine mammal species and 2 shark species (Appendix 1).

The proposed development is not expected to notably impact the migration of any species, as it will not result in any barriers to migratory routes.

5.3 INVASIVE SPECIES

The EPBC Act Protected Matters Search Tool identified 21 migratory species in the area of the proposed development. Of these, there were 9 bird species, 5 terrestrial mammal species and 7 plant species

(Appendix 1). No marine invasive species were identified; however, it is likely that the Pacific Oyster *Crassostreas gigas* and the Blue Mussel *Mytilus edulis* are found in the area.

Although introduced marine pests are not considered to be a major issue for this proposed development, it is recommended as a measure of prudence that any equipment sourced from outside south-east Tasmanian waters is thoroughly cleaned in accordance with biosecurity protocols prior to transport in to or out of the region, to decrease the risk of pest translocation and/or spread.

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6 CONCLUSIONS

Recherche Bay is a region high in natural and cultural heritage values. A number of threatened and protected species have been identified as occurring or likely to occur in the area. Further, the proposed development location borders on a World Heritage Area, and the site holds a strong historical heritage value, predominantly regarding the relations between the Aboriginal Palawa inhabitants of this peninsula and the French and British explorers.

It is these special values across the broader Recherche Bay area that are attracting the development interest, and it is worth noting that the proposed location of the development toward the head of a sheltered bay, is not in an area which is likely to be in conflict with the vast majority of the identified natural and cultural values.

This desktop survey provides an indication that there are no current known ecological contraventions to the development proceeding, but that there may need to be some future survey work completed as the design and construction techniques are refined.

As the project develops further, we welcome the opportunity to provide further input. This may involve field based surveys and the development of a Construction and Environmental Management Plan. The next phase in this development may involve environmental field surveys including but not limited to:

- Diver transects for threatened species targeting handfish
- Intertidal survey/search targeting threatened sea star *P. vivipara* and threatened coastal saltmarsh community
- Seagrass and giant kelp surveys
- Baseline water and sediment quality testing
- Sediment particle size analysis
- Deployment of an ADCP or similar

We also recommend that a heritage values survey and stakeholder engagement are undertaken.

7 APPENDICES

Appendix 1. EPBC Act Protected Matters Report

See attached file "*PMST_EPBC 2015_08.pdf*"

Appendix 2. Natural Values Atlas Report

See attached file "*NVA report 2015_07_23*"

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Recherche Bay

Building Services

Concept Design Report

Issue: 16 August 2015



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1. Project Background

1.1. General

The site at Recherche Bay, on the edge of the World Heritage Listed area has no available utility services. It is intended that the resort be a beacon of environmental sustainability in keeping with its prime position.

1.2. Services Overview

By its very location, this resort must be autonomous, ecologically sustainable and fully self-sufficient. It will generate its own power from sun, wind and tide, store it on site until needed, collect its own water and use it as efficiently as it is possible within the requirements generated by it's context.

The main systems required to achieve this will be:

- Off-mains power generation through photovoltaic cells facing close to due north, mounted at an optimum angles
- Two large vertical wind turbines augmenting the photovoltaic panels
- Tidal generation located below the pontoons
- Battery storage located across the pontoons
- Solar hot water panels for all guest suites
- Bottled gas to feed gas turbine cogen system as a back up power supply, in addition to providing gas for cooking.
- Hydronic heating / cooling panels in the main spaces under the roof and in all suites, also fitted back to special solar hot water units.
- All heating / cooling units connected via a heat exchanger direct to the sea below the pontoon via a moon pool
- Low volume taps and fittings to minimise water consumption
- Highly efficient LED light fittings, and a site-specific lighting design will be provided, reducing ambient light levels to the absolute minimum to minimise visual disturbance to the surrounding area.
- All non-green waste generated shall be retained on site, then removed when required by barge to an appropriate refuse station.

2. Mechanical

2.1. General

The primary design aim of the mechanical engineering systems is to provide a safe, comfortable and energy efficient environment to reflect the aspirations of the client, the architect and the engineering design team. This approach will allow for the following objectives to be achieved:

- To provide a safe and comfortable environment.
- To produce cost-effective solutions that offer best value to the client.
- To provide solutions that supports the architectural intent for the project.
- To provide an energy efficient design.
- To provide an ecologically robust design, sympathetic to the local environment.

All mechanical services will be designed to provide convenient, safe, serviceable and durable systems at all times during their use.

2.2. Standards and Regulations

All work will comply with both national and local authority requirements and will be in accordance with the following in so far as they apply to the work:

- National Construction Code of Australia (NCC) 2011;
- All applicable Australian Standards, the most relevant of which are listed below;
- The use of ventilation and air conditioning in buildings – Part 2: Ventilation design for indoor air contaminant control AS 1668.2 – 2012
- Air handling and water systems of buildings – Microbial control AS 3666.1 – 2002
- Air Filtration AS 1324.1 - 2002
- Australian Standard for Gas Installation AS 5601 - 2004
- Electrical Wiring Rules AS 3000 - 2000
- Australian Gas Authority and Local Council Regulations;
- The Australian Institute of Refrigeration, Air Conditioning and Heating (AIRAH) Handbook;

Note that the above list is not intended to be exhaustive and a fully detailed list will be provided in the tender documents.

2.3. Mechanical Design Criteria

2.3.1. External Location Criteria

The following has been used for external design criteria:

- Location: Cape Bruny, Tasmania
- Elevation: Sea Level;
- Summer: 25°C DB / 18°C WB;
- Winter: 0.5°C DB / 0.5°C DB* @ 100% RH;
- Source: AIRAH.

* AIRAH only indicates a winter design condition for comfort of 0.5°C. No data is given for a 24-hour winter design temperature. 0°C DB has therefore been assumed after review of local weather files.

2.3.2. Building Envelope Performance

The following envelope performance values have been used for preliminary calculations and equipment sizing.

- Wall U-value: 0.25 W/m²-°K
- Roof U-value: 0.20 W/m²-°K
- Glazing U-value: 2.8 W/m²-°K
- Glazing SHGC: 0.4(N,E,W) and 0.6(S)
- Infiltration Rate: 0.5 ACH

It should be noted that the glazing performance is based on our initial guess of the likely glazing modules. These will be refined during the next design stage in consultation with the architectural team.

2.3.3. Exhaust Rates

Ventilation rates shall generally be in accordance with AS1668.2. Specialised ventilation will be designed to meet specific requirements.

2.3.4. Filtration

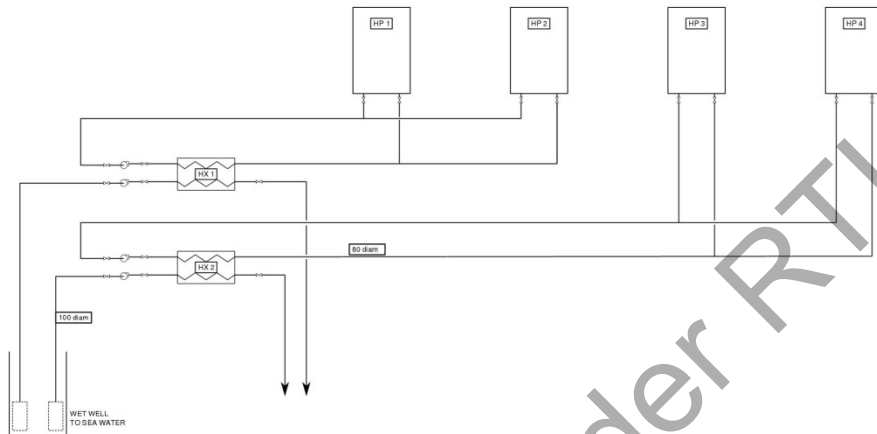
High quality air filters in compliance with AS 1324 will be used in any AHU's.

The coarse and main filters specified in the AHUs will have a minimum performance rating of G4 and F5 respectively. Filters will also be provided for outside air intakes into plantrooms.

2.4. Central Cooling Plant and Cooling Systems

2.4.1. Heating and Cooling Water System

The resort heating and cooling plant will be based on an open loop system heat exchange via a moon pool system located in the central basement accessing the sea water as the heat exchange medium. Multiple heat pump and circulation pump systems provide both reliability and capacity control for the resort.



The system is summarised as:

- Serviceable plate heat exchangers
- Reduced buffer tank capacity
- Discrete heat pumps for better part load control and to enable the plant to be partially shut-down for servicing and maintenance

2.5. Air Handling Systems and Plant

2.5.1. Air Handling Installation

New dedicated air handling units will be provided to serve the various area and functions within the resort where required for ventilation such as the kitchens and cinema located in the basement of the main pontoon.

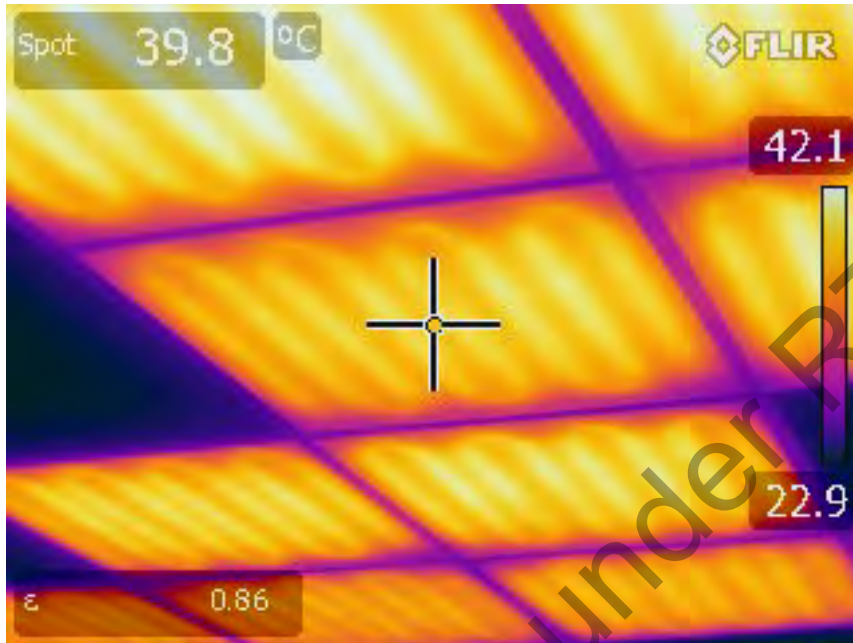
Air handling units will be semi-custom units consisting of isolation damper, air filtration, chilled water cooling coil, hot water heating coil and fan. Supply fans will be fitted with variable speed drives (VSD) where applicable.

Economy cycles and/or heat recovery devices will be specified in order to reduce energy consumption where the systems permit.

The separation of the air handling systems has been designed to meet the requirements dictated by prevention of cross contamination, varying occupancy times and shut down.

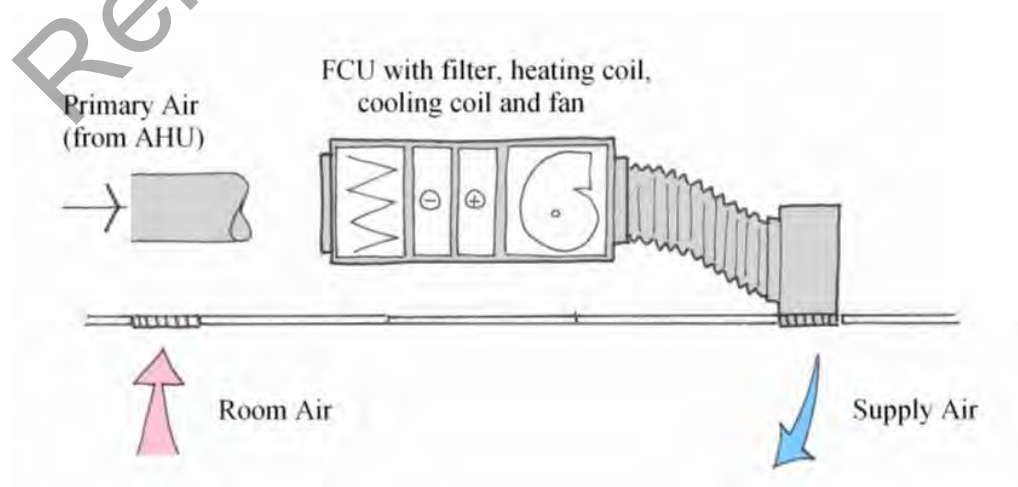
2.5.2. Hydronic Heating and Cooling

Heating and Cooling will be provided by radiant panels embedded in the floors, walls and ceilings, to provide luxurious comfort to guests through invisible systems. Such systems can use up to 50% less energy as they use large surface areas to transfer energy. The less energy required to heat or chill water, the lower the operating costs.



2.5.3. Fan Coil Units

Conditioned minimum outside air is ducted into the space for ventilation requirements. Local temperature control of the space is then by the fan coil unit (FCU):



Fan coil units will consist of; filter, chilled water cooling coil, heating hot water coil and supply fan section. Unit control will be via 2-port control valves.

2.5.4. Packaged Air Conditioning (PAC) Units

Packaged water-cooled air conditioning units will consist of filter, DX cooling coil and supply fan section. PAC units will generally be provided in areas that require 24/7 cooling requirements (such as freezer and communications rooms).

PAC units will not use CFC or HCFC refrigerants.

2.6. Exhaust Systems

Dedicated exhaust fans located will provide the required extract air from the required areas.

In accordance with AS1668.2:2012, the exhausts will be kept separate, resulting in the following number of systems, serving these spaces:

- Stores (general).
- Toilets
- Plantrooms.
- Kitchens.

2.7. Metering

It is proposed to locate energy sub meters on the following components and circuits:

- Each Reverse Cycle Heat Pump.
- Each Heating Circuit.
- Each Cooling Circuit.

The meters will provide a digital output that will interface with the BMS.

2.8. BMS System

2.8.1. General

The BMS will closely monitor the resort in order to minimise and optimise power consumption and minimise wasted energy. The BMS will comprise a peer-to-peer network of freely programmable Direct Digital Controllers (DDCs) for main plant control and application specific unitary controllers for the control of zone units e.g hydronic heating.

Energy and water meters will be connected to the BMS and monitored via a dedicated energy and water monitoring software package.

Control sequences for mechanical services will be designed to optimise plant performance; ensuring occupant comfort and specific operational requirements are maintained in the most energy efficient manner.

2.8.2. BMS Central Hardware

The BMS system can be accessed a web based interface to ensure control from wherever it is required.

3. Electrical

3.1. General

This section of the report outlines the concept design of the electrical and communication services. The power systems design of this site will provide self sufficient power to operate the resort, through a combination of power generation systems combining solar, wind and tidal to central battery storage systems. Backup supply shall be via gas powered generation systems.

3.2. Generation Systems

3.2.1. Solar

High efficiency solar panels will cover the north facing roof areas of each pontoon, to provide daily energy production during clear weather.



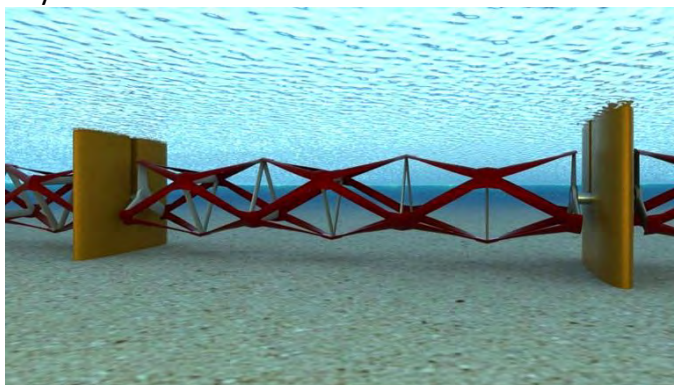
3.2.2. Wind

Vertical wind turbines, located on the arrival pontoons will provide energy when ever the wind blows. The vertical turbines produce significantly less noise than their horizontal counterparts



3.2.3. Tidal

Tidal energy will be provide a near constant base load to supply the resort, regardless of the time of day.



3.2.4. Batteries storage and AC inverters

A battery storage system will be provided complete with AC inverter system to supply the power, lighting and heating systems for the site.



3.3. Standards and Regulations

The electrical and communication services systems will be designed in accordance with the following design standards and documents:

- Building Code of Australia
- Aurora Service and Installation Rules
- AS/NZS 3000 Electrical installations (also known as the Australian/New Zealand Wiring Rules)
- AS/NZS 3008.1 Electrical installations – Selection of cables – Cables for alternating voltages up to and including 0.6/1kV – Typical Australian installation conditions
- AS/NZS 3080 Telecommunications installations – Generic cabling for commercial premises
- AS 3084 Telecommunications installations – Telecommunications pathways and spaces for commercial buildings
- AS 3439.1 Low Voltage Switchgear and Control Gear Assemblies
- AS 1680 Interior Lighting and medical lighting requirements
- AS 2053 Conduits and fittings for electrical installations
- AS/NZS 2293.1 Emergency escape lighting and exit signs for buildings – system design, installation, and operation.

3.4. Mains Power Supply

The total resort load will be provided via renewable energy sources and will therefore have no external power supply.

3.5. Backup Power Supply

Gas powered backup power supply, interlinked to the heat water loop will provide the backup and emergency power supply to the resort. Gas is preferred as a backup to minimise possible liquid fuel leakage.

Fuel storage will be installed and sized to provide enough fuel for a yet to be determined period of continuous operation of the generator. Fuel storage will be located in a position accessible for delivery.

3.6. Consumer Mains

The site will be off grid and therefore, no consumer mains will be provided to the resort.

3.7. Main Switchboard

The resorts Main Switchboard will provide power via battery storage, direct from solar, wind and tide generation. Multifunction meters will be provided to monitor all submains including supplies to:

- Distribution Boards
- Mechanical Services Switchboards
- All other new major control cabinets

3.8. Submains

Submains will run horizontally from pontoon to pontoon to supply each individual section of the resort separately.

3.9. Distribution Boards

New distribution boards will be installed to distribute power horizontally pontoon. Each area will contain a non-essential and essential chassis within each distribution board, generator supplied lighting and power, and the non-essential board will supply the remainder.

3.10. Lighting

A complete lighting system will be installed to the recommendations of AS/NZS 1680. Generally, lighting will be designed to the following minimum maintained lighting levels:

Colour rendering index shall be taken into account in various areas throughout the resort. Colour rendering index of a light source is a measure of the degree to which the perceived colours of objects illuminated by the source conform to those of the same objects illuminated by a reference light source on a scale of up to 100.

3.11. Emergency Lighting

Emergency lighting will be provided to all areas in accordance with the BCA and AS2293. This lighting will include:

- Maintained or non-maintained emergency fittings
- Exit signs

In general emergency lighting will be dedicated LED luminaires within self-contained 90 minute batteries.

The exit and emergency lighting will be monitored by a central monitoring system and have the functionality to carry out the mandatory monthly, 6 monthly and annual testing.



3.12. Lighting Control

Lighting control will be provided throughout. This will include access control switched light in all guest rooms. Implementation of area dimming, time clocks, scene lighting and daylight sensing will be also provided to public areas.

3.13. Communications

It is proposed the telecommunications systems are feed from a Satellite NBN system.

New Cat 6 horizontal cabling and data outlets will be installed throughout each of the pontoons to suit.

Facilities will be provided throughout for installation of wireless access points (WAP) to 100% of the resort .

3.14. Security

Further briefings will be required to confirm the client brief on the electronic security system. This is unknown on the direction the resort wish to take at this stage but will include;

- Electronic access control systems to guest rooms
- CCTV
- Intercom systems.

3.15. Lightning Protection

A lightning protection system risk assessment should be carried out on the resort in accordance with AS1768 to ascertain whether a lightning protection system is required.

The following items may be required for integration into the resort;

- Air terminals on the roof of the pontoons
- Down conductors connected to the façade

Additional surge protection will be required at the all new switchboards and the Main Switchboard.



4. Hydraulics

4.1. General

Water efficient design principals such as water efficient fixtures, tap ware and will be utilised to minimise potable water use. Solar hot water system will be provided to maximise energy efficiency.

All hydraulic services designed are to provide convenient, safe, serviceable and durable systems at all times during their use. All systems are to be provided to meet the performance requirements of Australian Standards.

4.2. Rainwater Harvesting - Cold Water Supply

Rainwater will provide the majority of the water supply for the resort. Each pontoon will have a rainwater tank which will be used for shower and toilet use. A small water purification system will be required to provide potable drinking water to remove any taint by sea salt from the roof capture areas.

A small reverse osmosis system will also be installed for emergency backup supply in times of significant drought.

Back flow protection (RPZD Valves) will be provided as required to ensure no backflow contamination.

4.3. Fire Hose Reels

A fire hose reel system will be required adjacent to entry/exit areas of each pontoon. Where additional fire hose reels are required in the new building areas, they will be supplied from the new fire service.

4.4. Domestic Hot and Warm Water

The main pontoon and kitchen will require hot water supply, to the kitchen and bar areas in particular. The accommodation pontoons will have solar heated warm water systems supplied via the rainwater tanks.

A circulating hot water service will be provided to each accommodation pontoon with a dual hot water circulating pump set located in the services plant area. Flow and return pipe work will be reticulated to each level with dead legs kept to a minimum. Each area served will have isolation valves to facilitate maintenance shut downs.

Thermostatic mixing valves where required, will be housed in recessed stainless steel wall boxes which incorporate hot and cold water isolation valves external to each accommodation unit.

4.5. Stormwater Drainage System

Any overflow from the rainwater capture system will discharge into the surrounding water.

4.6. Sewer & Sanitary Plumbing System

Each pontoon will have a small holding tank for both grey and black water systems, which will pump back to the main pontoon for treatment. The grey water will be treated to a suitable level for reuse or discharge.

Black water will either be treated via an onsite sewerage treatment system, or pumped out for remote treatment at a local treatment facility.

The need for acoustically treated drains within ceiling spaces of occupied areas is likely.

A grease trap will be required in the kitchen area, which will need to be serviced and pumped out regularly.

4.7. Gas Supply

Gas will be required in the kitchens for cooking and for back up power supply systems. Supply will be via manifolded bottle systems to minimise onsite filling.

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5. Fire Services

5.1. Regulations, Standards and Authorities

The fire services systems will be designed in accordance with the following design standards and documents:

- Building Code of Australia 2010
- AS 1668 – The Use of Ventilation and Air Conditioning in Buildings
- AS 1670.1 – Automatic Fire Detection and Alarm Systems
- AS 1670.4 – Emergency Warning and Intercommunication Systems
- AS 2118.1 – Automatic Sprinkler Systems
- AS 2441– Fire Hose Reels
- AS 2444 – Portable Fire Extinguishers and Fire Blankets
- Council requirements

5.2. Automatic Fire Detection and Alarm System

The automatic fire detection and alarm system shall be provided to satisfy the Building Code of Australia, AS1670 and the local Tasmanian Fire Service requirements.

The automatic smoke detection and alarm system will protect the whole of the resort and associated facilities for smoke hazard management control.

The automatic fire and smoke detection system will have a microprocessor type FIP to be located in the reception area capable of operating a distributed and or multi loop network of conventional and or analogue addressable smoke and heat detectors and other ancillary devices.

Heat detectors will be provided in areas not suitable for smoke detectors.

5.3. Fire Sprinklers

The fire sprinkler systems will be wet-pipe systems in accordance with AS2118.1-1999. The fire compartmentalisation of the pontoons and the extent of sprinkler protection is still to be confirmed.

The fire sprinklers will be fresh water based, with testing and top up from the tank water system. Dual fire pumps will be required, using both electric and diesel power. This will be the only services based liquid fuel utilised on site.

A fail safe changeover valve will swap to sea water once the fresh water supply is exhausted.

RECHERCHE BAY - HUON VALLEY INTERIM SCHEME 2015

Preliminary assessment of local planning implications

This assessment is based on the preliminary plans and draft submission. It is based on very limited information and obviously will need more detailed assessment as the proposed design matures and more information becomes available.

The relevant planning instrument is the Huon Valley Interim Planning Scheme 2015 (HVIPS) and the Huon Valley Council (the Council) is the responsible Local Planning Authority.

The proposed development is partly located off-shore in Recherche Bay and partly on the adjoining shore. The floating residential/hotel component of the resort is not within any zone on the HVIPS maps. It will be important to accurately determine the location and seek legal advice on jurisdictional issues. Notwithstanding, I recommend that the entire proposal be included in any planning submission so that the respective components can be assessed in context of how they inter-relate as a whole. The land appears to be Crown Reserve and so formal owners consent will need to accompany the DA. It is hoped that approval as part of the Wilderness EOI will provide this 'land owners' consent.

The land based component is situated on land that is zoned Environmental Management under the HVIPS. The likely use class for the proposed development is 'Tourist Operation' and/or 'Visitor Accommodation'. Under this zone, the Use Class Table indicates that these uses are Discretionary where there is no applicable reserve management plan.

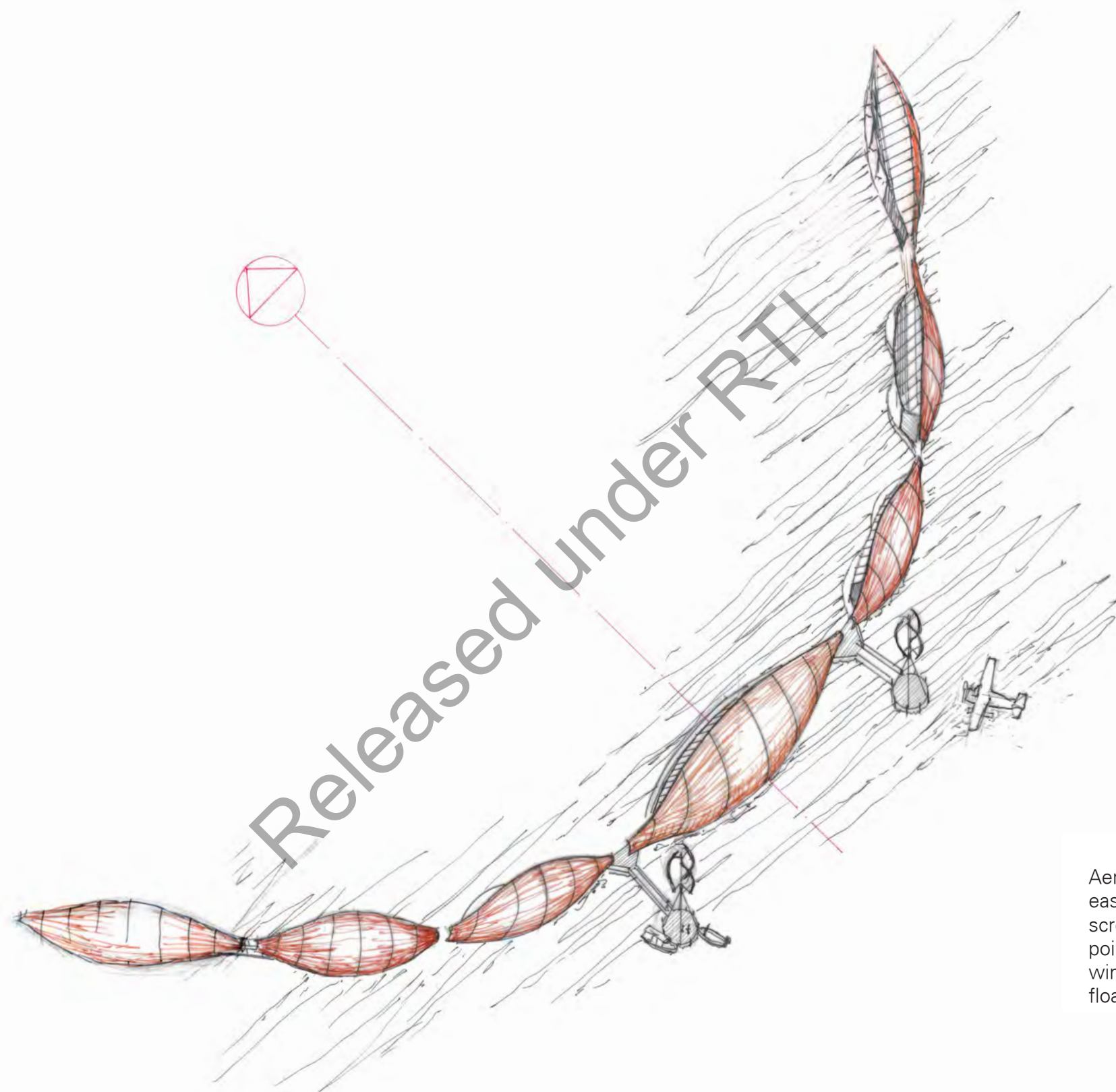
There are two immediately apparent options for assessment of the proposal: Prepare a reserve management plan that permits the proposal or assess the proposal as a discretionary use. Submission under the Discretionary provisions is considered the most straight forward and transparent and the recommended approach.

The Environmental Management Zone provisions set out a range of development standards to guide assessment. These are set out in Section 29.0 Environmental Management Zone of the HVIPS. The following Codes are also likely to apply:

E1.0	Bushfire-prone Areas	E14.0	Scenic Landscape
E6.0	Parking and Access	E15.0	Inundation Prone Areas
E7.0	Stormwater Management	E16.0	Coastal Erosion
E10.0	Biodiversity	E21.0	Dispersive Soils
E11.0	Waterway and Coastal Protection	E23.0	On-site Waste Management

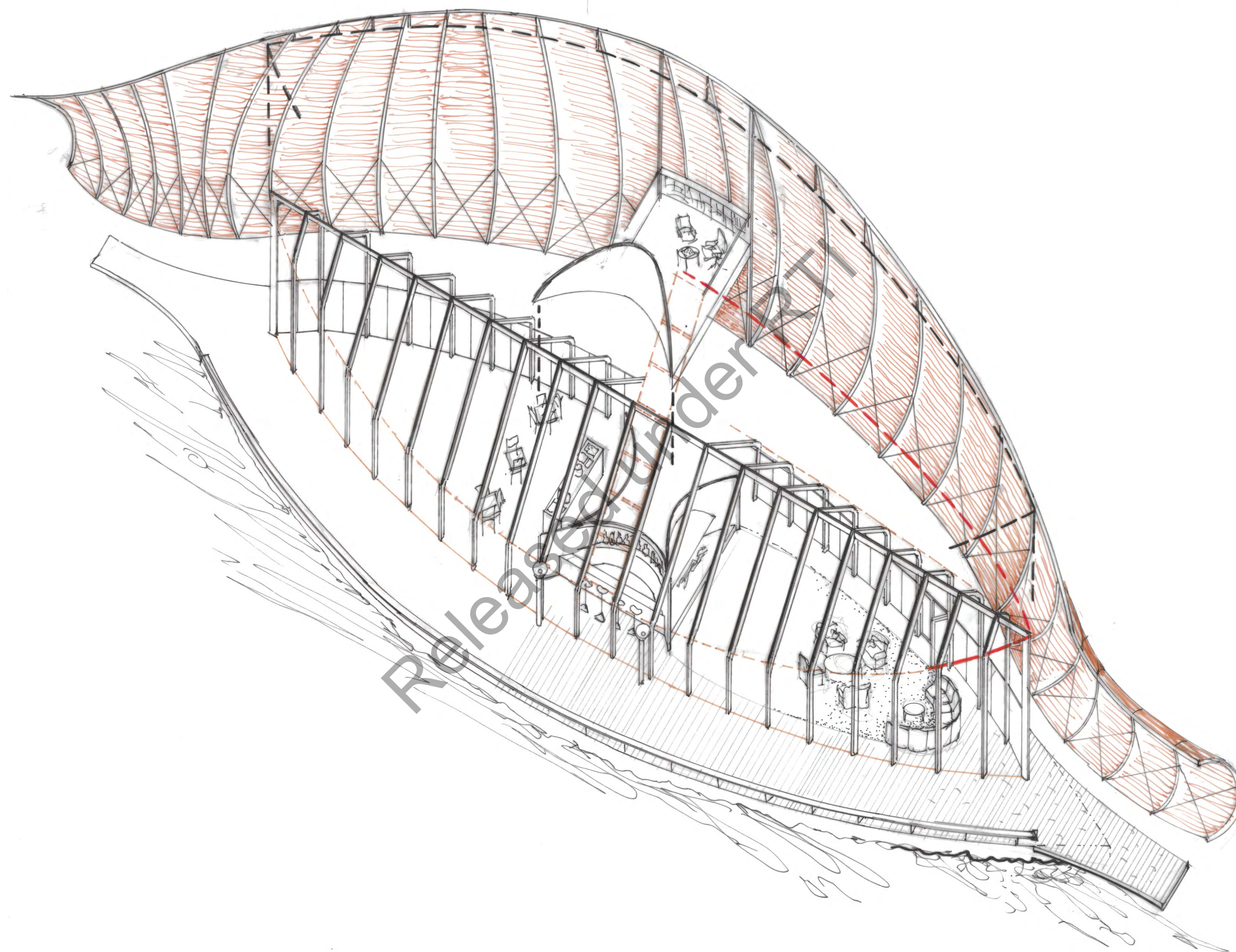
out of scope

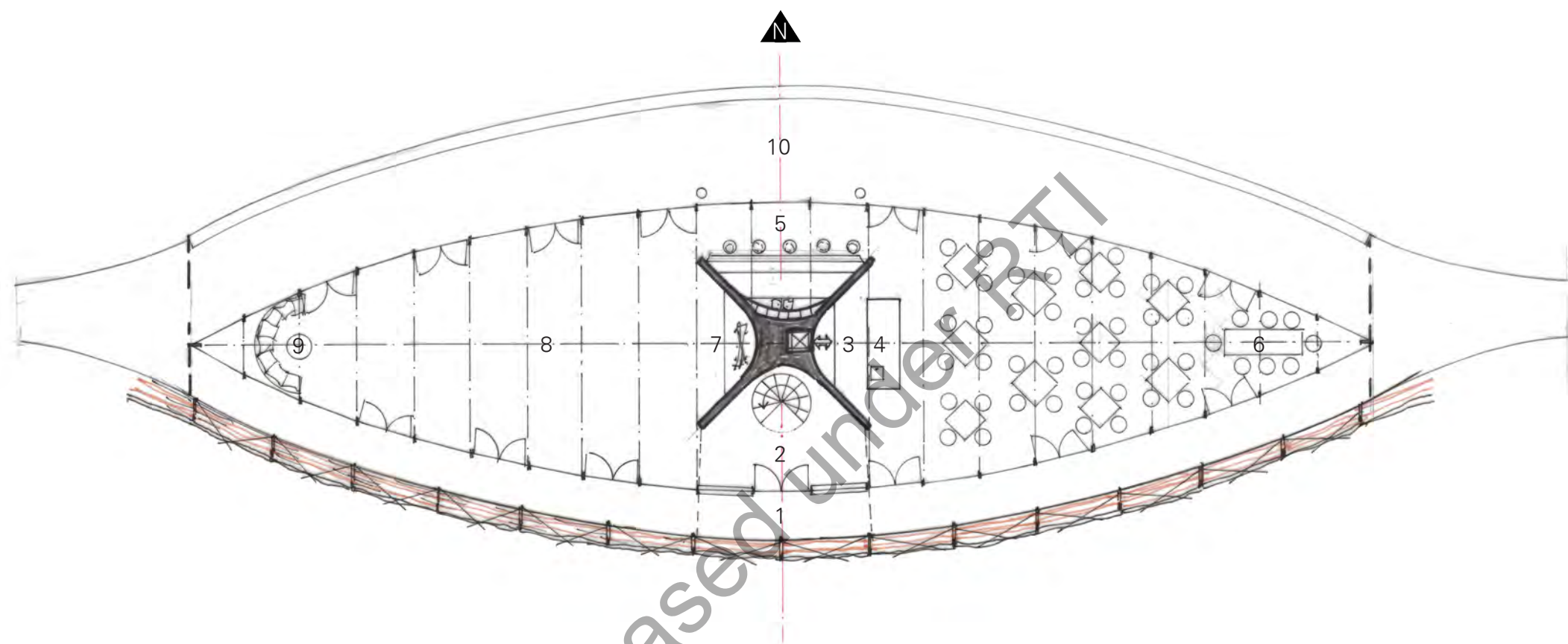
Sept 2015



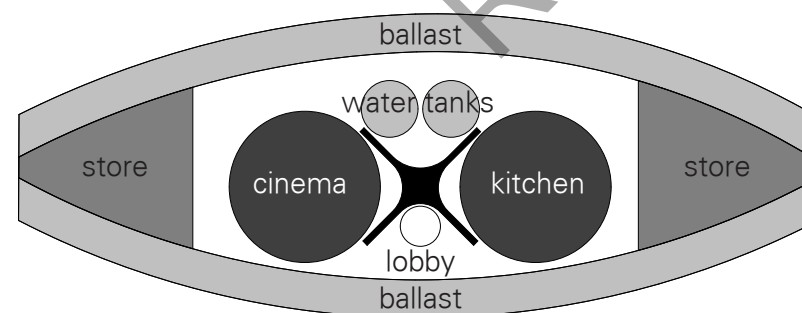
Aerial view looking north-east showing rear sapling screens and two entry points each with vertical wind turbines above the floating platforms

exploded axo 1:200



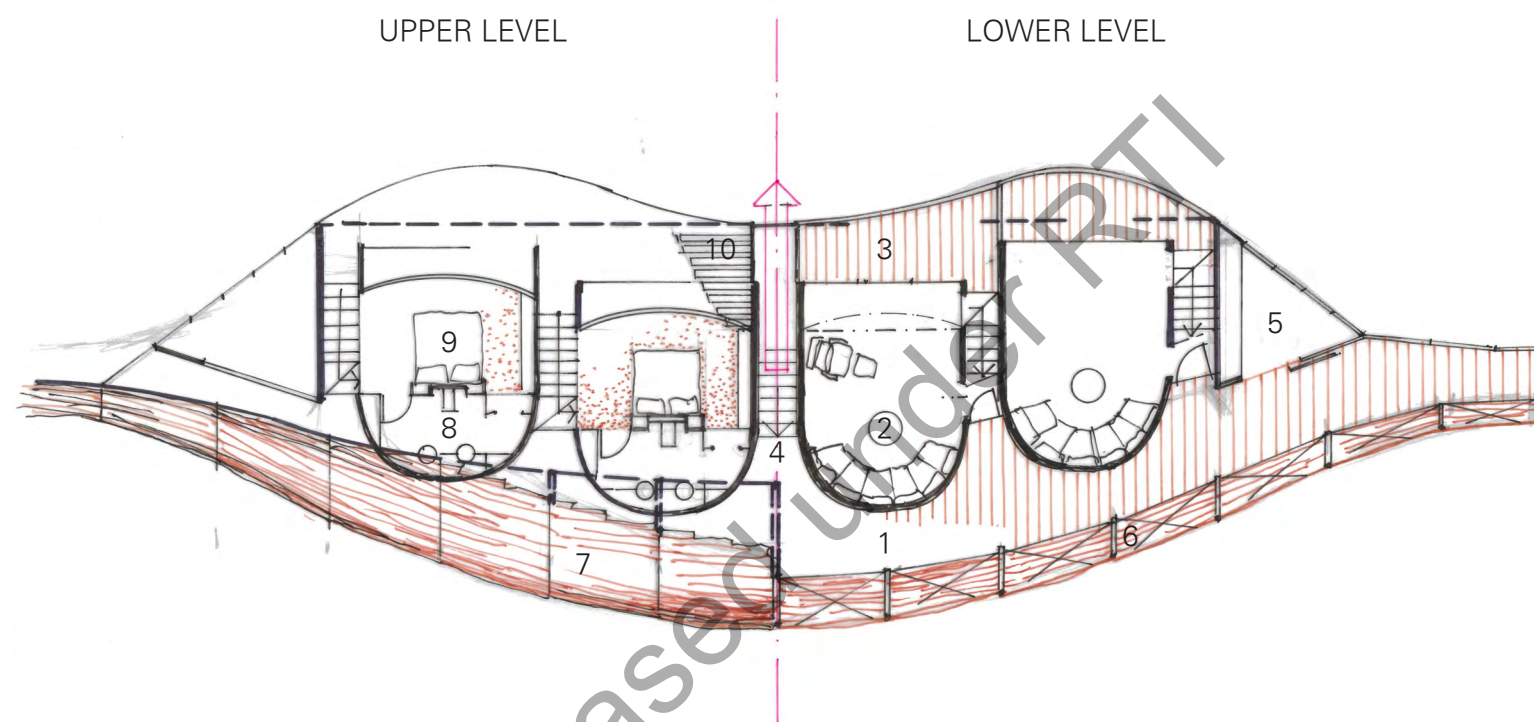


BASEMENT DIAGRAM

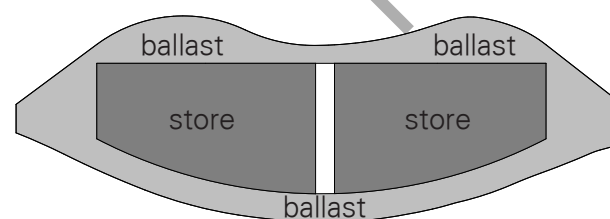


MAIN PONTOON - LIVING/DINING

1. rear corridor, with roll down PVC screens behind sapling slats
2. entry/reception area - access to basement and mezzanine
3. servery from prep kitchen below
4. kitchen bench
5. small servery/bar
6. long table/group dining/breakfast prep
7. central fireplace
8. informal lounge seating
9. banquette
10. northern deck and outdoor seating



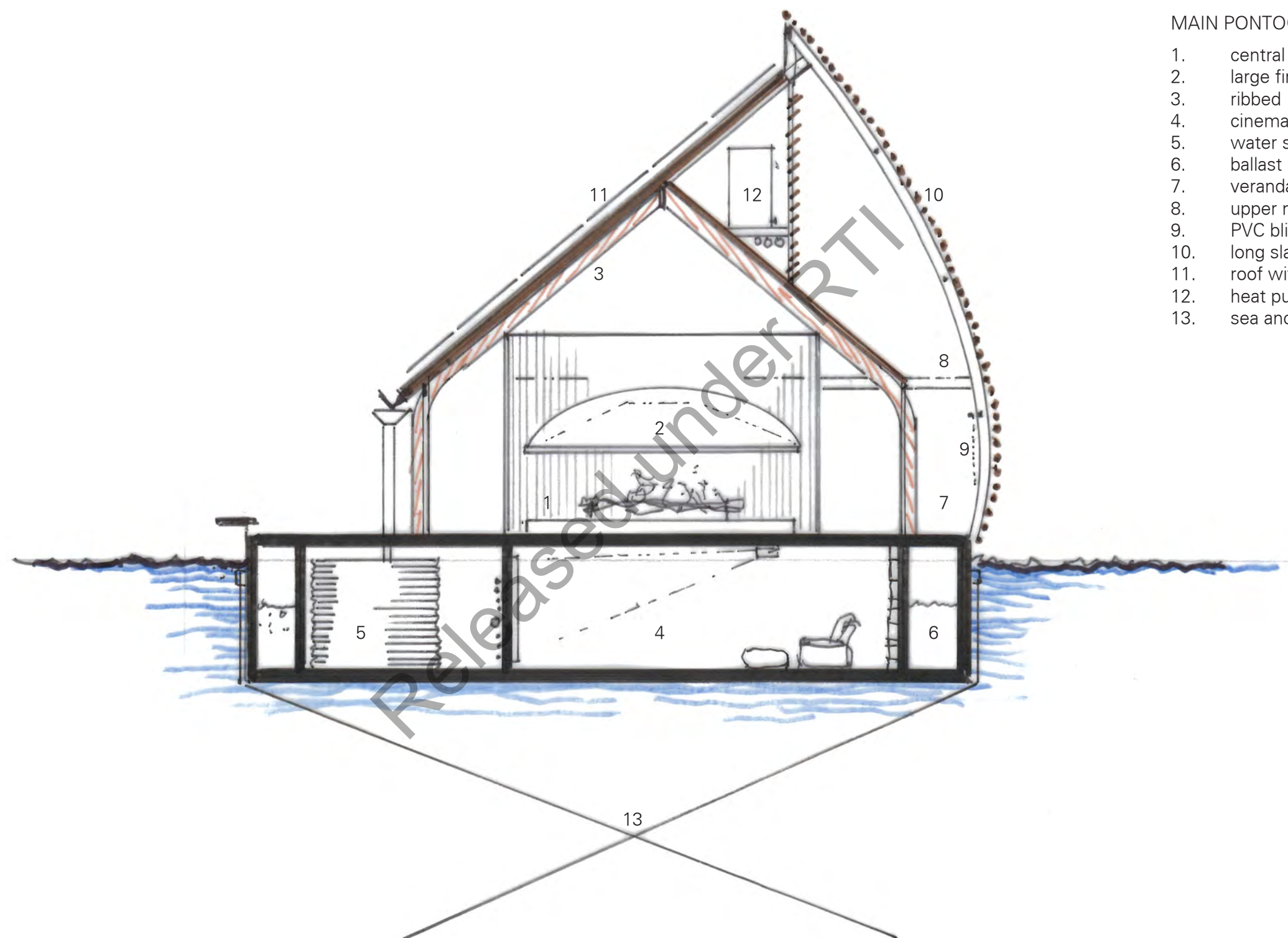
BASEMENT DIAGRAM



ACCOMODATION PONTOON - FOUR SUITES

1. main corridor
2. seating alcove
3. private deck
4. stairs down into pontoon
5. games room/store
6. timber saplings on frame
7. upper curved saplings
8. bathroom
9. mezzanine bed
10. operable vergola louvres on glazed roof

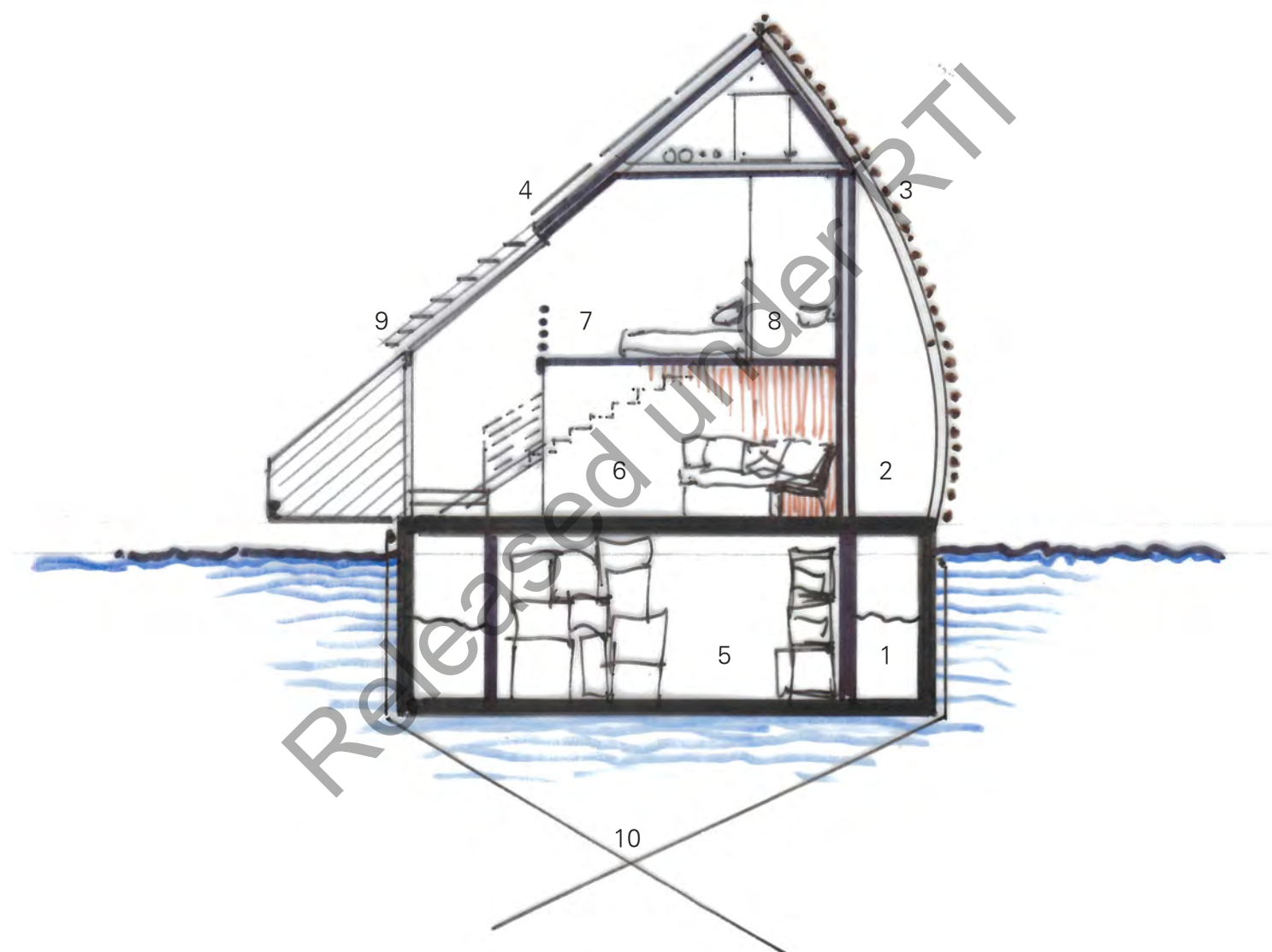
cross section 1:100



MAIN PONTOON - LIVING/DINING

1. central sitting room
2. large fireplace
3. ribbed "hull"
4. cinema
5. water storage
6. ballast
7. verandah/corridor
8. upper mezzanine
9. PVC blind
10. long slats on steel frame
11. roof with PVC panels
12. heat pumps
13. sea anchors

cross section 1:100



ACCOMODATION PONTOON

1. ballast
2. verandah/corridor
3. long slats on steel frame
4. roof with pvc panels
5. storage
6. living area/suite
7. mezzanine bed
8. bathroom
9. vergola adjustable louvres
10. sea anchors

From: out of scope
To: out of scope
Cc: out of scope
Subject: Fwd: Recherche Bay
Date: Thursday, 14 April 2022 11:38:26 AM
Attachments: duplicate

Dear out of scope and Peta

We were hoping to receive the Parks approval to proceed with the RAA assessment for Recherche Bay, as was outlined in the email below.

We look forward to our receiving this approval in the near future. We trust that this is possible.

Regards

out of scope

circa morris-nunn architects

t: out of scope | a: ixl atrium 27 hunter st hobart tas 7000
www.circamorrisnunn.com.au



duplicate

out of scope

From: out of scope
Sent: Tuesday, 21 June 2022 4:57 PM
To: out of scope (circaarchitecture.com.au)
Cc: out of scope | out of scope eoitourism
Subject: FW: Recherche Bay status report
Attachments: Tourism EOI - Recherche Bay proposal.pdf

Hello out of scope

Attached please find a letter from the Office of the Coordinator-General in response to your Status Report updating government on the changes in scope to your Recherche Bay proposal submitted to the Tourism EOI process.

Please don't hesitate to let me know should you have any queries.

Many thanks

out of scope
Office of the Coordinator-General
Salamanca Building, Parliament Square
4 Salamanca Place, Hobart TAS 7000 | PO Box 1186, Launceston TAS 7250
Phone: out of scope
www.cg.tas.gov.au

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Email cg@cg.tas.gov.au Web www.cg.tas.gov.au



21 June 2022

out of scope

Circa Morris-Nunn Architects
27 Hunter Street
Hobart TAS 7000
Email: out of scope

Dear out of scope

RE: TOURISM EOI PROPOSAL 'RECHERCHE BAY' – CHANGE IN SCOPE

Thank you for your letter of 28 March 2022 in relation to the changes in scope to the 'Recherche Bay' proposal that you submitted to the Expressions of Interest (EOI) process for Tourism Opportunities on National Parks, Reserves and Crown Land in 2015. This letter, along with the additional clarification provided in emails, was considered by the EOI Assessment Panel on 12 May 2022.

The Panel resolved that the proposed revisions do not constitute a material change to the original submission assessed by the Panel, and therefore the proposal can continue to proceed through the current approvals process.

It is important to note that the Panel's determination was formed on the basis of the advice provided in your letter and emails, including the following.

- A submarine cable will connect the floating resort to the land. This cable will sit on top of the seabed and contain three separate services. These include a water pipe to provide back-up fresh water to the resort (if required to augment the freshwater storage on board the pontoons), a back-up electricity supply (to augment the battery storage on pontoons as well as charge the Tesla vehicle used to ferry passengers to the wharf), and a flexible pipe connected to a pump and macerator to remove all sewerage waste from the resort.
- The Replica Garden, Café and interpretation pavilion has moved from the original proposal in the TWWHA to private property in/near Dover.
- At the jetty site itself there will be:
 - a covered area for guests who are dropped off by a vehicle belonging to the resort to wait prior to being transferred to and from resort

- o undercover secure overnight carpark for one resort vehicle
 - o storage area for clean and dirty linen
 - o storage area for foodstuffs and refuse
 - o pump-out onshore facility for liquified waste removal (via a macerator located on board floating structure)
 - o onshore connection for back-up electrical supply out to resort
 - o onshore connection for back-up water supply out to resort.
- All other visitor infrastructure including the visitor welcoming pavilion will be located in Dover.

You are welcome to proceed with progressing your Reserve Activity Assessment (RAA) checklist for the Recherche Bay proposal, please contact **out of scope** [@parks.tas.gov.au](mailto:out of scope@parks.tas.gov.au)) or **out of scope** [@parks.tas.gov.au](mailto:out of scope@parks.tas.gov.au)) at Parks and Wildlife Service (PWS) to discuss next steps in detail.

On a separate note, you may be aware that the Tasmanian Government recently launched an enhancement of the Tourism EOI process, with one of the primary objectives being to address land banking issues. It was determined that to deliver this, the Assessment Panel would conduct a review of the status of all EOI proposals it has previously approved that have not progressed through Stage 2 approvals including through lease/licence negotiations and write to any affected proponents advising of the new project milestones. You will also receive this additional correspondence in the coming weeks.

Yours sincerely

out of scope

Peta Sugden
Acting Coordinator-General

Ph: **out of scope** (Direct)
E: peta.sugden@cg.tas.gov.au

out of scope

From: out of scope <circaarchitecture.com.au>
Sent: Tuesday, 28 June 2022 6:00 PM
To: eoitourism
Cc: out of scope
Subject: Re: Tourism EOI policy enhancement

Dear out of scope

Thanks for the email below.

We are having a meeting tomorrow to discuss the way forward and obviously Peta's letter will be discussed.

out of scope

Regardless, I think it would be very worthwhile for us to have a meeting to discuss the opportunities and the realities with regard to this project. Are you able to organise this please, and have anyone from the Government's side to join us? That would be really wonderful.

Thanking you in advance,
Warm regards

out of scope

out of scope | circa morris-nunn architects
t: (03) 6236 9544 | a: ixl atrium 27 hunter st hobart tas 7000

On 28 Jun 2022, at 5:17 pm, eoitourism <eoitourism@cg.tas.gov.au> wrote:

Dear out of scope

As you may be aware, the Tasmanian Government's Expressions of Interest for Tourism Opportunities in National Parks, Reserves and Crown Land (Tourism EOI) process is being enhanced to ensure a continuous pathway for private operators to develop sustainable, sensitive and appropriate tourism attractions across the State, to finalise the full implementation of the 2020 Auditor General's report and take into account further input on its operation. These changes include the need to progress projects within certain timeframes and important information on how this impacts on your tourism proposal is in the attached letter.

out of scope

Office of the Coordinator-General
Salamanca Building, Parliament Square
4 Salamanca Place, Hobart TAS 7000 | PO Box 1186, Launceston TAS 7250

Phone: out of scope

www.cg.tas.gov.au

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<Recherche Bay.pdf>

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Office of the Coordinator-General

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28 June 2022

out of scope

Circa Morris-Nunn Architects
27 Hunter Street
Hobart TAS 7000
Email out of scope

Dear out of scope

**RE: EXPRESSIONS OF INTEREST FOR TOURISM OPPORTUNITIES ON
NATIONAL PARKS, RESERVES AND CROWN LAND -
TIMEFRAME FOR PROGRESS ON PROPOSALS**

I refer to your submission made to the Expressions of Interest process for Tourism Opportunities on National Parks, Reserves and Crown Land (EOI) titled "Recherche Bay Tourism Proposal" in November 2014.

As you may be aware, the Tasmanian Government has undertaken a review of the EOI process and concluded that the EOI process has enabled new investment in our regions and is encouraging the dispersal of visitors to the regions; enticing visitors stay longer, spend more, and travel more widely. However, there is a need to place a stronger emphasis on milestones as there are a number of proposals that passed the EOI assessment process but have not progressed their project approvals within appropriate timeframes which has led to perceived land banking, undermining the intent of the EOI to bring forward developments.

The "Conditions of Application" allow the Minister a broad discretion to change the structure, procedures and timing of the EOI process and to terminate further participation in the process. The Minister has reserved the right, at the Minister's absolute discretion, to cancel, add to or amend the information, terms, procedures and protocols or any aspect of the EOI process. By making an application, you have also agreed that the information and intentions set out in the 'EOI Invitation' may change at any time at the Minister's sole discretion. I refer you, in particular, to conditions 1, 2, 5 and 8.

In January 2016 you were advised that your proposal for Recherche Bay was approved by the Minister to progress lease/licence negotiations and undertake the Reserve Activity Assessment (RAA) and other statutory approval processes, and this was recently reconfirmed following the Assessment Panel's review of your slightly changed approach (as per letter dated 21 June 2022).

For your proposal to continue to proceed in the EOI process we require you to provide evidence of significant progress within the next six months from the date of this letter (end of December 2022). This may include tangible actions such as lodgment of the final Environmental Impact Statement to Parks and Wildlife Service (PWS) or Development Application to the relevant Council, or substantial progress towards the RAA and/or other statutory approval processes. Evidence of significant financial investment made to date since approval shall be considered in addition to the above.

Should it be determined that you have not undertaken a satisfactory level of work to progress your proposal it may, as per the "Conditions of Application", be terminated by the Minister. Withdrawing a project that you are unable to progress will not preclude you from re-submitting your proposal at a later time, however it cannot be assumed that the land will remain available.

To progress your discussions with PWS please contact **out of scope** at **out of scope**@parks.tas.gov.au or **out of scope**@parks.tas.gov.au. For other matters pertaining to the EOI or to seek further assistance please contact eitourism@cg.tas.gov.au.

Yours sincerely

out of scope

Peta Sugden
Acting Coordinator-General

Ph: **out of scope**
E: peta.sugden@cg.tas.gov.au

out of scope

From: eoitourism
Sent: Thursday, 30 June 2022 11:25 AM
To: out of scope
Cc: out of scope
Subject: RE: Tourism EOI policy enhancement

Hello out of scope

Thanks for your email and your call yesterday – out of scope. I'm pleased to hear that you're progressing your plans to move forward. out of scope. Her replacement from the OCG as the EOI process's Project Manager is out of scope will be supported primarily by myself.

In terms of next steps for the project, we're encouraging proponents to get in touch with out of scope at PWS to progress RAA activities. Ordinarily OCG doesn't really have a role in those activities as it's outside our bailiwick, but noting the complexities of the Recherche Bay proposal and the interaction with DA etc, if you feel it would be useful to have OCG inclusion in a meeting then I can certainly look to facilitate that.

How about you get in touch with out of scope if you haven't already, and keep me posted about any meetings that get scheduled with PWS, and if you'd like OCG to attend either the initial or a follow-up meeting then we can coordinate that.

Many thanks out of scope

out of scope
Office of the Coordinator-General
Salamanca Building, Parliament Square
4 Salamanca Place, Hobart TAS 7000 | PO Box 1186, Launceston TAS 7250
Phone: out of scope
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duplicate

From: out of scope
To: out of scope (Parks); Coordinator-General
Cc: out of scope
Subject: Re: The Recherche Bay proposal
Date: Tuesday, 9 August 2022 2:30:35 PM

Dear out of scope

Thank you for your note below, but more importantly the positive and constructive discussion we recently had when we met.

In the present economic climate, where every form of investment has been adversely affected by the pandemic, there is no way that the Recherche Bay project can proceed within the timelines outlined in a letter written to me by Peta Sugden as one of her last acts in her senior position within the Coordinator General's Office.

As we discussed, this project has important cultural dimensions, and it is the opinion of many senior people in the tourism area that a new high quality venture that brings to light the exploits of the French explorers two centuries ago will be a truly transformational project for the state. After my visit to meet the French Ambassador, I have now more recently discussed the project with the current Heritage Minister, the Hon. Madeleine Ogilvie; however there is little point in any further real discussions until there is a realistic chance of our moving towards our goal of finding of a suitable operator.

As such, whether one describes the project as 'paused' or else 'withdrawn with the possibility of resubmitting at a later date', I believe there should also be a real recognition of the inherent cultural value of the proposal. It would be wonderful if I can hope that I can be sure of securing of the Tas Government's continuing 'in principle' support.

I would also be looking to begin to engage with the Federal Government to order to get their active support in regard to my re-engaging with the French Government to move this project forward with their involvement when there is a more positive economic climate. I will liaise with you at that time to engage with Parks again as the government authority who can give approval to obtain the crown leases required.

Until then,
Thanks for your personal support,

Warm regards,

out of scope

out of scope
circa morris-nunn architect
t: (03) 6236 9544 | a: ixl atrium 27 hunter st hobart tas 7000



out of scope

out of scope

From: out of scope @circaarchitecture.com.au>
Sent: Tuesday, 16 August 2022 3:59 PM
To: eoitourism
Cc: out of scope
Subject: Re: The Recherche Bay proposal

out of scope

Thanks for the note.

My personal preference is to say, as I have always have done, that my quest to make the Recherche Bay project a reality is ongoing, and I will inform you, as i have always informed Peta when I am able to make significant steps forward.

Now that there is a change of government federally and a rapprochement with the French Government, I intend to engage with French agencies in Australia to re-energise the proposal if i am able.

It definitely is not my wish at all to withdraw it, but it may not materialise in a form that is regarded as 'significant' by the end of the year, and I am very happy to meet you and Peta's replacement to discuss this matter in person if required. I trust that this is satisfactory,

Regards

out of scope

| circa morris-nunn architects
 t: (03) 6236 9544 | a: ixl atrium 27 hunter st hobart tas 7000

On 15 Aug 2022, at 1:22 pm, eoitourism <eoitourism@cg.tas.gov.au> wrote:

Dear out of scope

Thank you for your email. It is understandable that the macroeconomic climate has presented challenges to the progress of the Recherche Bay project, and it is indeed unfortunate that you won't be in a position to achieve significant progress this year to realise this exciting concept that we know you are so passionate about.

For the purposes of our reporting could you please confirm that we should deem the proposal withdrawn from the EOI process at this time on the basis that you won't be making significant progress within the six-month timeframe ending in December?

As noted in the letter that you received from the Acting Coordinator-General as Chair of the Assessment Panel in June, withdrawing your project now certainly does not preclude you from re-submitting at a later date when you are ready to progress, provided the land remains available.

Many thanks **out of scope**

out of scope

Office of the Coordinator-General

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From: out of scope
To: [Coordinator-General](#)
Subject: Recherche Bay
Date: Friday, 31 March 2023 8:12:19 AM
Attachments: duplicate

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John

Early on in the development of Recherche Bay, I wrote this pdf below as a sort of introduction to the project. Some details have changed, but the essence of what it says is still very real and relevant. And yes, I have it translated into French too (which was the main reason actually I wrote it)

The biggest issue in recent times has been that Parks will require the latest version of the their own RAA assessment guidelines to be used, and that process requires an operator to be an integral part of the application, something that we have sadly never had!

Dare I hope?

Let me know if you would like it in French!

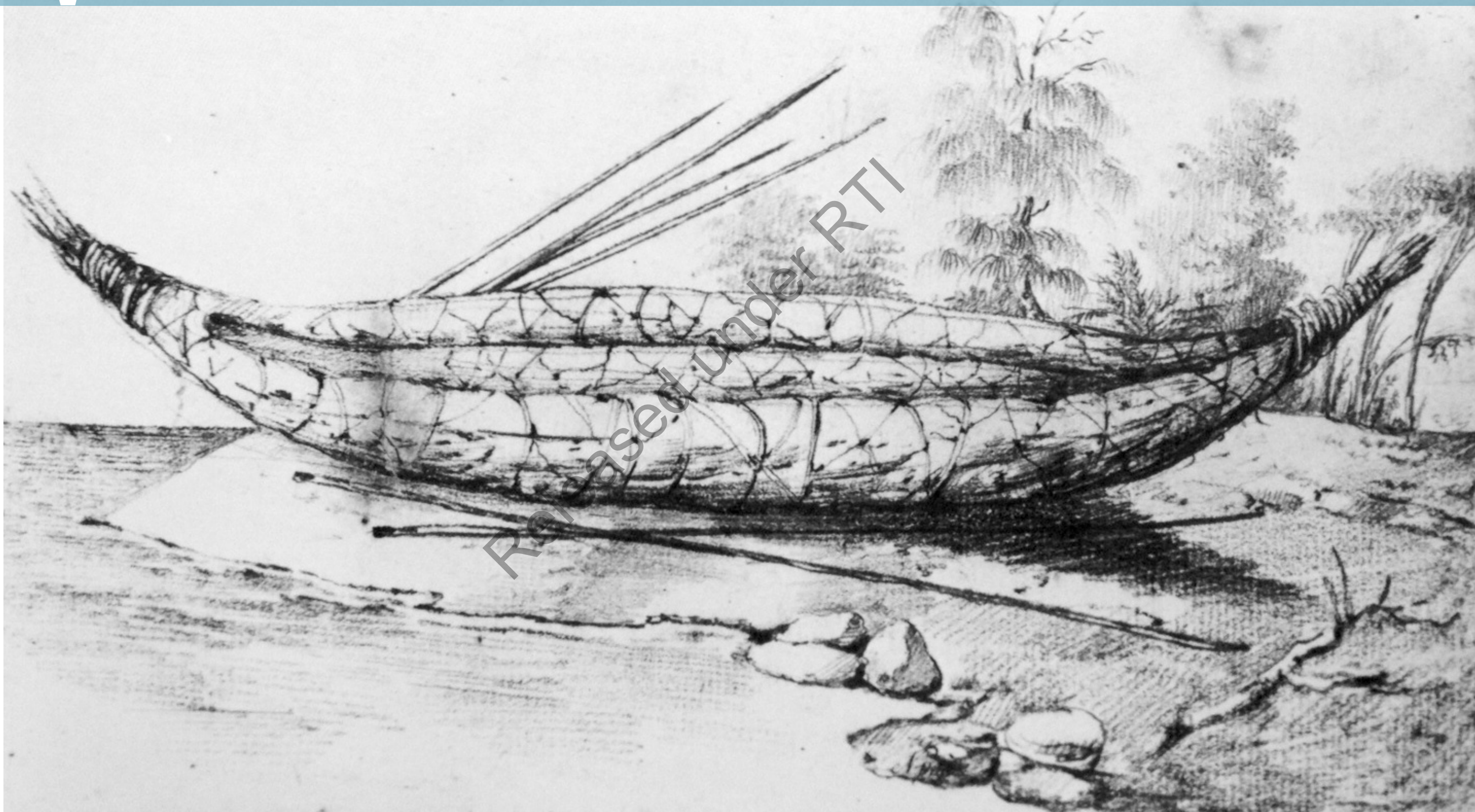
Regards [REDACTED]

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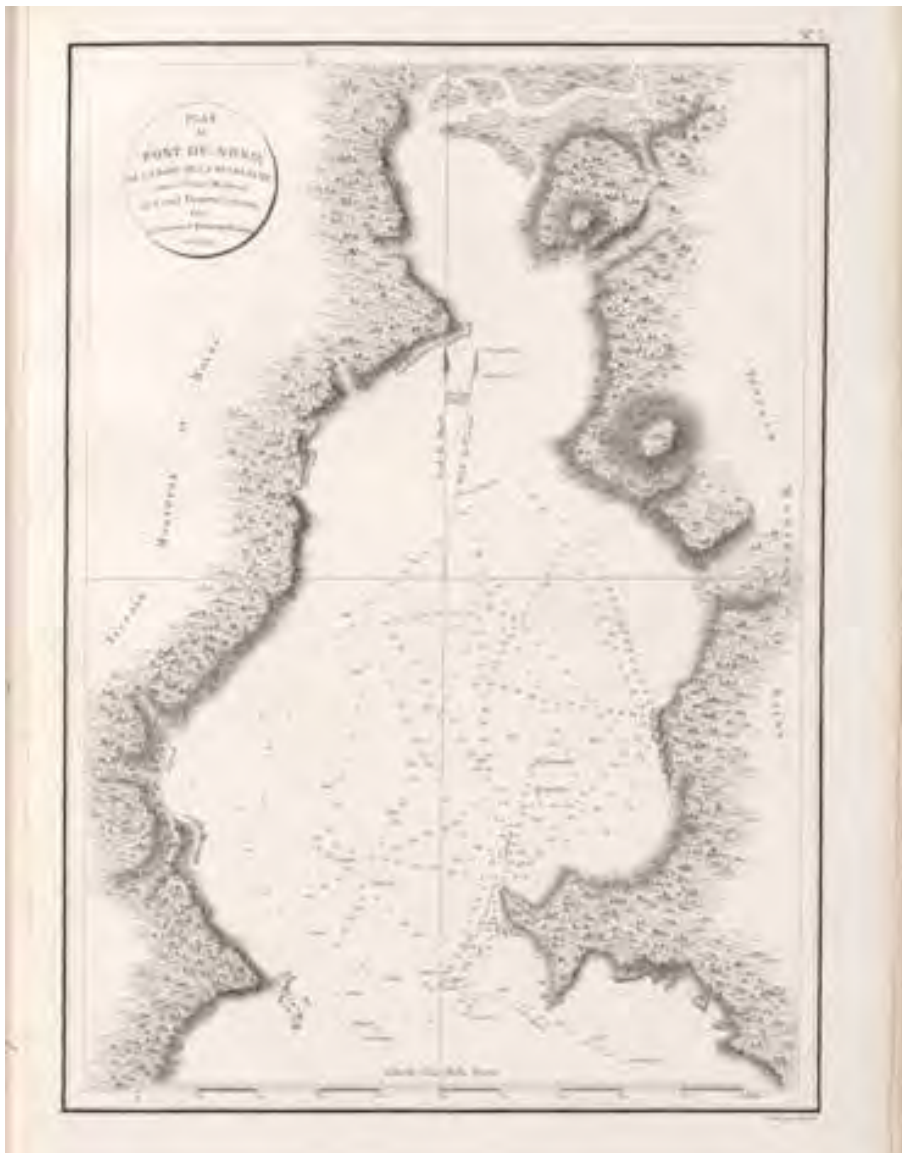


waterborne
DEVELOPMENTS

RECHERCHE BAY
FLOATING ECO-RESORT



BACKGROUND



Recherche Bay - The original map from the French Voyages



The Recherche and Esperance - the ships of the expedition captained by Bruni d'Entrecasteaux

...TO BEGIN AT THE BEGINNING

Had circumstances turned out differently, the visits of French explorers to Tasmania, could have created a vastly different future for Australia.

Recherche Bay in southern Tasmania is the actual site where some of the most important, yet now largely forgotten, events in the early settlement of Australia took place. The now pristine wilderness is 'drenched' in stories that are absolutely compelling in conjuring up a powerful vision of a cultural history, which could have

been an alternative future for the Australian subcontinent, with stories that have a powerful myth-like quality.

This project sets out to celebrate the story of the French voyages of exploration of the late 1700's, where three successive trips came very close to claiming sovereignty for France of what was then a void, a place of myths....Terra Australis, the Great South Land. The second French expedition of 1792, commanded by Bruni d'Entrecasteaux,

set off in search of the lost explorer Compte de la Prouse, and made two separate visits to Recherche Bay.

This project celebrates these two visits and their far-reaching outcomes.

CULTURAL CONTEXT



Bark Watercraft - From Peron, Francois and Freycinet, Louis Claude, Voyages de decouvertes aux terres Australes Atlas, No. 4 2nd Edition, Paris 1824



Recherche Bay - First contact between the French expedition and Aboriginals as drawn by French artist

THE SITE

There is no better place in Tasmania to create a habitable, premier tourist environment where, in addition to enjoying just being in the remote wilderness, there is a real opportunity to consider the fickle fortunes of fate, and all that it has come to mean as it has been handed down to become our own collective cultural identity... and exactly what the alternatives that might have been.

How the major historical points of interest that are the Recherche Bay site are interpreted will be of great importance. The stories around Recherche Bay will engage people in many different ways and at diverse levels of inquiry, and it will be fascinating to see just where that interest and increased awareness may lead.

PRECEDENT

We have used the form of the traditional Tasmanian Aboriginal canoe as the starting point for an aesthetic exploration of architectural forms that are redolent with meaning, as well as unique to the spirit of this particular place. These canoes were sketched by the French and thus form the ideal symbol as a symbolic bridge between the two cultures.

The proposed design is a linked series of 7 canoe based forms; a larger central structure which will form the main living / dining areas and six accommodation units, all floating in the upper reaches of Recherche Bay.

In addition, at the 'heart' of our design find a symbol of the French expeditioners. This architectural form should be the vehicle that they used to travel across oceans to the farthest known corners of the globe, their own elegant wooden sailing vessels.

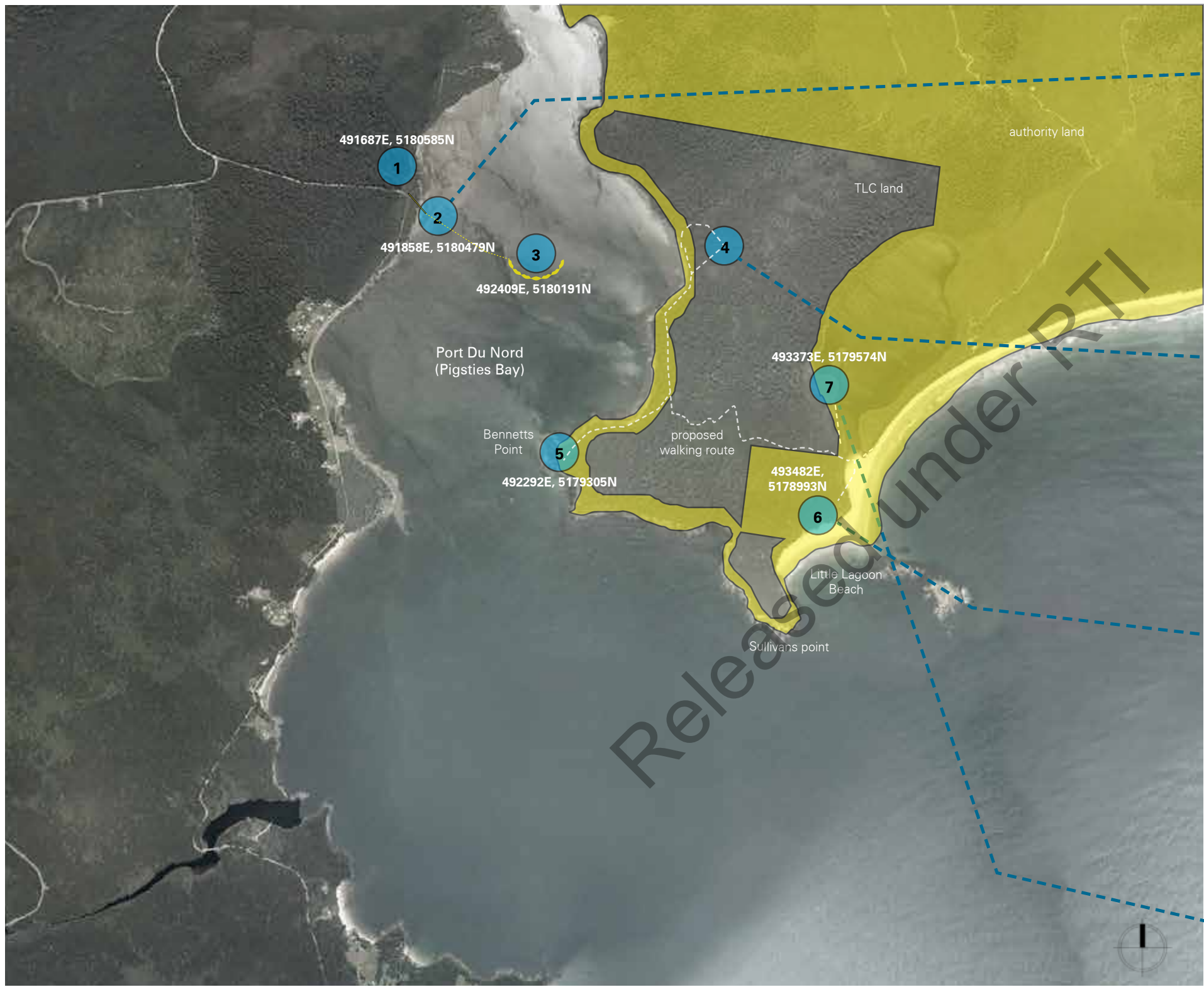
The proposed heart of the new resort is the living / dining areas and in our design these functions will find themselves in a cathedral shape formed from the ribs of the hulls of their ships that were their home during their travels. The space is an inversion of a timber boat hull as a spacious linear spine, and will be the expression of the 'home away from home' life of the French expeditioners themselves.

PRECINCT PLAN



Recherche Bay Context - Journey

SITE PLAN



Recherche Bay Context - Development Site Areas.....



1. Replica garden site



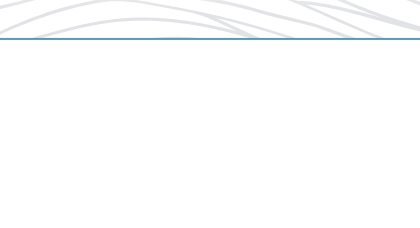
2. Recherche Bay (incl. Jetty)
arrive and depart peninsula by boat
image: Steven Smiley



3. Floating Resort Location



4. French garden site (with TLC)
"Jardin" on 1792 French map
French camping area
Lahaies garden site
French garden walls
image: Beaulieu, 2005



5. 1792 French observatory site
Contemporary climate change experiments and interpretation

6. Black Swan Lagoon
Lyluequonny/French encounter
image: Bob Brown

7. Black Swan Lagoon bird hide
Endangered and endemic species
image: Benjamint444, CC BY-SA 3.0,
<https://commons.wikimedia.org/w/index.php?curid=2829875>

AREA PLAN



Recherche Bay Context - Aerial location of the accommodation shown as marked

THE SITE

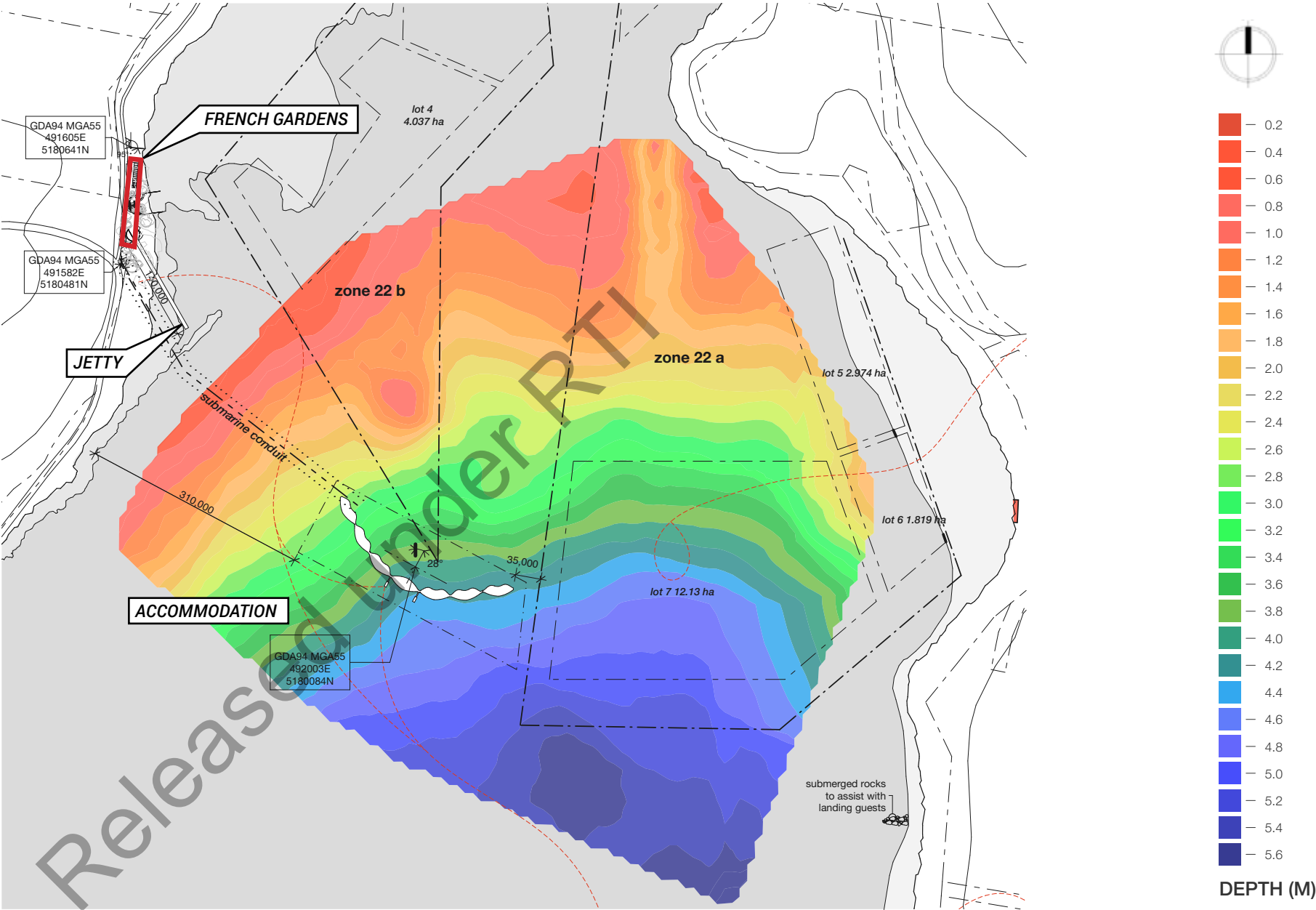
The site for the resort in the northern arm of Recherche Bay is broadly in the same position where the French first dropped anchor in 1792, and began to explore the hinterland.

As an integral part of this voyage, there were quite a large number of scientists on board and Recherche Bay was in fact the site of the first deliberate scientific experiment on Australian soil,

Given that this site holds the honour of being the first location where tests were ever undertaken, developing a programme of experiments that show visitors exactly what the 18th century French scientists were doing, and moreover create a number of ongoing science experiments appropriate to the place, will again create interest and feed the mind. The understanding of latitude and longitude were fundamental to the early maritime explorers and we have the ability to recreate the exact measuring devices used back then, and guests will be able to operate them in the very spot where these first experiments were undertaken 240 years ago.

Jacques-Julien Houtou de la Lambillardiére, the senior naturalist on board, was a colleague of Joseph Banks, Cook’s naturalist on the Endeavour, and the comparisons / contrasts between the two will engage and enrich the inquiries of any guest with a desire to look into the activities of the two in Australia.

Cordial contact was also recorded between the French and the local Tasmanian



Aboriginal population, and given the subsequent history and brutal treatment of the Tasmanian Aboriginal tribes at the hands of later British rulers and settlers, this French contact is vitally compelling on its own.

Part of an evening’s events, it is proposed that there could regularly be a grand multicultural feast at the exact spot where the French finally met up with the local Tasmanian Aboriginal tribe. They shared songs and attempts at conversation, and even held foot races up and down the beach. The aborigines’ reactions to the playing of a violin was initially less than positive, but sailors chants won the day.

The French explorers founded the science of anthropology, and two centuries later, their investigations and insights are still of great scientific, cultural and social interest.

Although guests will feel they are in a wilderness, there are a comparatively wide variety of activities available nearby for guests as half or full day trips.

THE FLOATING RESORT



Laminated plywood to form the vaults

As an architectural practice, we have been responsible for some of the most iconic tourist developments in Australia, and one, Saffire, which has been accorded several international and many national awards including the World's Best Boutique Hotel 2014. The intention is to create a truly unique environment as superior / luxury tourist accommodation and one that floats, with no direct access to the land other than by boat.

Groups of water-based elements are often described as chains, especially when they appear to be linked. There are chains of islands, chains of lagoons, etc, and as a form for this new resort, we propose to create a 'chain of canoes' and the resort has become a series of moored barges/pontoons, each with a 2 storey building above. The proposed design is a linked series of 7 canoe based forms; a larger central structure which will form the main living / dining areas and six accommodation units, all floating in the calm upper reaches of Recherche Bay.

We have used the form of the traditional Tasmanian Aboriginal canoe as the starting point for an aesthetic exploration of architectural forms that are redolent with meaning, as well as unique to the spirit of this particular place. We are not creating a historic replica or a pastiche, but instead we are seeking to use appropriate symbols to inform and give meaning to honour the 'the unique spirit of place' that is the very essence of Recherche Bay. In addition, it is the French voyages to this island that are unique and so the 'heart' of our design should be a symbol of the French expeditioners themselves. This architectural form should be the vehicle that they used to travel across oceans to the farthest known corners of the globe, their own



Traditional rib structure

elegant wooden sailing vessels. The centre of the new resort is the living / dining areas, where all guests will congregate, and in our design these functions will find themselves in a cathedral shape formed from the ribs of the hulls of their ships that were their home during their travels.

The intention is to invert a timber boat hull as a spacious linear spine, in which is located at either end a dining room for the 48 guests (2 people per suite) and an informal lounge area, with centrally, a grand (gas fired) open fireplace on a generous stone hearth, with (on the opposite side) a serving area for the restaurant; the two, back to back, forming a dividing screen between the two parts.

Over the centuries, many of the forests of Europe were completely denuded to create the vessels used by the various sailing nations. It is not our intention to repeat this act of pillaging, but rather we intend instead to create the ribs of the 'vessel' from 5 ply laminated sheets, cut to form the vaults' curved profile. These sheets are screwed and glued together to form rigid arched members, the inner hidden sheets using the various off-cuts created as leftovers after the main overall curved shape has been cut out of the sheets. The overall height of these two spaces is 7 metres to the central ridge (keel) and the feeling inside this space will be akin to being in the central nave of a Gothic church, where the linear ribs of the stone columns which support the vaults above, have created transcendentally lofty bays.

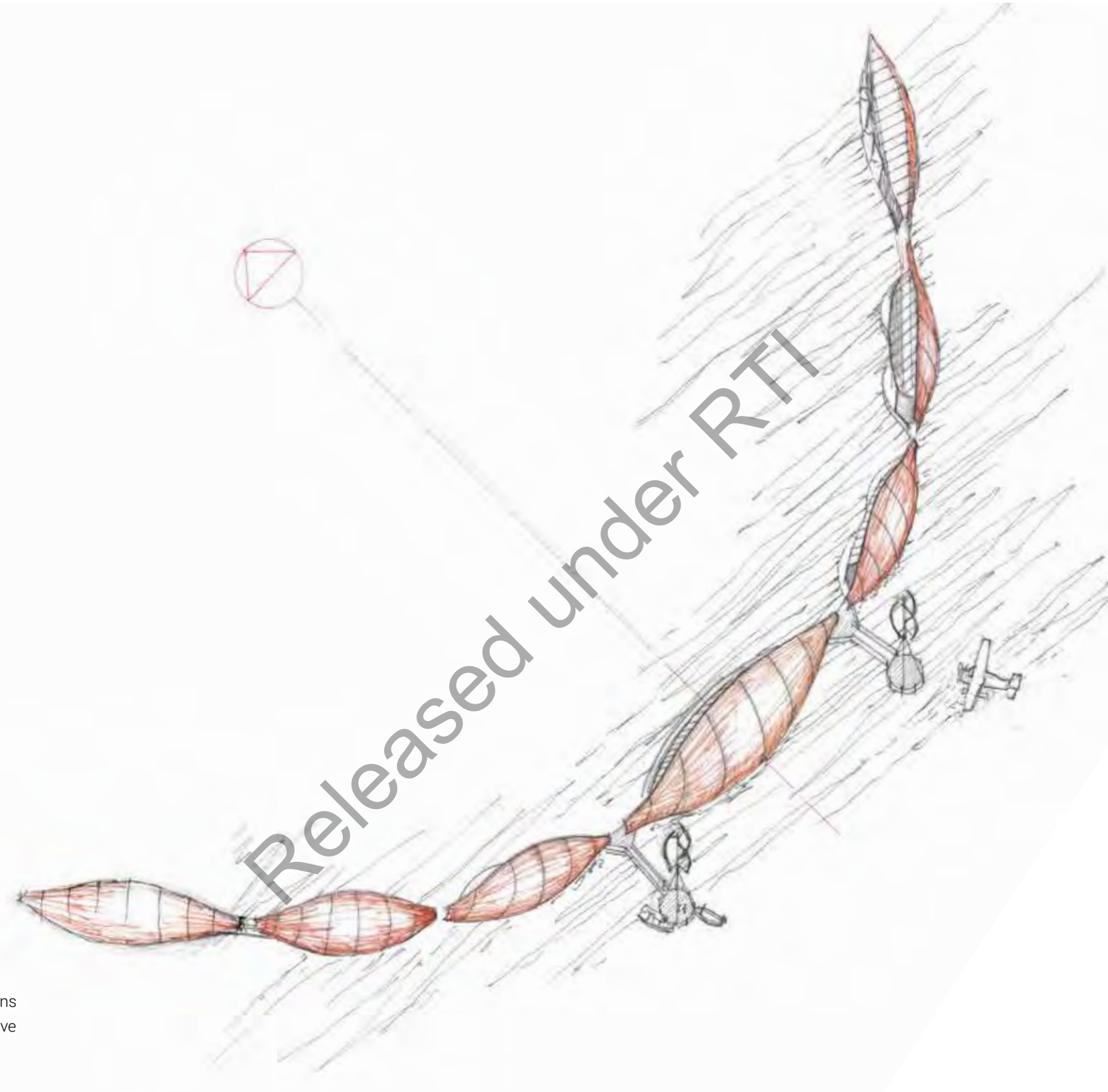
It is intended that this continuous circulation space be screened against any adverse weather, but still remain open and external to the thermally sealed indoor spaces that



Replica canoe

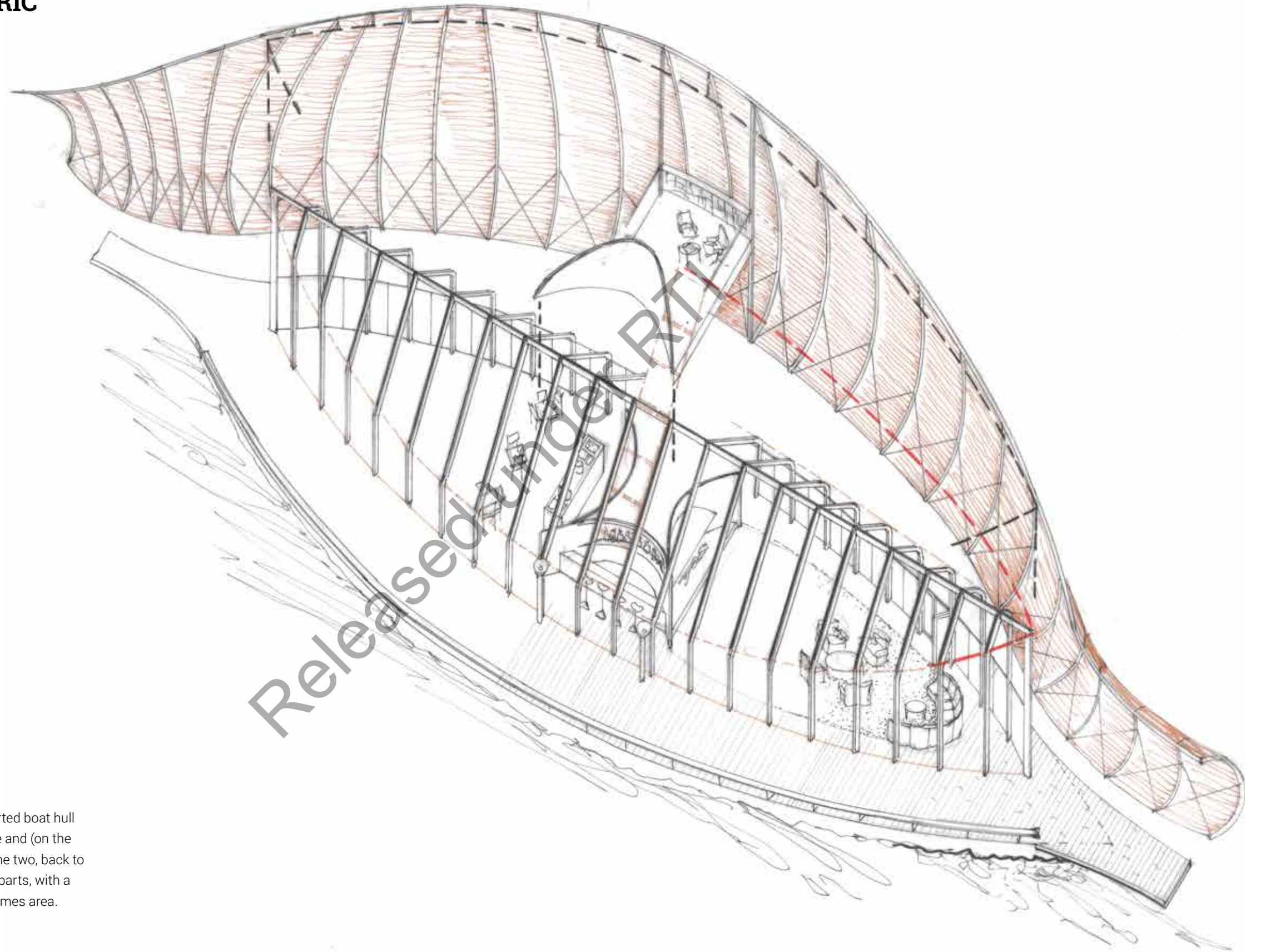
comprise the guest suites or the main lounge / dining area. The upper part above the hull (the raking ceiling) is the zone for any equipment needing air circulation or height, e.g. small header tanks needed to give gravity feed. The floating concrete pontoon is envisaged as a storey deep basement area, with the main prep kitchen (servicing the dining area via a 'dumb waiter' service lift), toilets and a surround sound immersive cinema, for evening / inclement weather guest entertainment. The main tanks are all in the pontoons to lower the centre of gravity and these will be the storage tanks for fresh water, ballast, etc, as well as stores.

AERIAL AXONOMETRIC



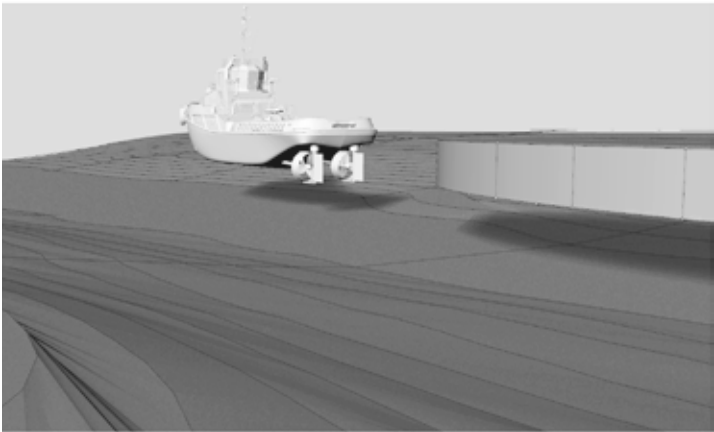
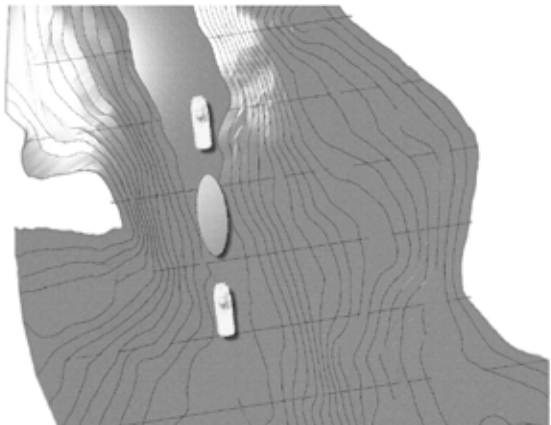
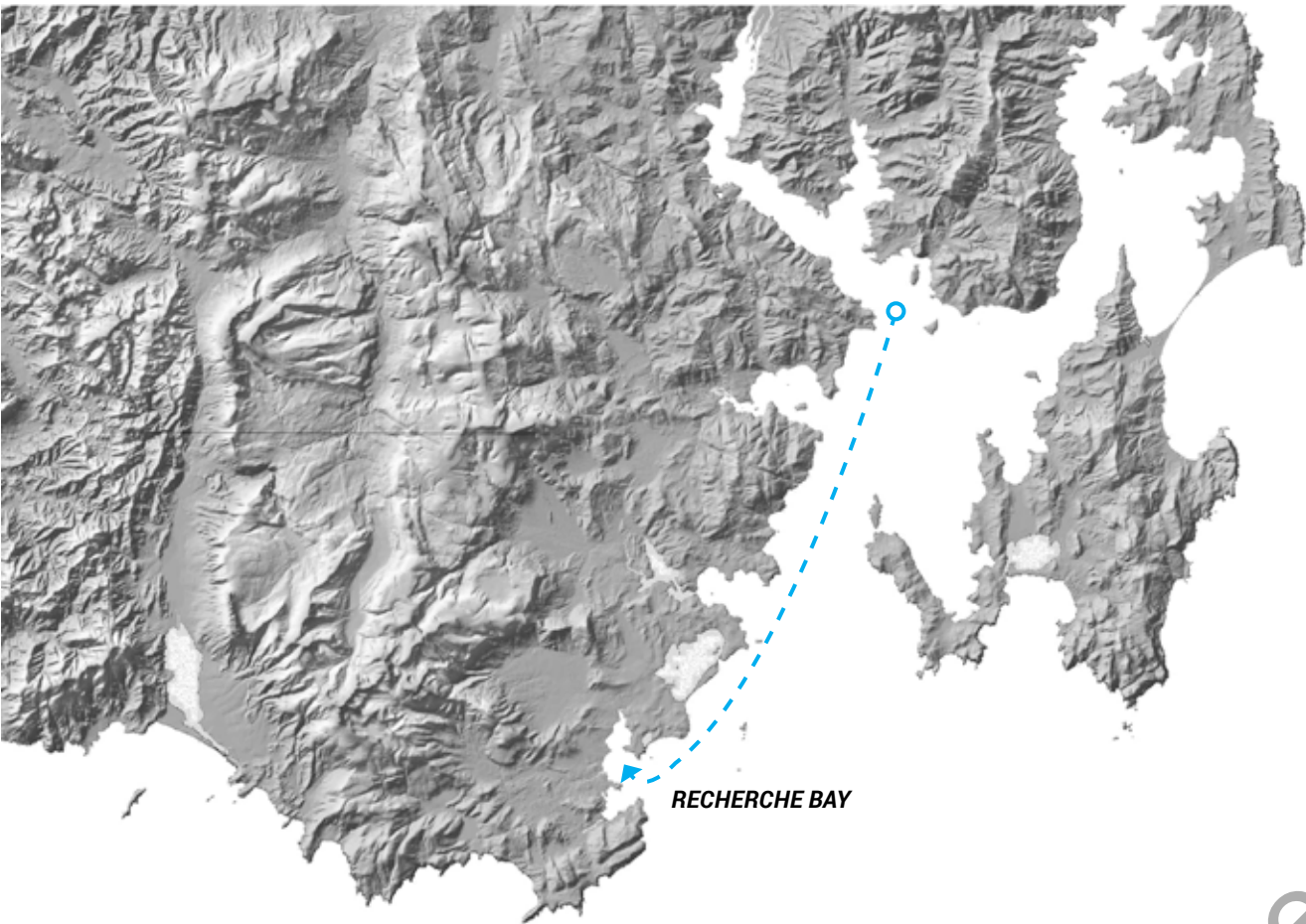
Aerial view looking north-east showing rear sapling screens and two entry points each with vertical wind turbines above the floating platforms.

EXPLODED AXONOMETRIC



The exploded axonometric above shows the inverted boat hull as a linear space, with the centrally open fireplace and (on the opposite side) a serving area for the restaurant; the two, back to back, forming a dividing screen between the two parts, with a mezzanine level above as an informal lounge / games area.

TRANSPORTING THE STRUCTURE

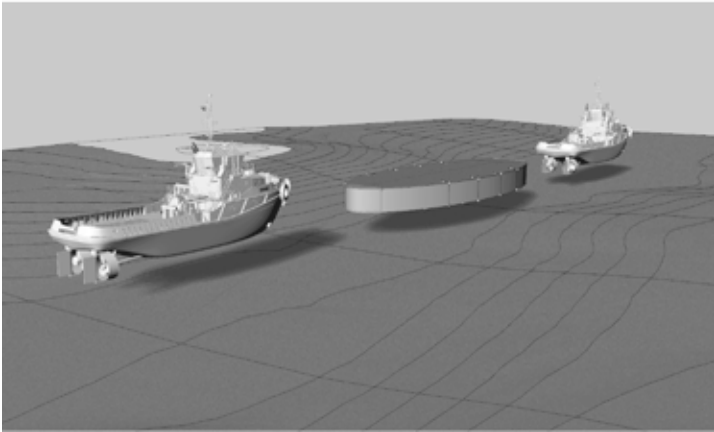
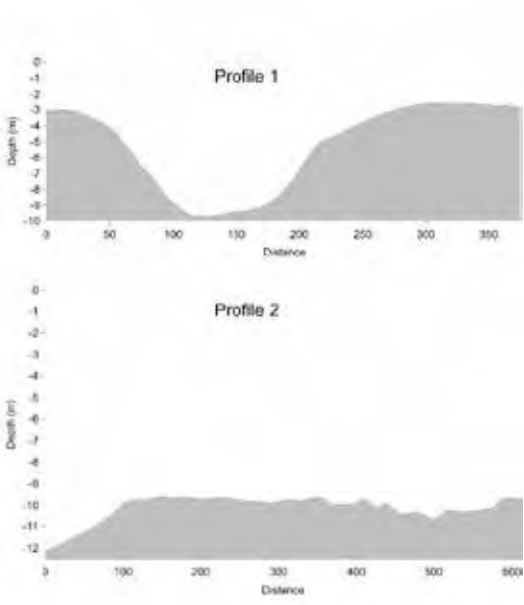
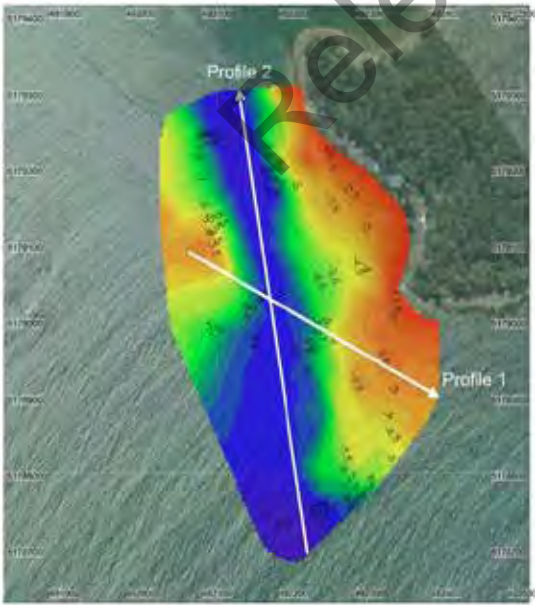


A distance of 24 nautical miles from the entrance to the Huon River to the final site location.

Bollard pull required of less than 25t in calm conditions.

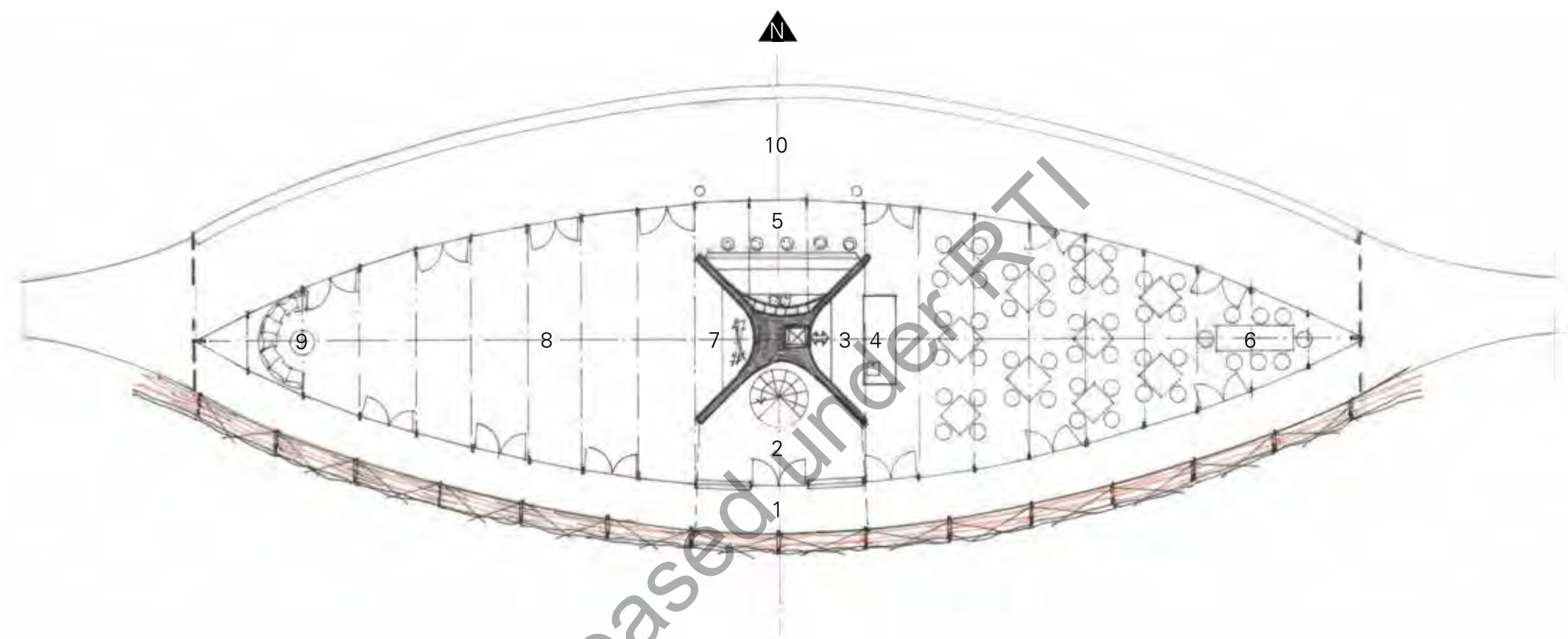
Pontoon towing will be undertaken by a qualified towage operator within the guidelines as governed under AMSA.

The pontoon envelope is approximately 50 X 20 meters with the superstructure fitted for delivery with a displacement of 1850t and a draft of 2.4m.

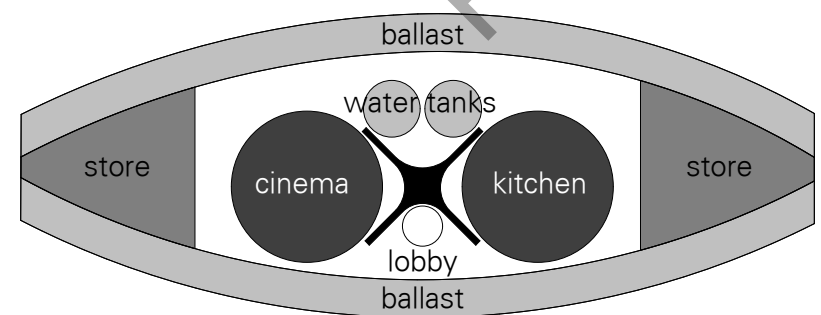


MAIN PONTOON - LIVING / DINING

PLAN 1:200



BASEMENT DIAGRAM

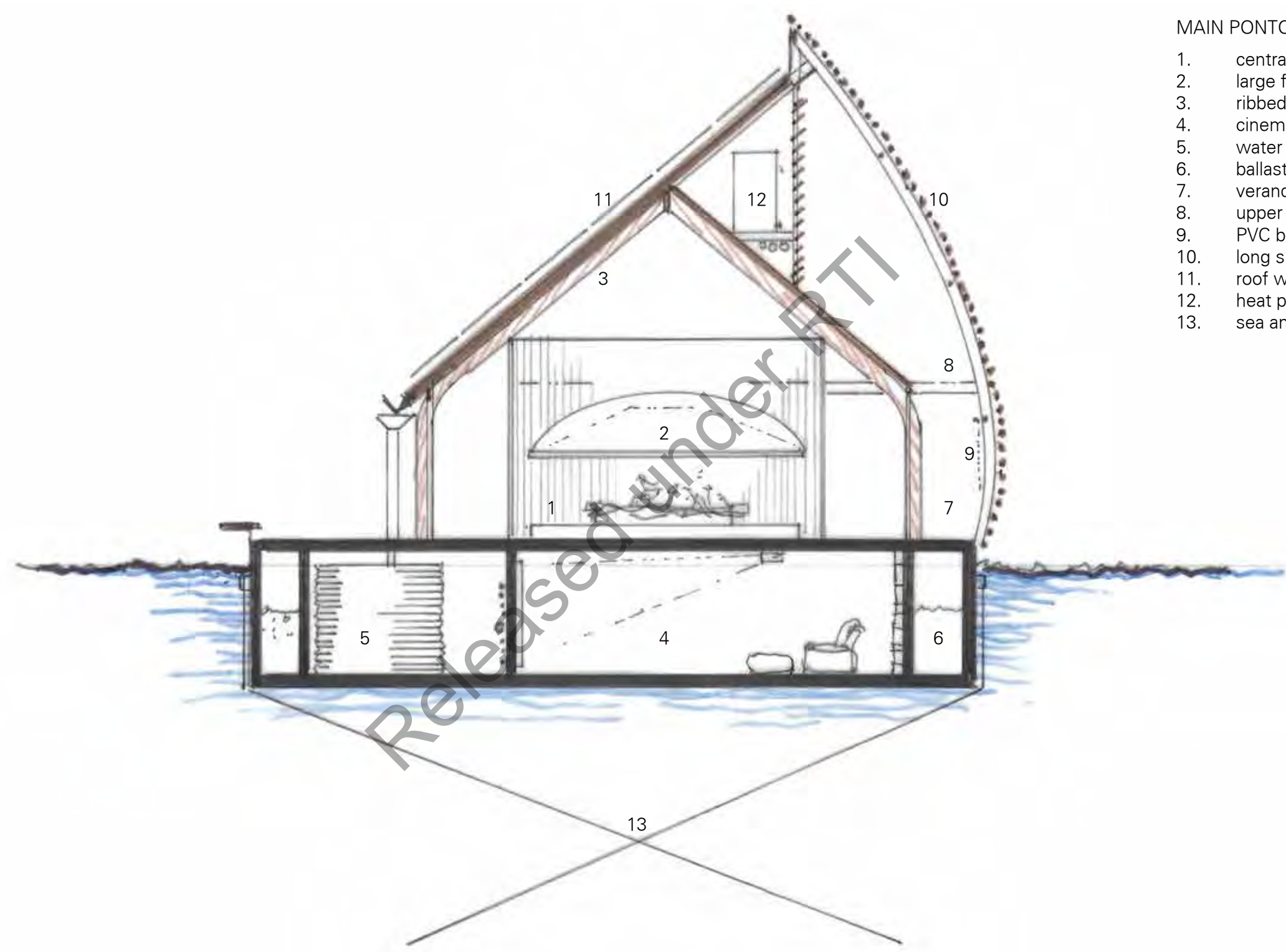


MAIN PONTOON - LIVING/DINING

1. rear corridor, with roll down PVC screens behind sapling slats
2. entry/reception area - access to basement and mezzanine
3. servery from prep kitchen below
4. kitchen bench
5. small servery/bar
6. long table/group dining/breakfast prep
7. central fireplace
8. informal lounge seating
9. banquette
10. northern deck and outdoor seating

MAIN PONTOON - LIVING / DINING

CROSS SECTION 1:100

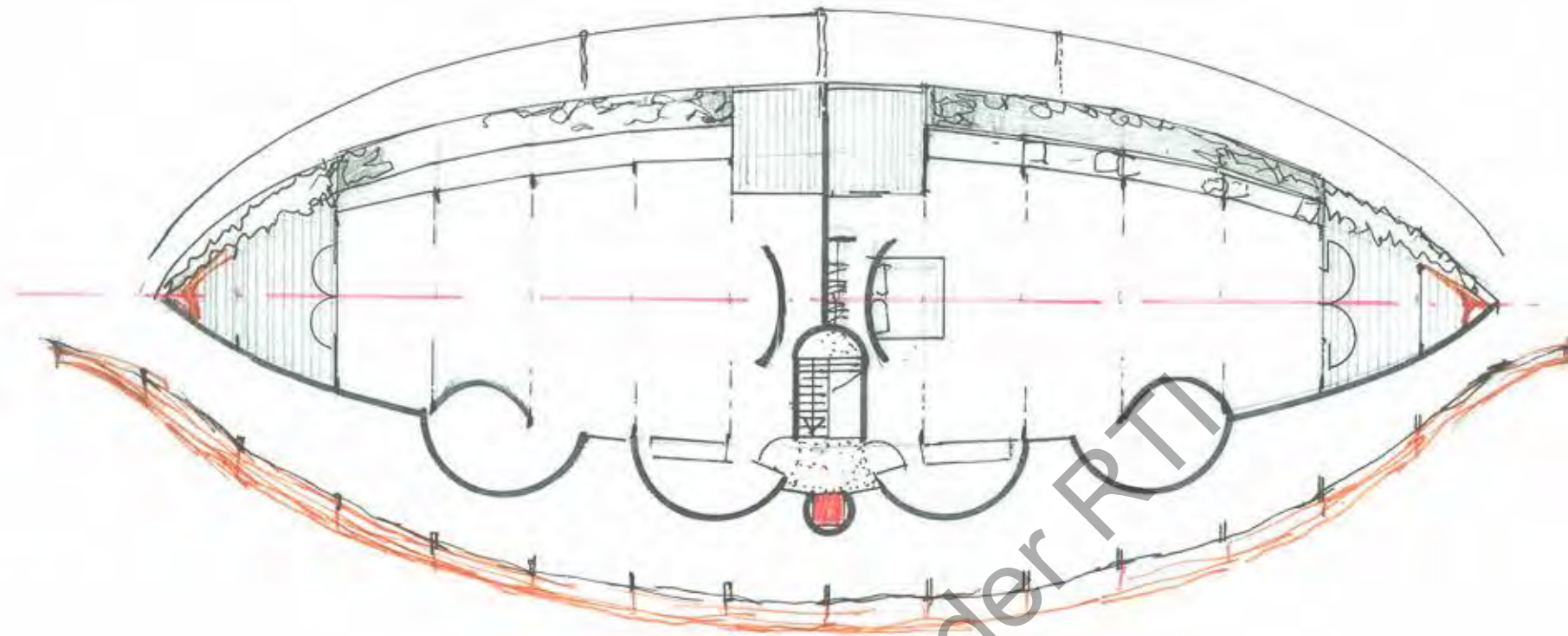


MAIN PONTOON - LIVING/DINING

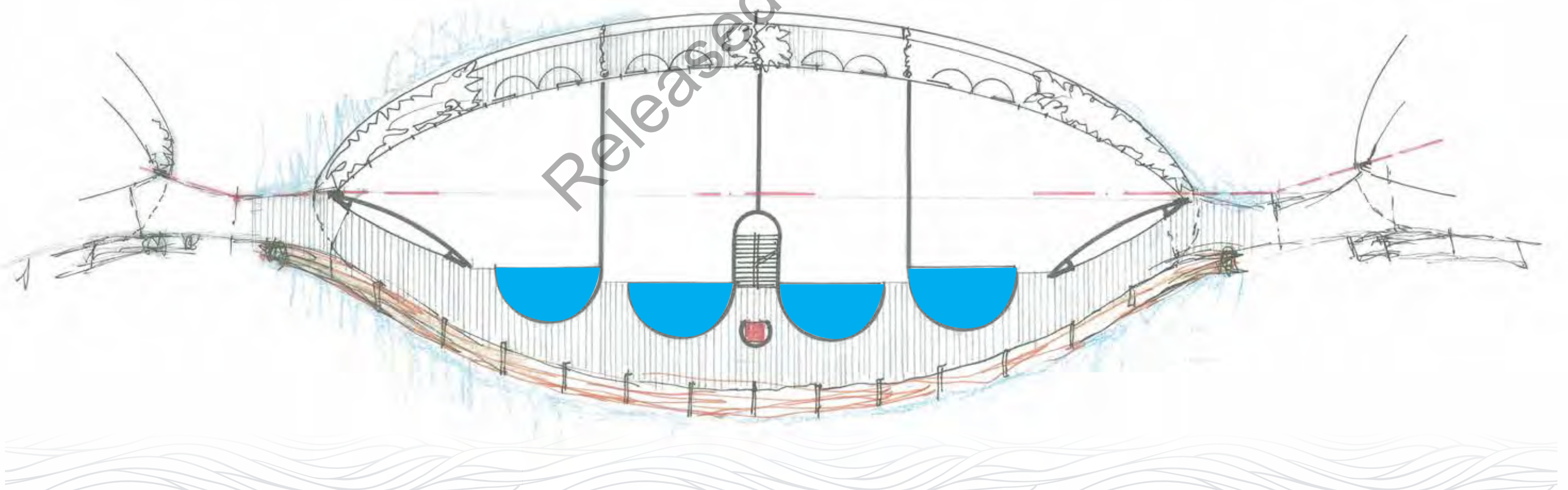
- 1. central sitting room
- 2. large fireplace
- 3. ribbed "hull"
- 4. cinema
- 5. water storage
- 6. ballast
- 7. verandah/corridor
- 8. upper mezzanine
- 9. PVC blind
- 10. long slats on steel frame
- 11. roof with PVC panels
- 12. heat pumps
- 13. sea anchors

ACCOMODATION PONTOON - MIDDLE

PLAN 1:200

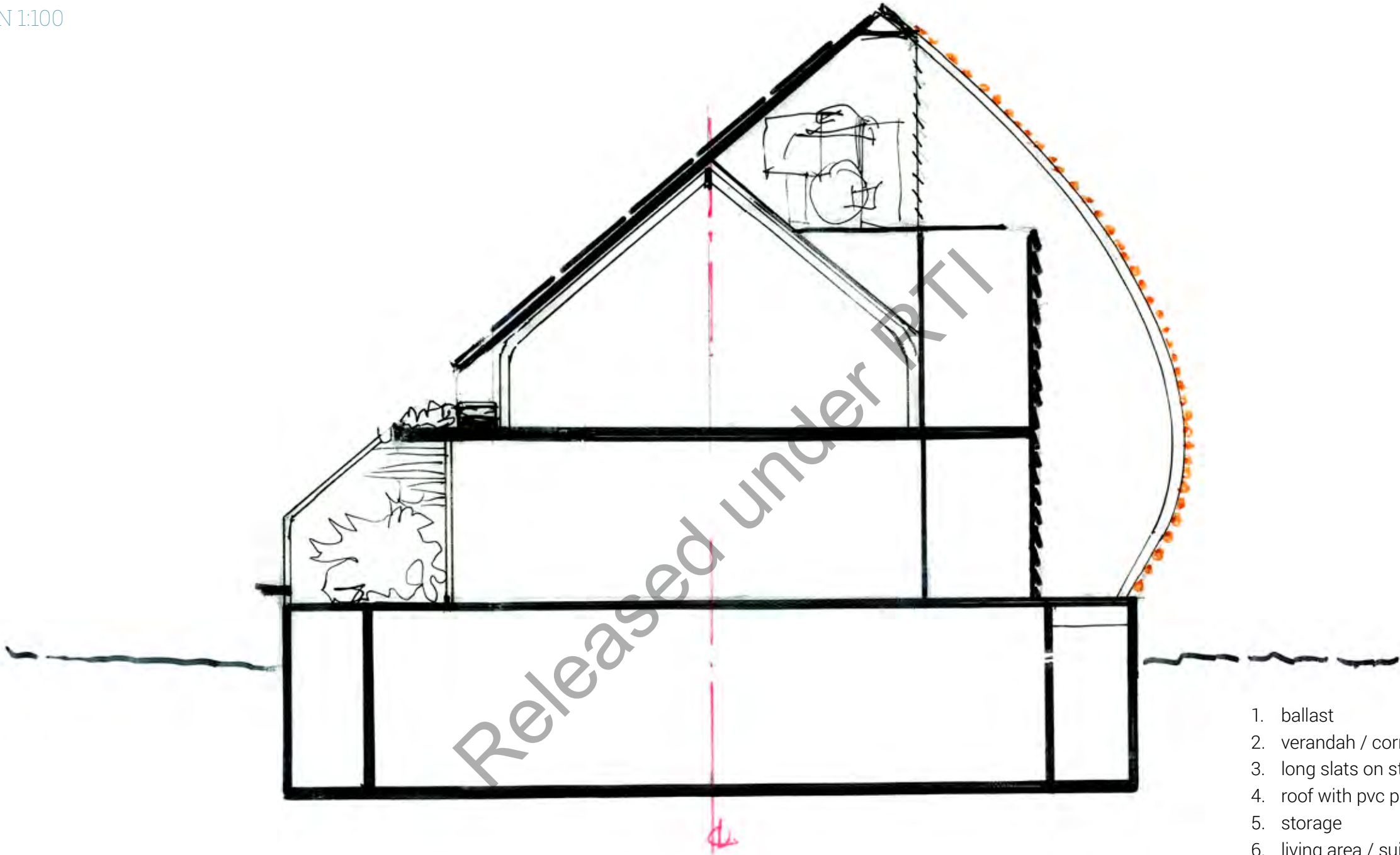


1. main corridor
2. lift
3. stairs
4. private deck
5. games room / store
6. timber sapling on frame
7. upper curved saplings
8. bathroom
9. mezzanine bed
10. operable vergola louvres on glazed roof



ACCOMODATION PONTOON - MIDDLE

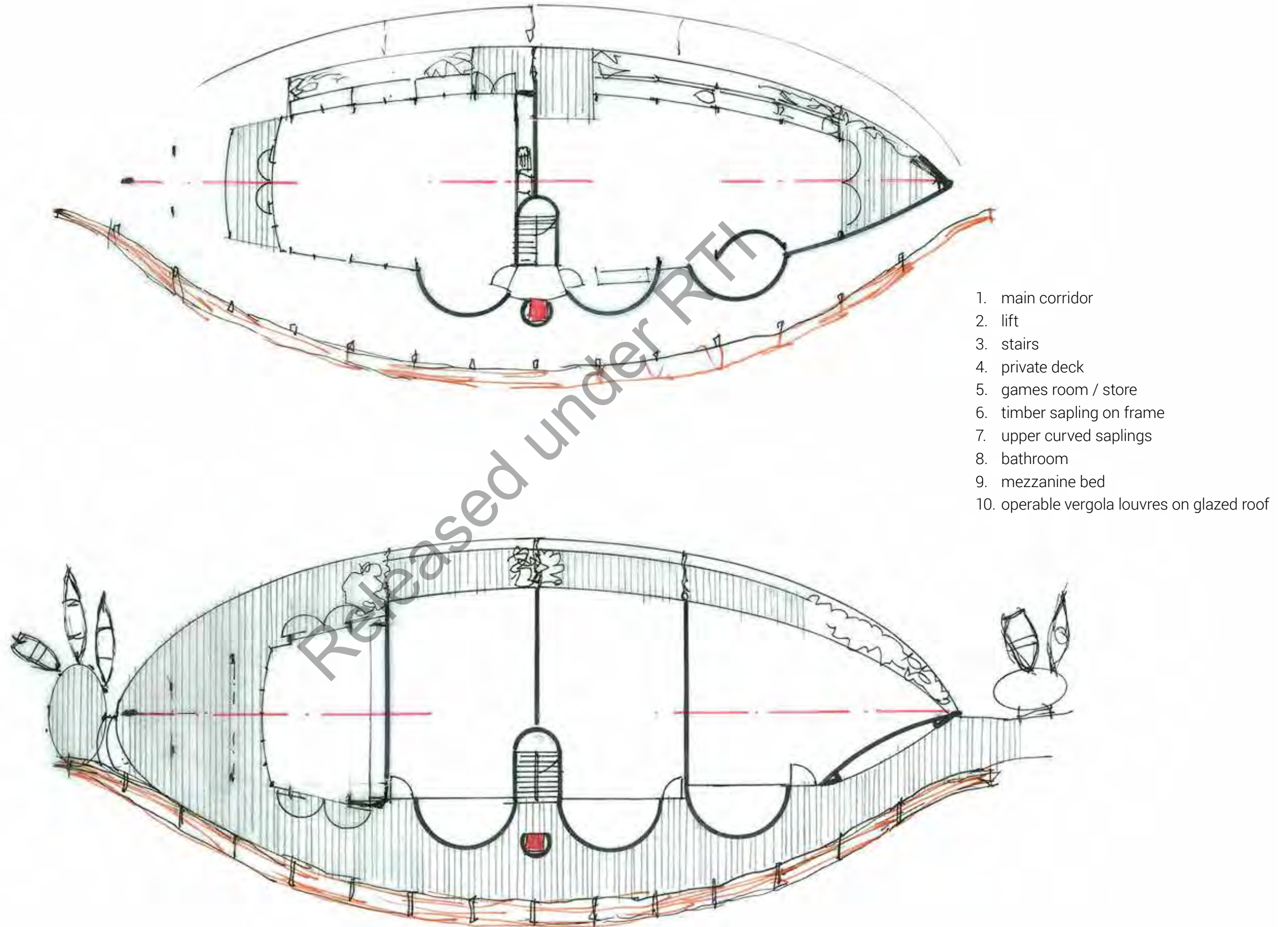
CROSS SECTION 1:100



- 1. ballast
- 2. verandah / corridor
- 3. long slats on steel frame
- 4. roof with pvc panels
- 5. storage
- 6. living area / suite
- 7. mezzanine bedroom
- 8. bathroom
- 9. operable vergola louvres
- 10. sea anchors

ACCOMODATION PONTOON - END

PLAN 1:200



STRATEGIC MASSING

- Premium Suites
- Standard Suites
- Gathering Spaces
- DDA Compliant Suites

OPTION 01 - 24 SUITES

4 x 75m² Premium Suites
18 x 60m² Standard Suites
2 x 75m² DDA Compliant Suites

OPTION 02 - 30 SUITES

8 x 75m² Premium Suites
20 x 60m² Standard Suites
2 x 75m² DDA Compliant Suites

CONCLUSION



A TRULY UNIQUE EXPERIENCE.....

To conclude, we believe this concept will create the framework for a truly unique resort, where the story telling / Interpretation will be embedded in every part of the fabric, with a complete engagement of an individual's mind and senses in with the essence of this unique part of the natural world, with its compelling past. We hope it may grow and come to be seen as one of the most unique international tourism projects for all people interested in France and the Great Age of Exploration, and more generally, the essence of human inquiry.

We feel the Recherche Bay project will be the very personification of why any individual chooses to travel, creating a way of enriching and giving new meaning to life itself...broadening the mind and soul! It will simply be.... exemplary.



APPENDIX - FLOATING STRUCTURE

PRELIMINARY PONTOON GEOMETRY

The resort is a series of seven floating concrete pontoons preliminary sketches defining the aspects of a starting point in geometry. The basic principal is a pontoon forming a canoe appearance to aid in the tidal flow within the intended mooring zone. The connections between the various pontoons via the cantilevered bridge spans.

The main pontoon must account for the mass of the pontoon (concrete construction) and the weight of the building (superstructure), along with the live and other dead loads associated with its operation. Preliminary studies suggest a main pontoon displacement around 1250 tonnes. Each accommodation pontoon displacing somewhere in the vicinity of 620 tonnes each with restricted drafts owing the local bathymetric restrictions for anchoring. Again all preliminary and subject to modification.

In each instance the 'fetch' (lateral movement) derived from the preliminary calculations will drive the freeboard height (main floor level) within the resort. The typical freeboard will range from 1400 to 1600mm, with a wave absorption "beach" or dispersion mesh arranged to capture breaking fetch waves that may arise due to the shallowing effects locally within the resort outer perimeter. The link to Architecture and Naval Architecture will govern the final geometry to reduce the residual environmental effects driven by wind and waves.

The size and occupancy requirements will drive the superstructure, aerodynamics and general behavior of the pontoon above the water. The resultant forces and loads acting upon the pontoons within the water will be counter-acted by a significant restoring moment, directly proportional to mass of the pontoon and water plane geometry. This restoring moment drives the stability of the pontoon, ensuring a strict heel and trim angle of less than 0.5 degrees can be maintained. Maintaining a low center of gravity via the use of careful concrete distribution and superstructure engineering the pontoon resists the tendency to be influence by wind, waves and human traffic.

The pontoons will be constructed locally in concrete, with any form of lightweight structural componentry incorporated. Each pontoon will have integral ballast chambers incorporated to ensure the correct freeboard and initial leveling setup. The ballast chambers also serve to protect each pontoon for significant flooding in the event of a collision with a large vessel for instance.

Each pontoon will have enough below deck space for the services each requires. In the case of the larger pontoon, the kitchen space, preparation areas, storage and staff amenitiess may be located below the main pontoon deck.

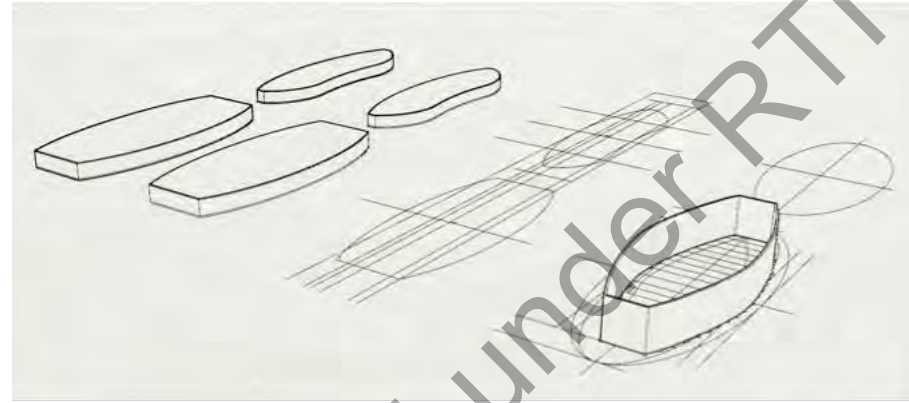
The final length of each pontoon will be suitable for the buoyancy requirements and structural requirements for their projected service life.

The pontoons will be located in a southern Tasmanian offshore zone, it is protected once in place however the towing journey if this is to be the basic method of

transportation to the site will require each pontoon to fall under the Australian Maritime Safety Authority (AMSA) and associated Lloyds regulations, with each pontoon greater than 30m in measured length each may be classed as a ship for at least the duration of the delivery.

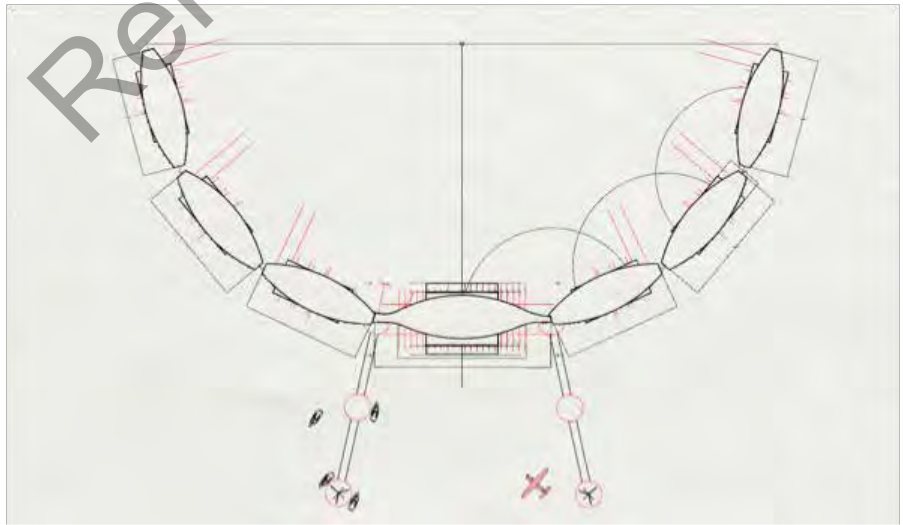
Lloyd's defines regulations for the classification of ships and offshore structures, from which both rules will be incorporated into the final Naval Architectural element of the design, primarily structural, intact along with damage stability and general classification adherence to the rules.

Once in place however the ship turn into a stationary pontoon connected to the other pontoons to remain on station and form the water based resort.



Various geometrical relationships have been studied and looked at this early stage in the concept life of the proposal.

The connection between the pontoons will be flexible enough to allow for movement and allow the series of individually anchored pontoons to act upon their anchoring network.



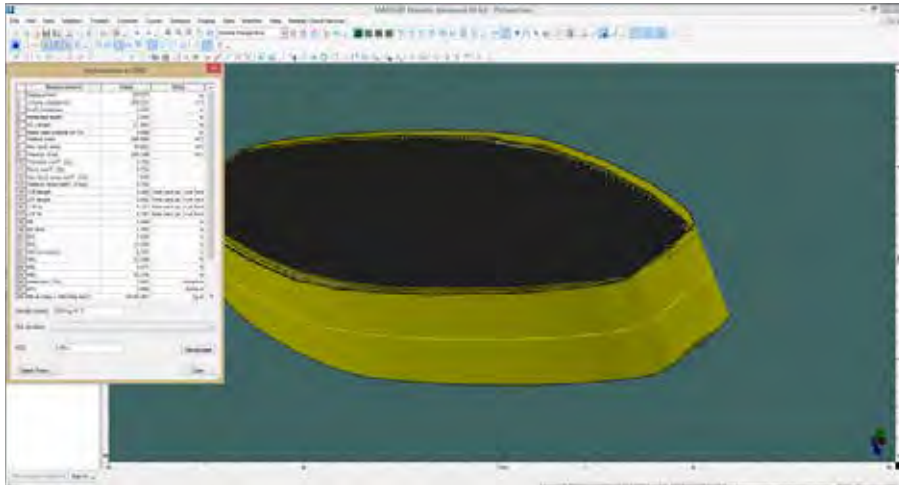
It may be necessary depending on the future development of the proposal to incorporate two Dolphin structures within reasonable proximity to integrate other services.

It is not envisaged at this stage that these Dolphin structures are required to successfully tether the pontoon arrangement, if however the Dolphins are require the pontoon chain will be linked via the air bridges connecting. Again the pontoon network will be independent of the Dolphins in an anchoring sense.

SUMMARY.

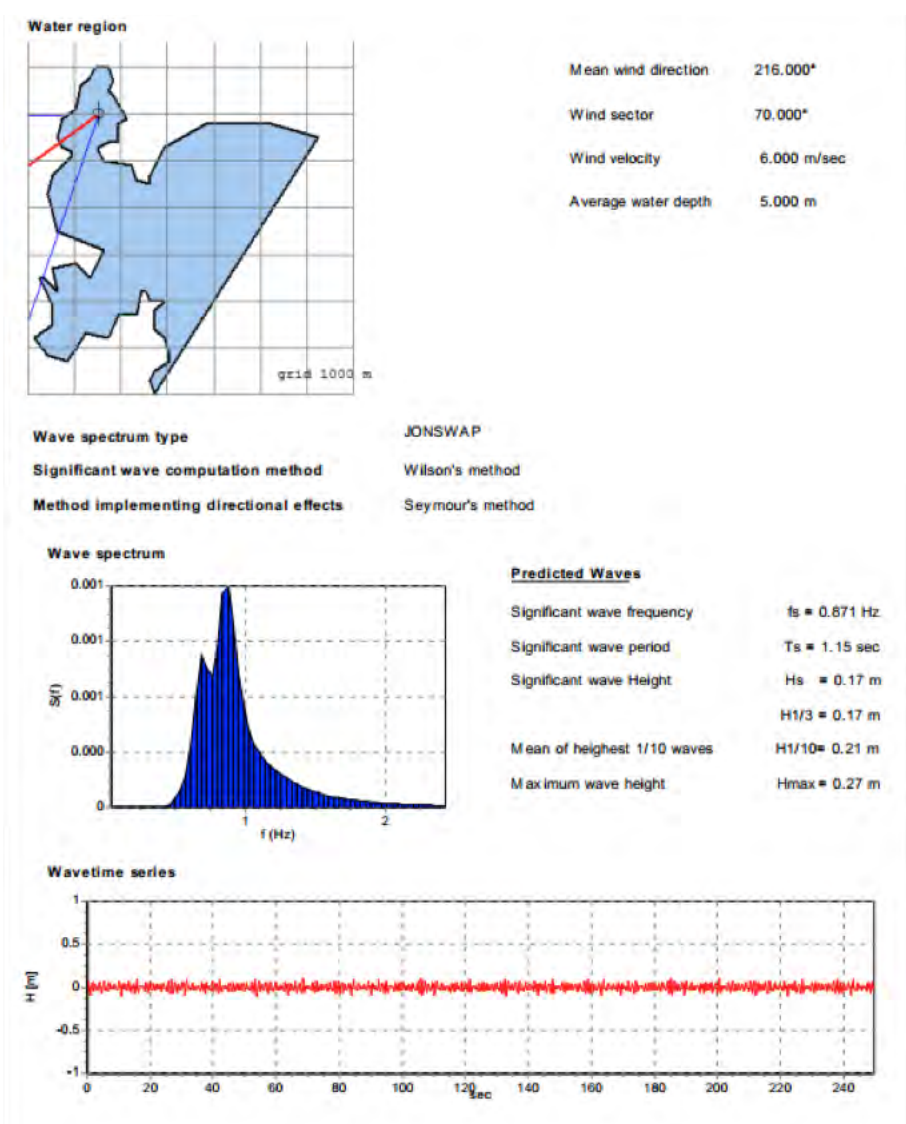
Main Pontoon hull – 42 x 14.5 x 4.25 – draft around 2.6m – 1250 tonnes

Generally speaking the concrete component may account for 80% of the displacement figures given here. So a breakdown may be presented whereby the main pontoon concrete component weight is 1000 tonnes, the superstructure allowance being 12% @ 150 tonnes and the plant equipment accounting for much of the remaining allowance based around 5% or 62.5 tonnes. The remaining quota, nominally 3% is the tweaking allowance and this would equate to around 37.5 tonnes of integral tanks to ensure the pontoon is horizontal and that the marble will not roll off the table. These figures are of course preliminary within the context of the main pontoon and subject to changes.

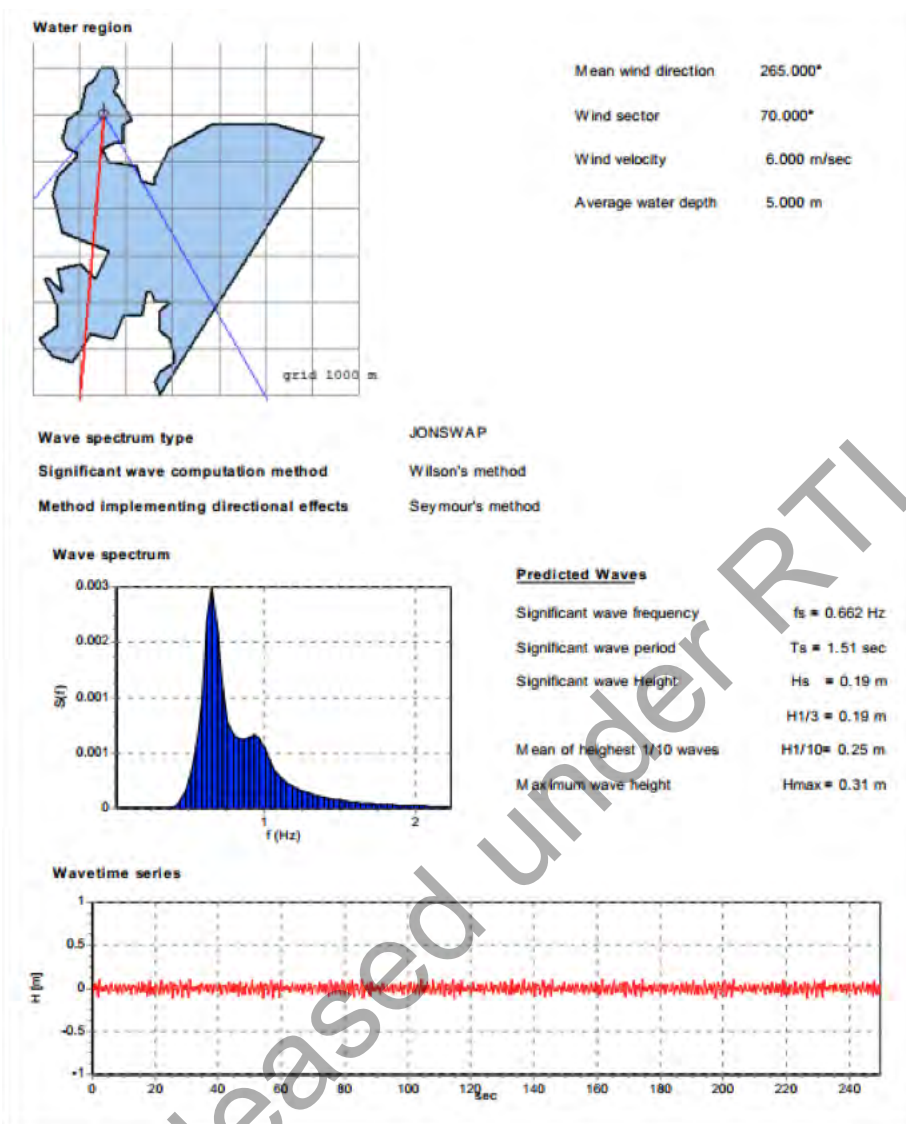


Preliminary hydrostatic evaluations

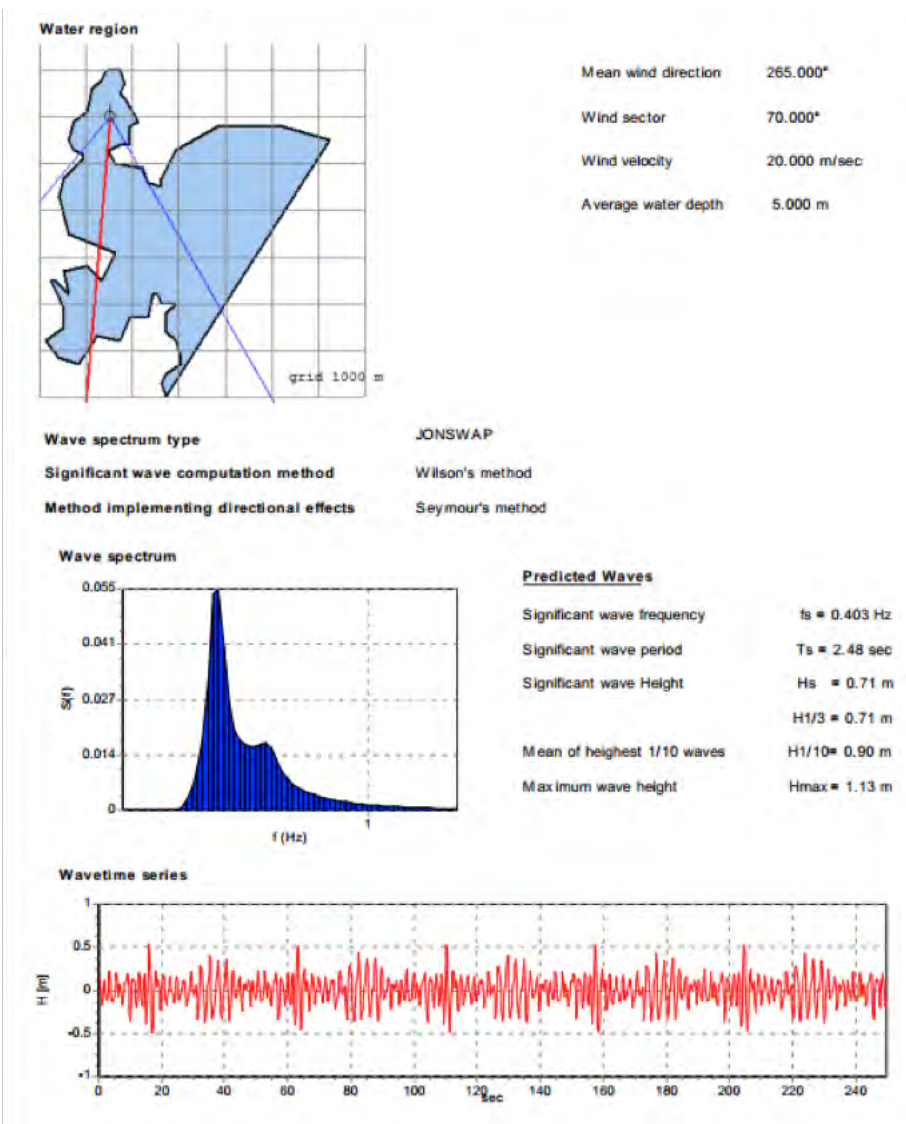
APPENDIX - FLOATING STRUCTURE



The preliminary wave analysis – 12 knots true wind speed – Southwesterly direction



The preliminary wave analysis – 12 knots true wind speed – Southerly direction



The preliminary wave analysis – 40 knots true wind speed – Southerly direction

PRELIMINARY ENVIRONMENTAL CONDITIONS

The Environmental considerations are key ingredients to ensuring the pontoon behaviour and anchoring requirements can be optimized.

The average wind speed and direction data for the period covering 1979 through to 2008 represents the best preliminary starting point.

Average wind speed: 6m/s (12 knots)

Average wind heading: 216 deg. (Approximately SW)

Preliminary wind chop or fetch has been modelled within the confines of the

preliminary resort site. The relatively short fetch build up distance coming from the SW direction and coupled with a wind speed of 12 knots the fetch build is minimal.

Typically the fetch builds with the breeze coming more from the southerly direction which yields the largest of the significant wave heights.

Given the location it is always prudent to factor in a storm, in this case a 40 knot southerly, which whilst not typical, would represent a larger fetch and significant wave height to design for.

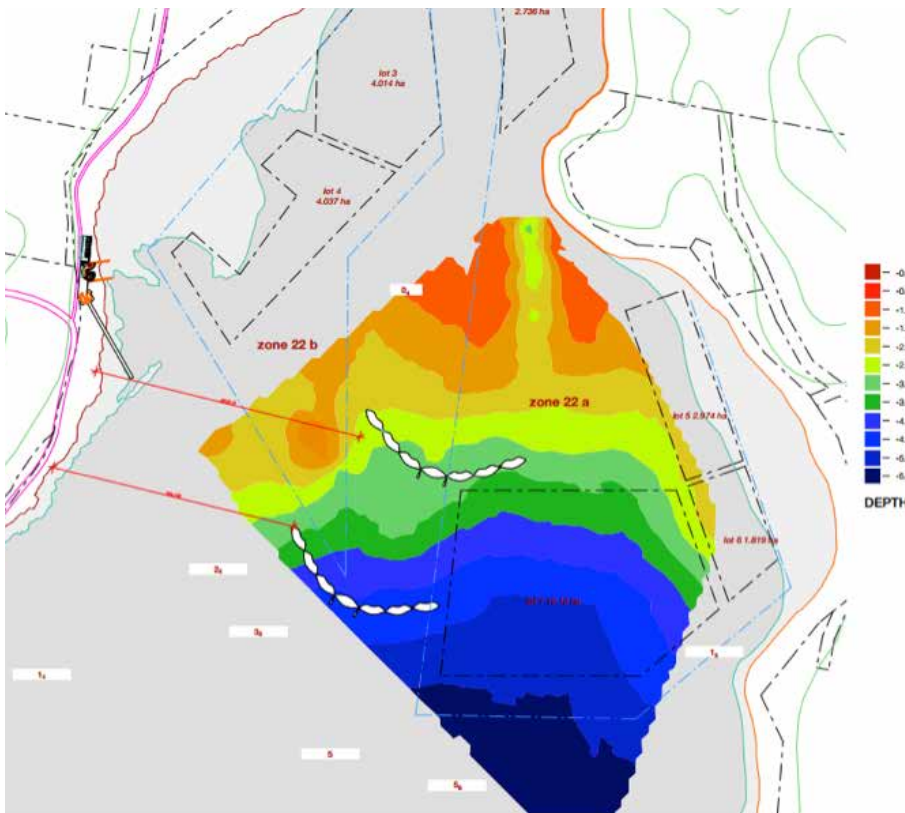
Preliminary Analysis shows a 40 knot southerly producing a significant wave height of

0.71m, with a maximum wave height of 1.13m.

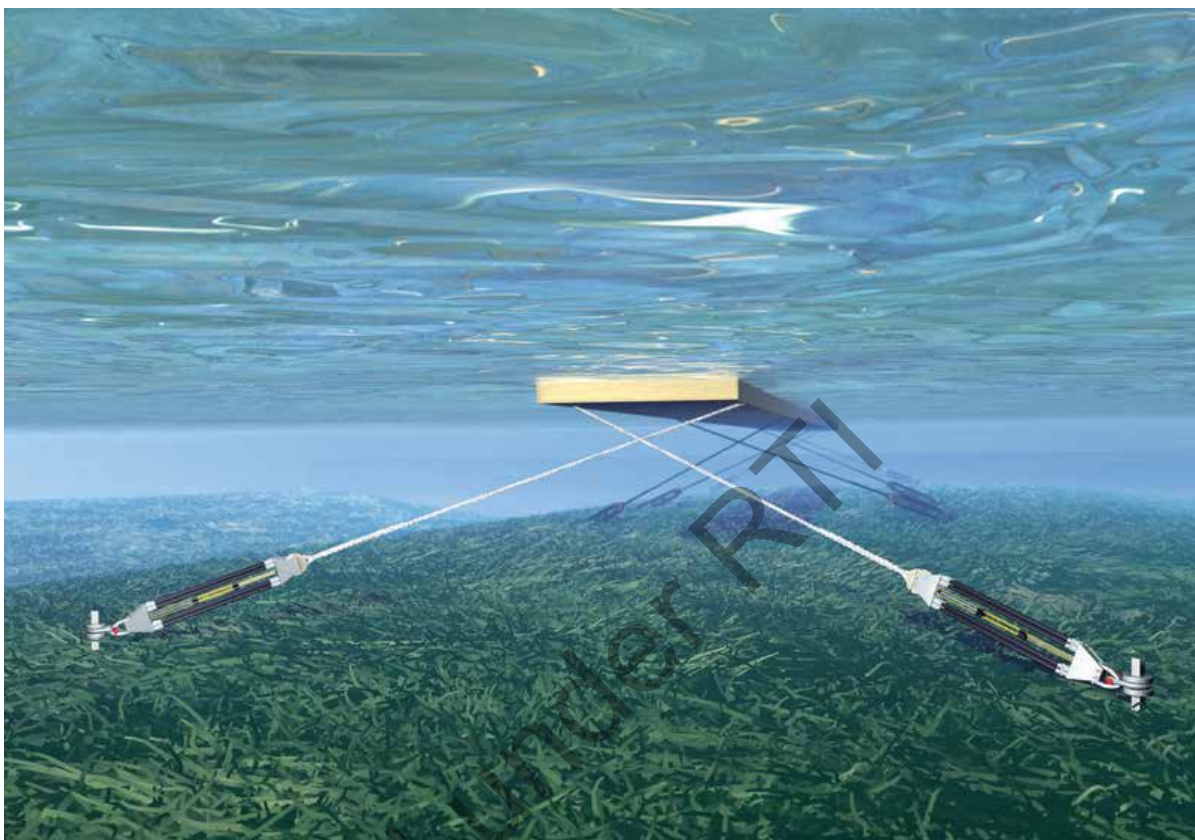
It should be clearly noted however, the typical average conditions gathered would show a different daily picture, with only a maximum wave height of approximately 0.3m.

It is this data that we look at the general formation of the island of linked pontoons. The Arc that forms the resort will act to counter the above "predicted conditions". The pontoon design and the anchoring arrangement are directly related to the environmental considerations governing the area.

APPENDIX - FLOATING STRUCTURE



The Arc site geometry pays particular consideration to the wind and waves generated within the governing the area. Preliminary modelling suggests the formation will aid in the resistance to fetch related issues and utilizes the local bathymetry constraints. Given the predominant breeze direction coming from the south, the arc develops a barrier internally to the fetch conditions. Two zones have been investigate on the bathymetry chart shown below, this the deeper water option adjacent to the current oyster farm lease being the better option.



PRELIMINARY ANCHORING SYSTEM

Each pontoon would be individually restrained and coupled with each other through the use of air bridges or alike. The individual restraints at this stage will be primarily SeaFlex anchoring systems and screw anchors

The Sea-flex system allows for some movement within a restrained matrix of diagonally arranged anchoring cables, linked to elastomers allowing for tidal range. The inertia of the pontoon also adds to the limitations in movement, so heavy equals less movement.

The basic approach shown above represents the link between the screw anchors and the diagonal nature of the matrix. The preliminary starting point would be to have the larger pontoon secured by a matrix of 18 nodes, with the small pontoons incorporating 10 nodes.

In total the number of anchoring nodes would be reviewed at 78 to begin with.

The time frame and ability for the task to be completed by a local firm would be in the order of 4 weeks, with minimal disruption to the sea floor and all located via differential GPS to ensure the node footprint adheres to the requirements defined.

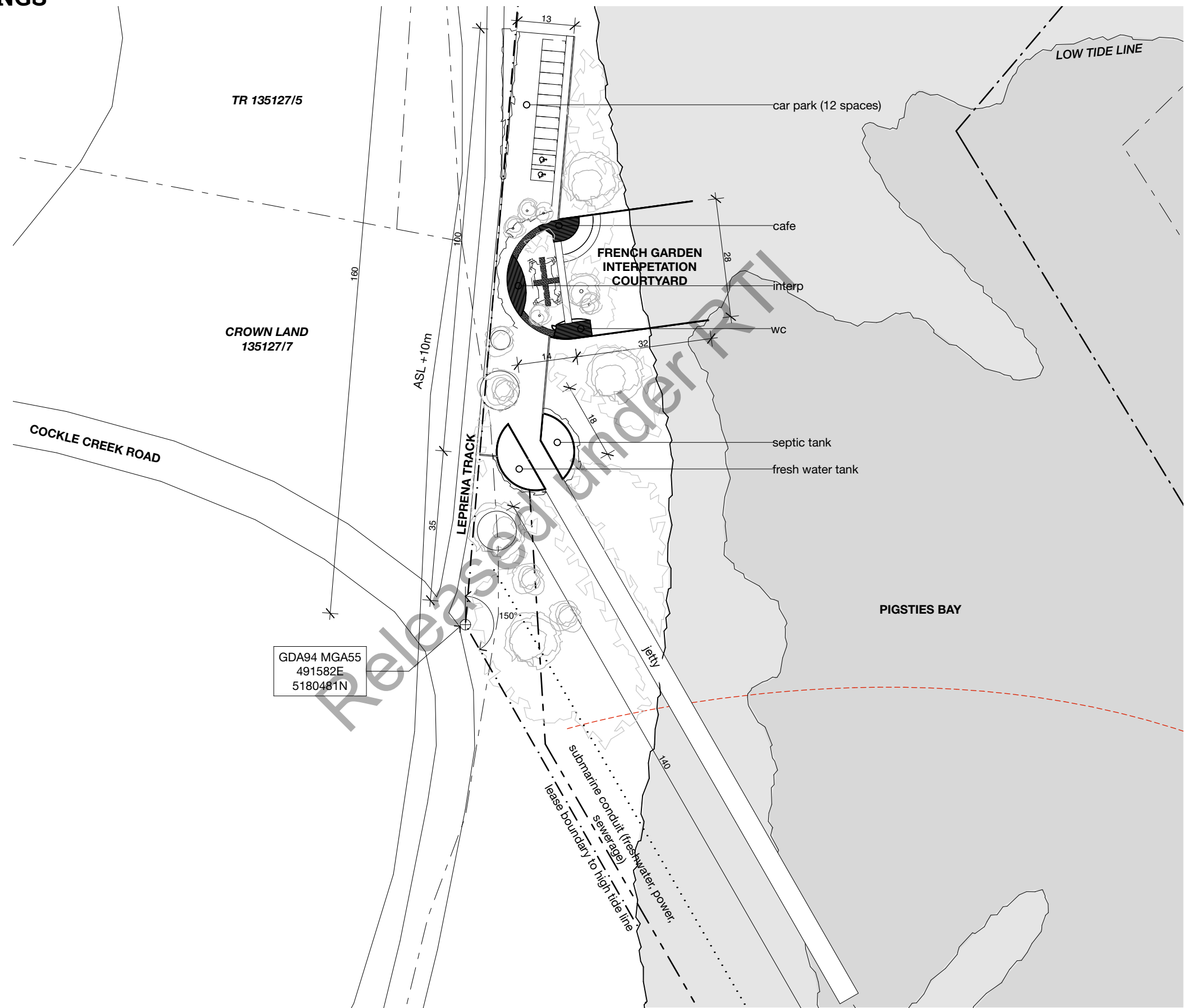
Further infrastructure required, in the form of sea plane floating docks and berths along with umbilical supply of grey and black water and electricity will be defined further down the track.

Brooks street pier was designed to withstand lateral wind loading in excess of 55 knots, the total number of anchor nodes installed was 20.

The time frame for anchor installation was without incident and performed with a week granted the calm conditions and close proximity to the harbour.

APPENDIX BUILDINGS

FRENCH GARDENS



APPENDIX BUILDINGS

FRENCH GARDENS

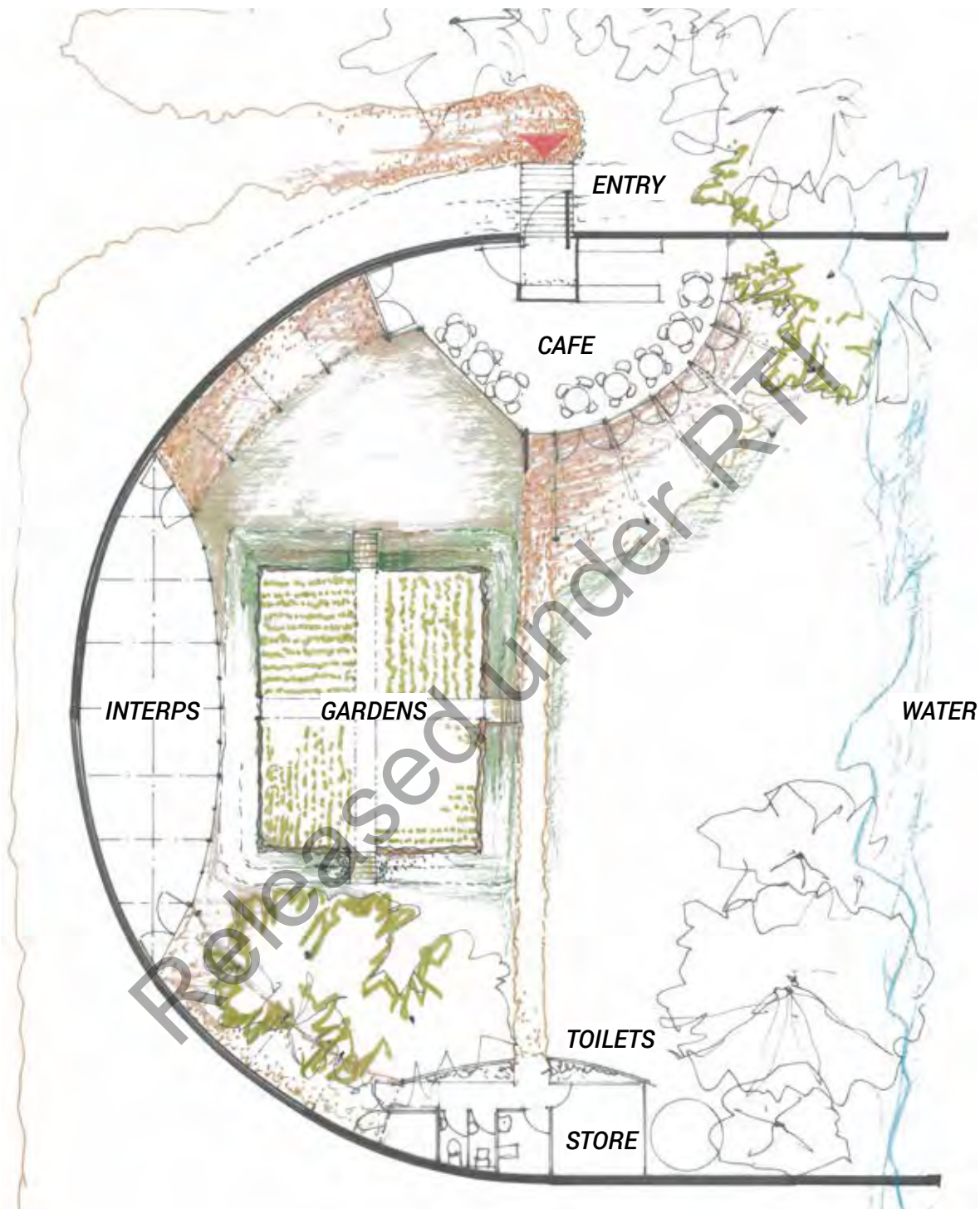
A UNIQUE CULINARY EXPERIENCE

One of the major historical points of interest is that the Recherche Bay site was the place of a unique first garden, planted during the first visit by Bruni d'Entrecasteaux's fleet. We even have a list of what was brought as seed and planted:

celery, chervil, chicory, cabbages, grey romaine lettuce, different kinds of turnips, white onion, radishes, sorrel, peas, black salsify and potatoes.

We are working towards accessing the closest matches to seeds of heirloom 18th century vegetables that could very well have been planted by d'Entrecasteaux's gardener, Felix Delahaye.

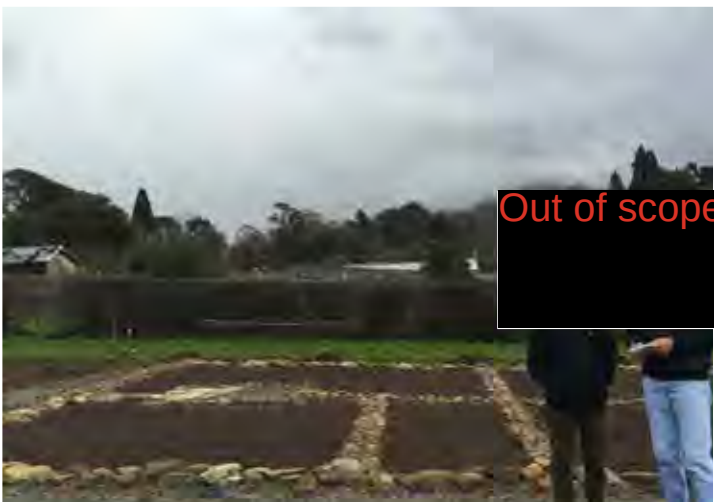
It is our intention to establish a large market garden nearby and grow all these historic vegetables, to provide the kitchen on board with unique fresh seasonal produce to create a new French / Tasmanian cuisine, as part of the unique experience. There will also be interpretative trips for guests where they will be able to experience the reality of the gardens of 200 years ago at first hand.



French Gardens and Buildings - Plan of proposed replica gardens at Recherche Bay



French Gardens - Proposed site at Recherche Bay



French Gardens - Construction of replica gardens at Government House

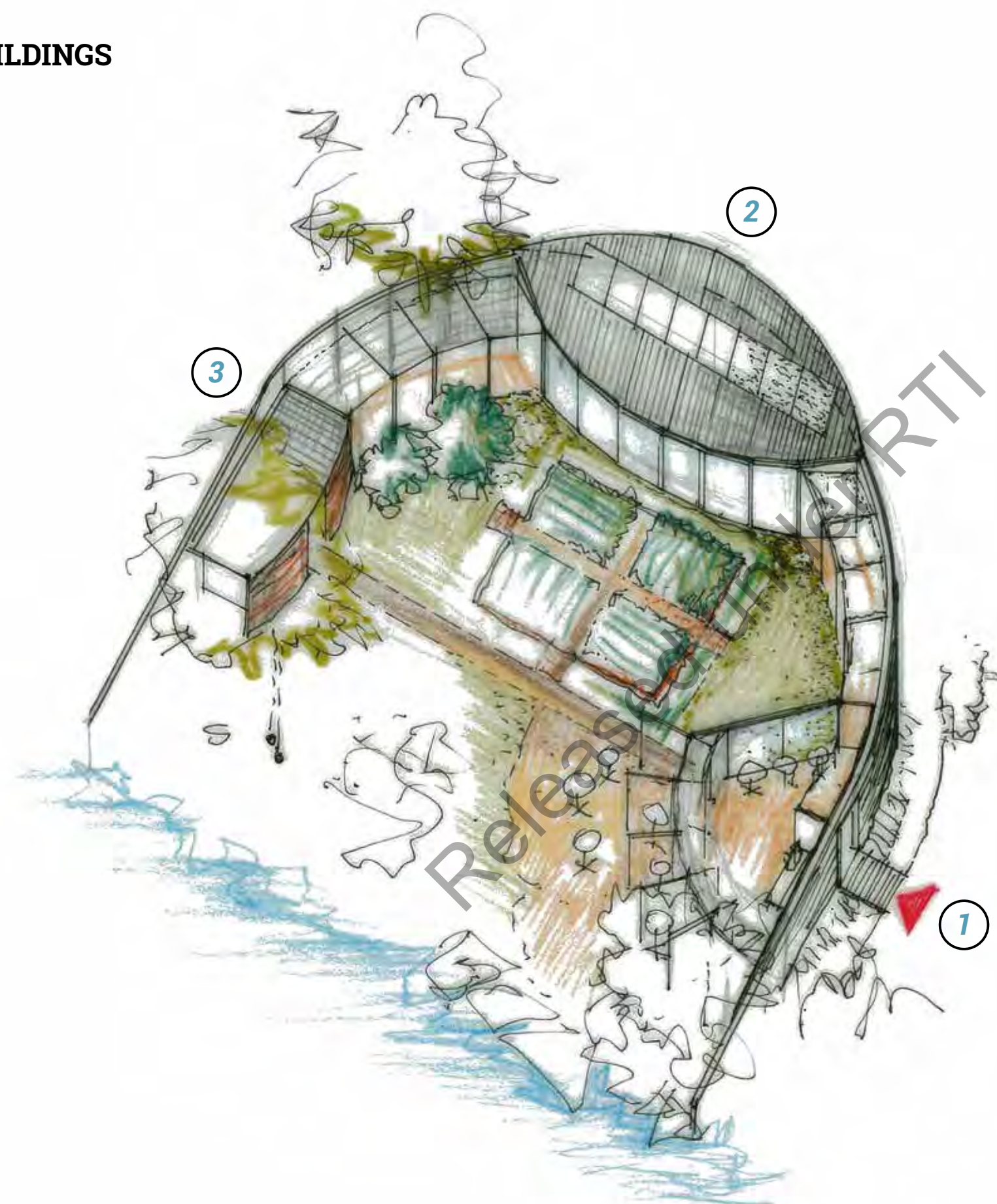


French Gardens - Finish gardens ready for the first banquet

APPENDIX BUILDINGS

FRENCH GARDENS

Aerial axonometric

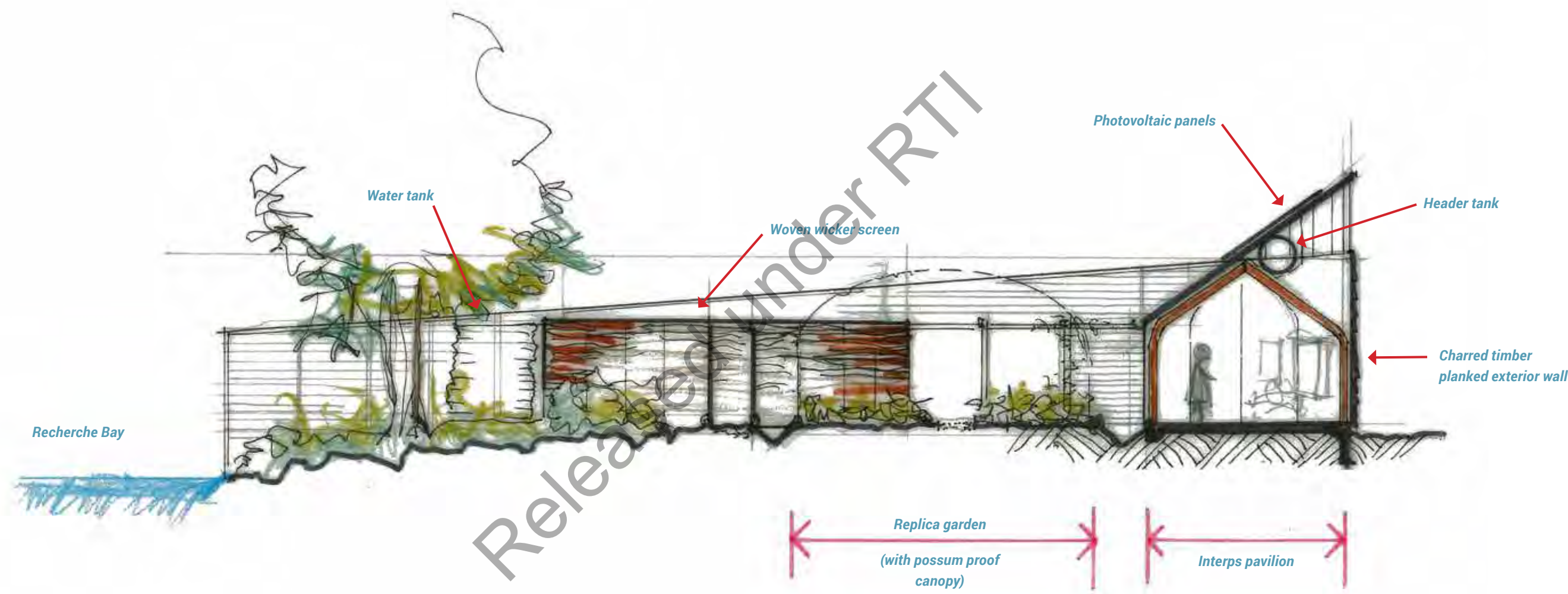


- ① Showing entry/cafe (with roof removed)
- ② The central interpretation pavilion (with a boat hull frame interior)
- ③ Amerities block / garden store

APPENDIX BUILDINGS

FRENCH GARDENS

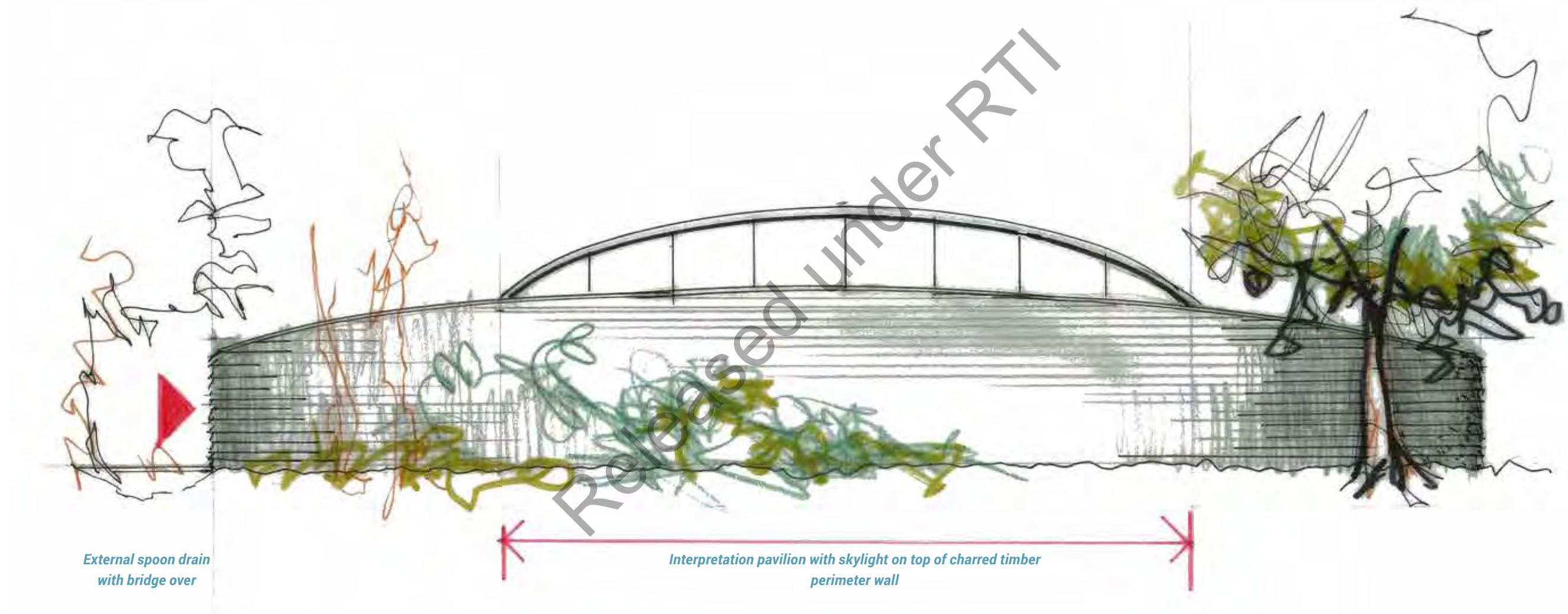
Cross section through interpretation centre



APPENDIX BUILDINGS

FRENCH GARDENS

Western elevation external



APPENDIX BUILDINGS

RECEPTION - Dover

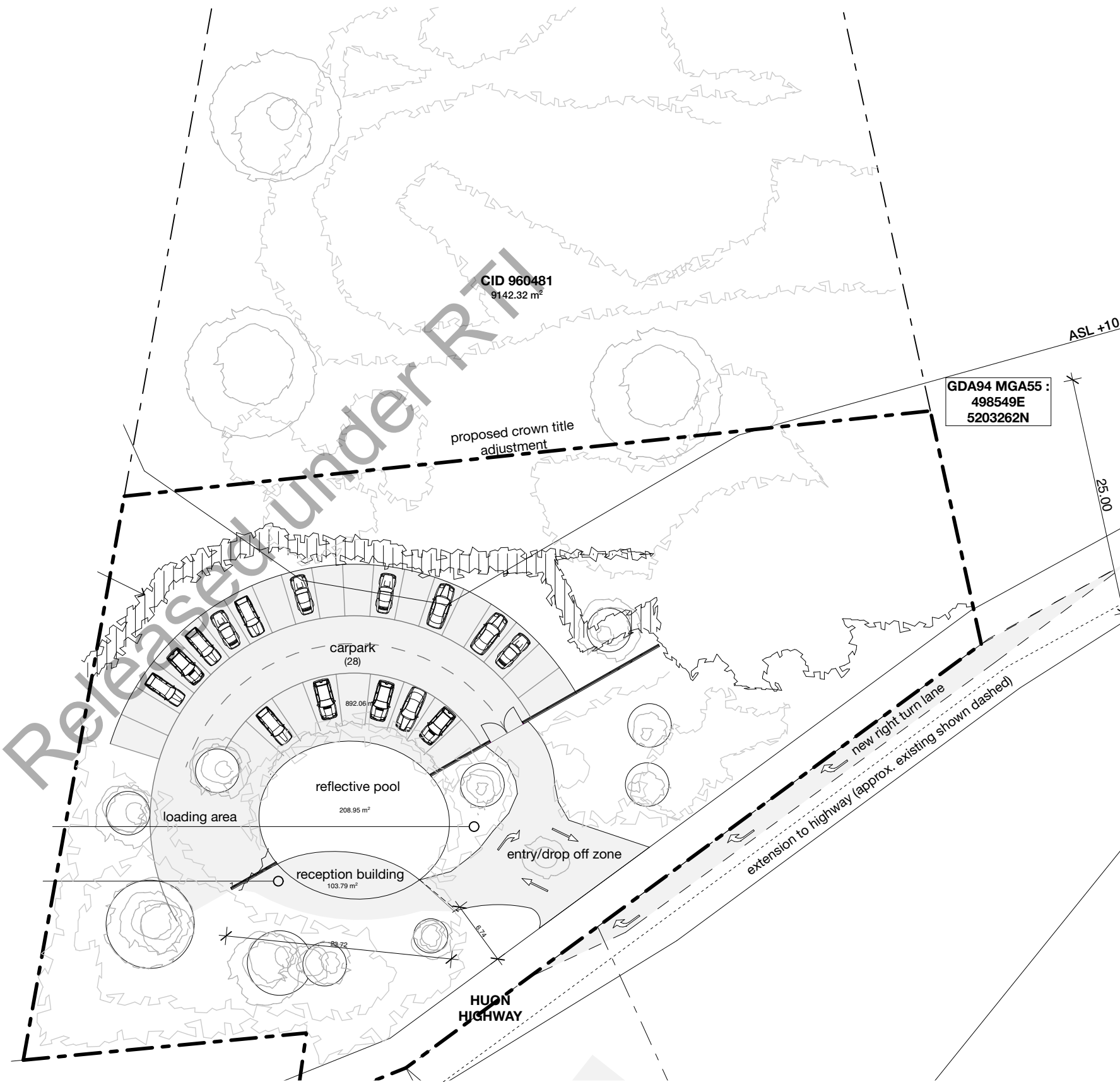


Reception Context - Aerial location of the reception building

Rental cars are not legally able to travel on unsealed roads in Tasmania, and also many owners of more expensive low slung cars have a similar trepidation of doing the same. Given that 70% of all guests to Saffire use rental cars, a way around this problem needed to be found.

The answer is to create a Reception Building, located before the sealed road ends. We have found an old disused quarry next to the highway, where we can create a natural world, reminiscent of the environment of the resort itself, with an outlook out over a reflective sheet of water which will also visually screen off a secure carpark from view from within the building. The cars will be valet parked, whilst guests are met, given an introductory drink, and ‘introduced’ into the ambience of the place.

It is intended that this final 32km drive to the jetty is part of the overall experience, as civilization slips away. The journey into the ‘wilderness’ will be using a resort owned vehicle, and the new Tesla X, a seven seater SUV seems ideal for this task, as well as it also being a quiet statement to all about the resort’s environmental credentials, which will be first and foremost as an ongoing reality, once guests step off from the jetty at the shore.

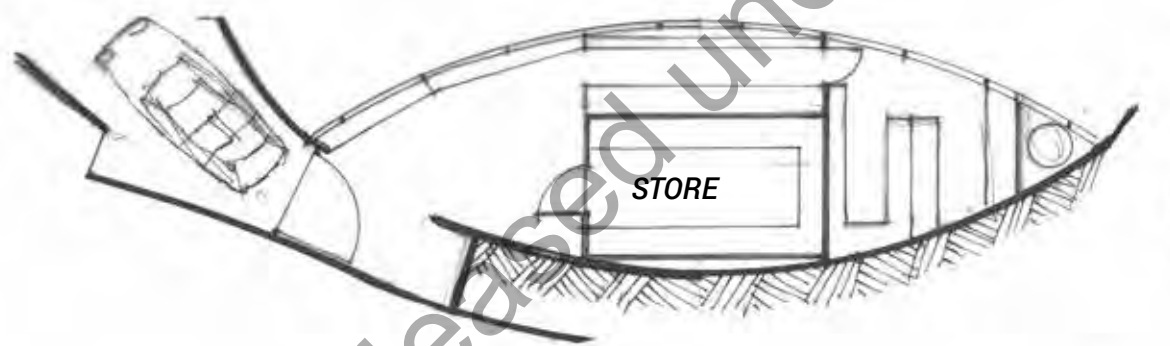


APPENDIX BUILDINGS

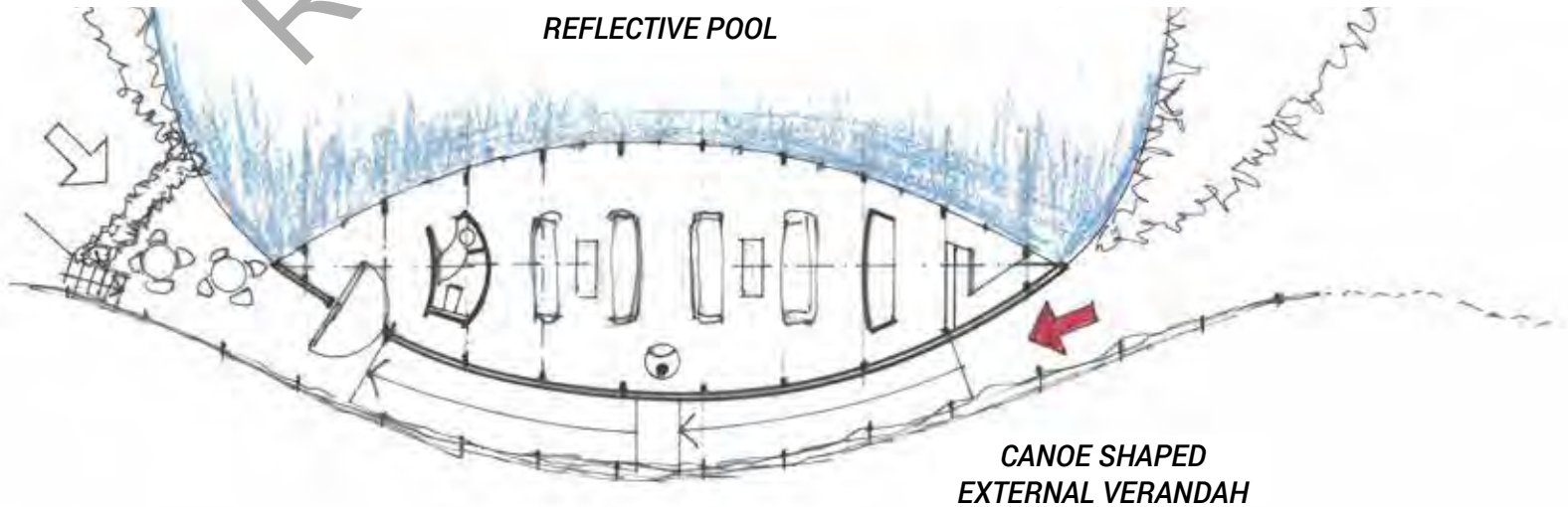
RECEPTION - Dover



Reception Context - Old quarry site near dover



Reception Building - Basement Plan



Reception Building - Ground Floor

From: [redacted] out of scope
To: Bennett, David; Coordinator-General
Cc: [redacted] out of scope; Perry, John
Subject: Recherche Bay
Date: Wednesday, 19 April 2023 11:06:42 AM
Attachments: Recherche Bay Report.pdf

Dear David (and John)

As I mentioned when we were talking recently, section 39

section 39

section 39

In closing, I am still of the belief that this resort could be one of the most unique, exemplary resorts anywhere in the world. It will define Tasmania and its values in a completely new way.

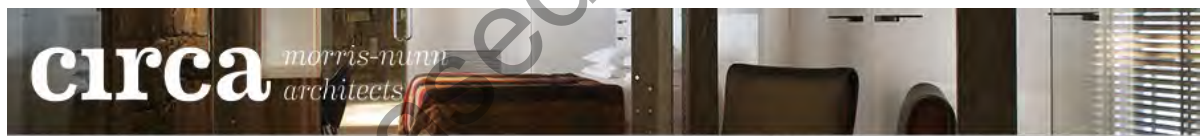
Regards

[redacted] out of scope

out of scope

principal | circa morris-nunn architects

t: (03) 6236 9544 | a: ixl atrium 27 hunter st hobart tas 7000



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PRELIMINARY
NOT FOR CONSTRUCTION

original drawing size

A3

0mm	2000	4000	5000	10000	1:10
0mm	2000	4000	5000	10000	1:50
0mm	2000	4000	5000	10000	1:100
0mm	2000	4000	5000	10000	1:200

Recherche Bay

Hunter Developments

ixL Atrium, 27 Hunter Street
Hobart
AU, 7000

N

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Contact

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03 6236 9544
info@circamorrisnunn.com.au

These drawings show design intent and are suitable as a guide only. The builder shall check and verify all dimensions and verify all errors/ omissions to the Architect. Do not scale off the drawings. Drawings are not to be used for construction purposes until issued by the Architect **for construction**.

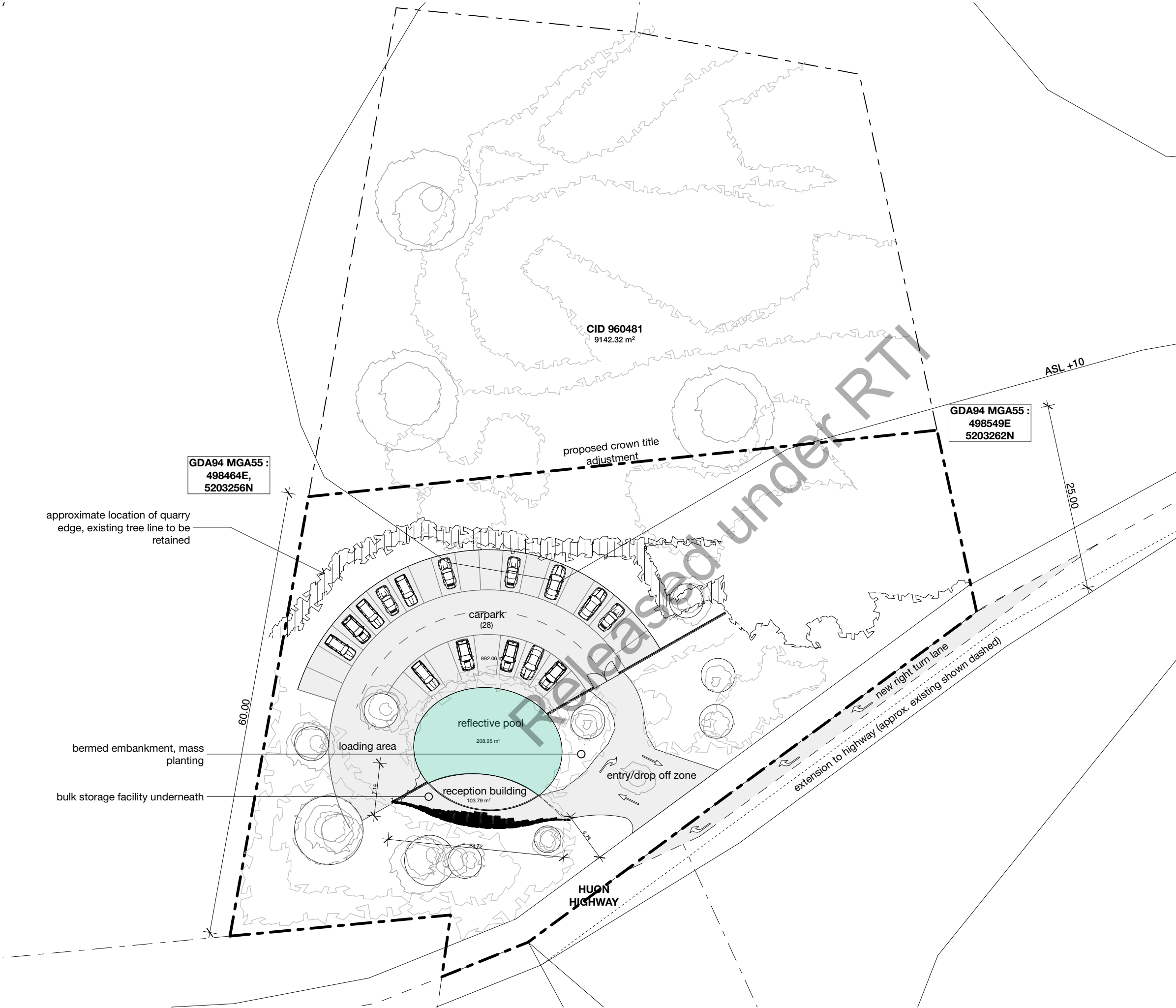
Huon Highway, Dover site

plan

status	sk
print date	Friday, 28 October 2016
drawing n°	issue

1422-sk05

PRE



1Huon Highway, Dover site

-plan

scale 1:500

From: [REDACTED]@scops
To: [REDACTED]
Sent: Monday, 20 May 2023 12:27 PM
Subject: [REDACTED]

David

I suspect there was a hiccup with the photos being attached to the email ... so, trying again

Out of scope

Right forwarded message:

From: [REDACTED]@scops

Sent: 19/05/2023 12:27

To: David Morris-Hunn

Subject: The Recherche House Exception site

David

In the office I would have the list references for this site, but it was checked out when Peter's office first found it for us, so I can't see that we could remove all buildings that are Woods at Parks but an objection to Only the party remains in the WHA



You get help from Christine Milne ... she loves the garden story



The reflection pool was high enough so you couldn't see the cars from the interior of the Reception Center. You actually looked out at a rock face behind the pool instead. A replica garden (fading) could be tucked in to one side!

The pool could have either occurred in the storage underneath it.

As I said if the French Government showed any interest, part of the could in fact be a public building/ museum housing the French voyages of discovery. **out of scope** This photo below was taken when he was showing us around with the then head of the TSI **out of scope**



Over to you...
out of scope

Released under RTI

From: out of scope
To: [Bennett, David](#)
Cc: [Coordinator-General](#); out of scope
Subject: A revised brief for Recherche Bay
Date: Saturday, 20 May 2023 2:24:21 PM

Dear David

section 39

. Before embarking on this, it would be wonderful to have a zoom meeting to discuss this. The document that we had as printed A4 copies when we chatted yesterday showed a section 39

I would be more than happy to look at what the new requirements might be as a revised layout, but first the issue of Parks and applying their RAA process, even though the project is outside the WHA, needs to be addressed.

John,

I see this matter as being fundamental to the project being successfully negotiated through the DA process. I am more than happy to personally meet and brief you too, but there has to be an agreement with Jason Jacobi that the RAA is not applicable now that all the former tourist functions / buildings have been moved outside the area of Parks interest.

As we discussed, there is now only a jetty required as a built structure within the WHA adjacent to Recherche Bay. section 39

out of scope, I would be happy to attend a meeting with Jacobi if this is required. section 39

Regards

out of scope

From: out of scope
To: out of scope; [Bennett, David](#)
Subject: "1510_recherche bay_site plans-email"
Date: Thursday, 15 June 2023 5:44:54 PM
Attachments: [1510_recherche bay_site plans-email.pdf](#)

out of scope, David

section 39, section 37

Regards

out of scope

Released under RTI

C^a

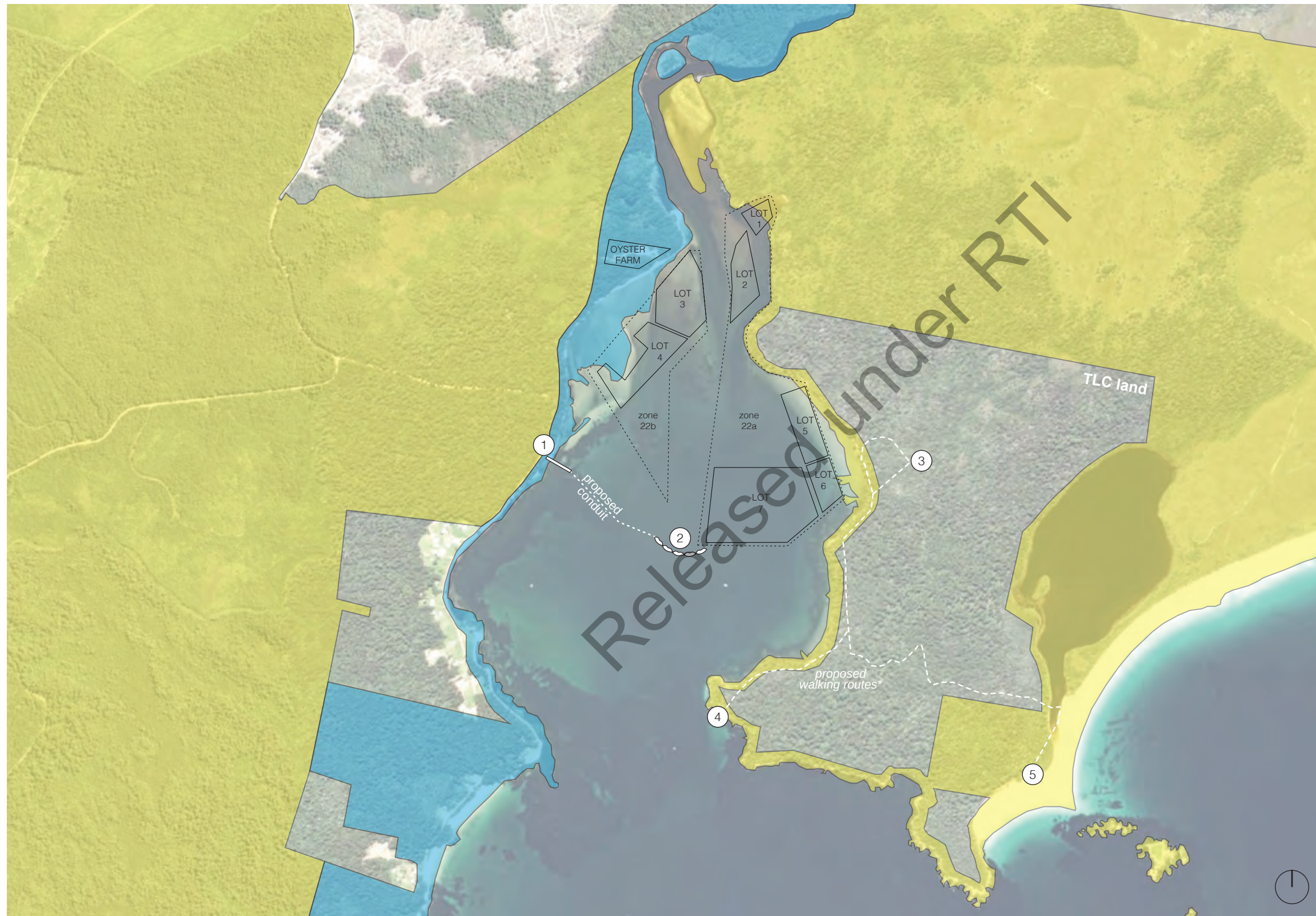
recherche bay , tasmania

site plan



*walking routes indicdative only

- 1 **proposed jetty**
arrive and depart resort by boat
 - 2 **floating resort location**
 - 3 **french garden site**
"Jardin" on 1792 french map.
french camping area.
Lahaies garden site french garden walls.
 - 4 **1972 french observatory site**
contemporary climate change
experiments and interpretation.
 - 5 **little lagoon beach**
Lyluequonny/French encounter
- world heritage area



*walking routes indicdative only

- 1

proposed jetty

arrive and depart resort by boat
- 2

floating resort location
- 3

french garden site

"Jardin" on 1792 french map.
french camping area.
Lahaies garden site french garden walls.
- 4

1972 french observatory site

contemporary climate change
experiments and interpretation.
- 5

little lagoon beach

Lyluequonny/French encounter
- conservation area**
- nature recreation area**

From: out of scope
To: [Perry, John](#)
Cc: [Bennett, David](#); out of scope
Subject: section 39
Date: Saturday, 17 June 2023 10:08:49 AM
Attachments: [1510_recherche_bay_site_plans-email.pdf](#)

Dear John

I am looking forward to our discussion on Monday afternoon section 39
[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

I am sending through these maps to assist our conversation on Monday, assuming it is a Zoom meeting rather than a face to face discussion.

Till we meet,

Regards out of scope

Released under
the
Access to Information Act

From: Bennett, David
To: [redacted]
Cc: [redacted]
Subject: RE: A Monday task
Date: Monday, 19 June 2023 4:05:00 PM
Attachments: [redacted].png

Hi [redacted]

Please find the link to the video [redacted] for Recherche Bay that [redacted] mentioned in today's meeting

Thanks

David

David Bennett | A/ Executive Director - Investment
Office of the Coordinator-General
47-49 Cattley Street, Burnie, TAS 7320 | PO Box 1186 Launceston TAS 7250
Phone: [redacted] | Mobile: [redacted]
[redacted]
[redacted]

Courage to make a difference through
TEAMWORK | INTEGRITY | RESPECT | EXCELLENCE

From: [redacted]@circaarchitecture.com.au
Sent: Monday, 19 June 2023 2:34 PM
To: Bennett, David <David.Bennett@cg.tas.gov.au>
Cc: Perry, John <john.perry@cg.tas.gov.au> [redacted]
Subject: Re: A Monday task

David

We too have looked into the land as well this morning.

section 39

We will discuss this more this afternoon as to what it all might mean moving forward.

Regards Robert

On 19 Jun 2023, at 9:30 am, Bennett, David <David.Bennett@cg.tas.gov.au> wrote:

Hi [redacted]

I will look into this so that we can discuss. The [redacted]

Thanks

David

From: [redacted]@circaarchitecture.com.au
Sent: Sunday, 18 June 2023 11:46 AM
To: Bennett, David <David.Bennett@cg.tas.gov.au>
Cc: Perry, John <john.perry@cg.tas.gov.au> [redacted]
Subject: A Monday task

David

section 39

Are you able to run a check on this land prior to our meeting? It would be wonderful to discuss this land when we all meet up (probably virtually) on Monday afternoon.

Regards
ape

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Released under RTI

From: out of scope
To: out of scope
Cc: [Bennett, David](#); [Perry, John](#)
Subject: Thinking laterally re Recherche
Date: Tuesday, 20 June 2023 4:35:03 PM

out of scope

section 39

Worth a coffee to 'chew the fat' over it.. say get out of scope to also be part of the meeting, and see if it is remotely feasible?

Regards

out of scope

Released under R

out of scope

From: [REDACTED]
To: [REDACTED]
Cc: [Bernard, David](#)
Subject: Re: Thinking laterally re Recherche
Date: Wednesday, 28 June 2023 2:40:13 PM

Dead **out of scope**

I am currently free on Friday or indeed anytime next week. Next week is probably easiest **out of scope**

section 39

So, whatever works with you, but I can come to Paël. Sq... or where ever!!

Regards

out of scope

On 28 Jun 2023, at 3:10 pm, **out of scope** <[redacted]@vg.in.gov.us> wrote:

Deal **out of scope**

Thank you for getting in touch and my apologies for taking so long to reply

I think it is definitely worthwhile to have a further chat about ways in which

Please let me know a suitable time to catch up - I would be very happy to outline what I have found so far, and very happy to meet when and where it suits you (and **you**, if available).

Kind regards,

Office of the Coordinator General

Level 6, 4 Salamanca Place, Hobart TAS 7000 | PO Box 1186 Launceston 7250

https://www.kaspersky.com/protection/malware?ref=hp&utm_source=hp&utm_medium=hp&utm_campaign=hp

[illegible]

Courage to make a difference through
TEAMWORK | INTEGRITY | RESPECT

In recognition of the deep history and culture of this island, I acknowledge, and name my

in recognition of the deep history and culture of this island, I acknowledge and pay my respects to all Tasmanian Aboriginal people; the past, and present custodians of the Land.

duplicate

Released under R

Office of the Coordinator-General

CH Smith Centre
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PO Box 1186, Launceston TAS 7250 Australia
Phone +61 3 6777 2786
Email cg@cg.tas.gov.au Web www.cg.tas.gov.au



05 January 2024

out of scope

Circa Morris-Nunn Architects
27 Hunter Street
Hobart TAS 7000

out of scope

Dear out of scope ,

**RE: EXPRESSIONS OF INTEREST FOR TOURISM OPPORTUNITIES ON
NATIONAL PARKS, RESERVES AND CROWN LAND -
EVIDENCE OF FURTHER PROGRESS**

Wishing you all the best for the new year! I am contacting you in relation to your Recherche Bay Tourism Proposal that remains in the Tasmanian Government's Tourism EOI Process, having been submitted in November 2014.

As outlined to you in a letter dated 28 June 2022, the Tasmanian Government has undertaken a review of the EOI process and concluded that it has enabled new regional investment and is encouraging the dispersal of visitors to the regions, as well as enticing visitors to stay longer, spend more, and travel more widely.

The review also found that there should be a stronger emphasis on achieving development milestones, as some proposals that passed the EOI assessment process had not progressed their project approvals within appropriate timeframes. This led to a perception of land banking, undermining the intent of the EOI to bring forward developments. As a consequence, we now request that all projects that are working through the approvals processes and/or negotiating agreements to provide ongoing updates outlining how they are continuing to work to progress their project.

Thank you for continuing to update the Office of the Coordinator-General and the Parks and Wildlife Service on the progress of this project. section 39

The Tourism EOI Panel will meet in early 2024 to consider evidence of progress by all proponents with proposals remaining in the process. They will use this evidence to ascertain whether sufficient progress has been made for projects to continue to proceed or whether they must be withdrawn.

With this in mind and noting that the panel has previously been advised of my office's role in identifying investment opportunities for this proposal, I request that you provide us with an update of progress on this project since the panel's last considerations of your project in February 2023.

Evidence of progress may include significant discussions with key stakeholders (including other government agencies) for purposes such as clarification of processes, sharing information and securing buy-in. Evidence may also include any significant financial investment made to date since the panel endorsed your proposal to proceed to formal assessment.

Please share your progress with the Office of the Coordinator-General by 16 February 2024 via return email so that we can update the EOI Panel accordingly.

For matters pertaining to the Tourism EOI process, or to seek further assistance, please contact the Office of the Coordinator-General at eoitourism@cg.tas.gov.au or **out of scope** to arrange a time to discuss further with the **out of scope**.

out of scope

John Perry
Coordinator-General

Ph: **out of scope**
E: john.perry@cg.tas.gov.au

Released under RIT



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p. +61 3 6236 9544

January 16, 2024

Recherche Bay Proposal: Evidence of Progress

Dear Tourism EOI Panel / John

I am writing in response to your letter dated 5th January, 2024 regarding recent progress with the Recherche Bay proposal, first submitted in November 2014.

Firstly, I would like to remind the committee that our submission is a little unusual in so far as we are not strictly the 'developers' of the proposal, rather we see ourselves as being its instigator, as it is not our intention to operate or manage the development. Instead we wish to create an approved entity that a quality tourism operation would be interested in owning and/or managing. As such our proposal is 'preliminary' and we expect modifications to the ideas as a result of detailed discussions with an operator, however we would not see these changes as significantly modifying the basic concepts that underpinned the proposal that was first submitted and approved.

As undoubtedly you all are more than aware, recent years have been extremely difficult ones in relation to developing tourism projects. The multiple waves of Covid have well and truly put 'paid' to all of our projects being progressed in all areas where we have been trying to solicit interest from tourism operators.

In addition, there is a further complication with Recherche Bay in so far as the approval process also involves our getting approval through the Parks RAA process in addition to our applying for a traditional council planning / building approval. The RAA process is very different in character to the DA / BA process, in part because the assessment involves an understanding and approval of the actual operation of the facility itself, and thus our not having an 'operator' per se means that we would have to develop acceptable operational guidelines which would be provisional until confirmed by an actual operator once they were appointed. To alleviate this, we had already begun developing a relationship with potential operators so that questions requiring their input could be adequately addressed.

This was all before Covid, but recently, through the agencies of the Office of the Co-Ordinator General, we were put in contact with

One very positive thing that did come out of this was our establishing an excellent working relationship with **out of scope**, which I feel very certain will be absolutely invaluable in the future assuming we can get the interest of a new operator. **out of scope** knowledge of Parks procedures will be very important in bringing this project to realization in the future, and I see it very much as 'partnering' to achieve shared goals. Indeed, I see real cross-disciplinary collaboration as the only real way this unique project will come to pass.

Towards this end, there have been new developments with two very different groups who will potentially have important ongoing roles in the project, the French government and the Tasmanian Land Conservancy.

Just prior to the last election I was in Canberra and obtained a face to face meeting with the French Ambassador to Australia, Jean-Pierre Thebault, and his cultural associate, Boris Toucas. Needless to say, it was prior to the rapprochement of a more cordial relationship with the current government, but there was still a very real love of Tasmania expressed by the Ambassador. He decried the fact that the only real acknowledgement of the French early explorers in Tasmania was a 'very odd' sculpture in the Botanical Gardens! Surely, I could do something to rectify that!!! I am certain of the links that can potentially be forged with the French government, but I think it important to first have an operator 'on board'. In a very different vein, I have been building a real bond with the Tas Land Conservancy, who own a large proportion of the peninsula adjacent to the water, and on whose land is the 'first European garden' planted by Felix Delahaye. Again, it will be the desires of the resort operator which will determine exactly what the relationship will be with 'the next-door neighbour' but the shared values and interests should mean a very close ongoing working relationship.

To progress Recherche Bay, it is necessary to have an operator who is at least interested in beginning the journey. I am grateful that the Office of the Co-Ordinator General introduced me to **section 39** I will continue to look to find possible candidates, and I am very hopeful that other agencies will also assist. It will be a group that is interested in being involved with a truly unique 'niche' project. My own intuition feels that a specialist 'boutique tourism entity' which is interested in operating a unique experience destination will be the answer. Now that there is a good relationship between the French Government and the Australian Government, I am more than happy to resume my search using the good agencies of the French Ambassador.

out of scope

out of scope, Circa Architecture



Postscript:

I have the good fortune of owning an authentic 1795 map the southern section of Van Dieman's Land, actually made as a result of the visit by d'Entrecasteaux, showing his discoveries and detailed cartography. Indeed, there is an faint line showing the route of the voyage itself. (Note: Abel Tasman's map in the right-hand corner, for reference of what previously was the best available information! Fascinating!)

It is my hope that this map gets to live in a new 'home', as part of an extensive interpretative display associated with a truly unique tourism resort honouring the lives and deeds of the early French Voyages of Discovery in the waters around Tasmania.

out of scope

From: out of scope @circaarchitecture.com.au>
Sent: Friday, 19 January 2024 11:36 AM
To: Perry, John
Cc: out of scope
Subject: Re: Correspondence - Tourism EOI - Evidence of Progress
Attachments: Note to John Perry 16.1.24.pdf; Letter to proponent - out of scope - Evidence of progress - Jan 24.pdf

Dear John,

Thank you for your note below.

I am attaching my response to your letter which I hope is satisfactory. I trust it is adequate for you to recommend the continuation of your support for the Recherche Bay project.

I would be very happy to meet you or out of scope to discuss further my thoughts that I have expressed in it, should you feel that this is warranted, and I look forward to receiving a note in due course to confirm the the Tourism EOI Panel is indeed supportive of the project continuing.

section 39

Warm regards

out of scope

circa morris-nunn architects
t: (03) out of scope | a: ixl atrium 27 hunter st hobart tas 7000

out of scope

duplicate

Office of the Coordinator-General

CH Smith Centre
 20 Charles Street, Launceston TAS 7250
 PO Box 1186, Launceston TAS 7250 Australia
 Phone +61 3 6777 2786
 Email cg@cg.tas.gov.au Web www.cg.tas.gov.au



30 July 2024

out of scope

Circa Morris-Nunn Architects
 27 Hunter Street
 Hobart TAS 7000
 out of scope circaarchitecture.com.au

Dear out of scope

EXPRESSIONS OF INTEREST FOR TOURISM OPPORTUNITIES ON NATIONAL PARKS, RESERVES AND CROWN LAND – EVIDENCE OF FURTHER PROGRESS

I refer to your submission made to the Expressions of Interest process for Tourism Opportunities on National Parks, Reserves and Crown Land (Tourism EOI) in November 2014, titled "Recherche Bay Tourism Proposal".

Thank you for providing evidence of ongoing project progress as part of the revised processes of the Tasmanian Government regarding the Tourism EOI process.

At its meeting this year to consider the information provided by proponents, the Tourism EOI Assessment Panel (the Panel) noted that there has been interest from a luxury tourism business in your project and that this business has been conducting due diligence. On this basis the Panel has concluded that your project has demonstrated satisfactory progress and recommended for it to continue in the EOI process, noting that it is important that you continue this progression and provide evidence of further progress by 31 July 2025. This will ensure that the EOI process continues to deliver strong outcomes for our State.

The Office of the Coordinator-General (OCG) will shortly be in touch to organise a meeting to discuss progress in securing investment. Should you wish to get in touch before receiving that invitation, please do not hesitate to contact the OCG at eoitourism@cg.tas.gov.au or 03 6165 5219.

Yours sincerely,

out of scope

John Perry
 Chair, EOI Assessment Panel

Ph: out of scope
 E: john.perry@cg.tas.gov.au

From: out of scope
To: Coordinator-General
Cc: eoitourism; Coordinator-General; out of scope
Subject: Re: Correspondence – Tourism EOI Assessment Panel – Evidence of Further Progress Recherche Bay
Date: Saturday, 3 August 2024 1:55:43 PM
Attachments: duplicate

Dear John,

Thank you for the email, together with the attached letter below, and receiving it prompted me to write to you to expand further on the points you have raised.

Firstly, I often still get into discussions with people who believe that the Recherche Bay project could redefine the nature of cultural experience based tourism in Tasmania with its unique offering. The latest just happened to be an ABC journalist inquiring about the status of the EoI that was submitted for the project, a call which I found of interest in itself. Incidentally I answered her in the affirmative!

More importantly, I really do believe that Recherche Bay can still be realised and indeed something truly wondrous can finally be brought to fruition, in spite of the fact that for the last few years with the Covid pandemic and its consequences has meant that things generally were put on hold. The first significant change in the background environment pertaining to the project is the rapprochement between the French Government and our own government agencies, and I believe that Australia has a new French ambassador who has had one informal visit, but nevertheless had asked to be shown Recherche Bay and indeed he was guided down there on a visit by out of scope. I learnt this because I took a group of architecture students to Government House in part to see the only real element of the whole Recherche Bay story, the replica First French garden that the out of scope made during their tenure.

I was asking about whether it was possible to organise a formal dinner at Government House during the next formal visit of the French Ambassador, similar to the one which was a sort of 'harvest festival' to celebrate the first produce of historic plants from the replica garden. I was informed that this was now organised by the Department of State Growth, and given a name to contact. section 39

Is this something that the Coordinator General can assist with through formally inviting the French Ambassador to visit?

More broadly the offer of a meeting to discuss how best to forward the development would be gratefully accepted.

Warm regards

out of scope
 | circa morris-nunn architects
 t: (03) 6236 9544 | a: ixl atrium 27 hunter st hobart tas 7000



duplicate