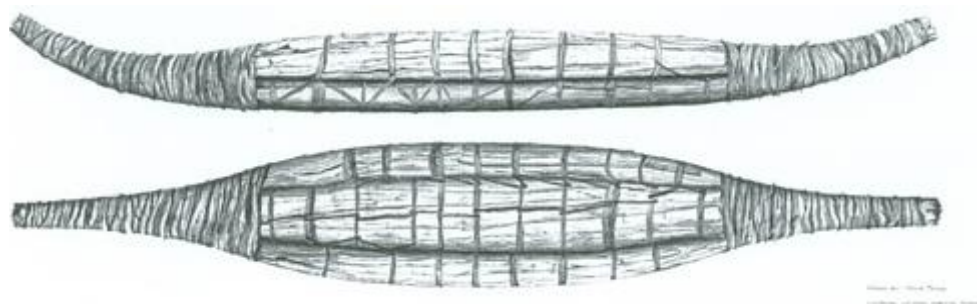


but for a cruel twist of fate.....



to begin at the beginning.....

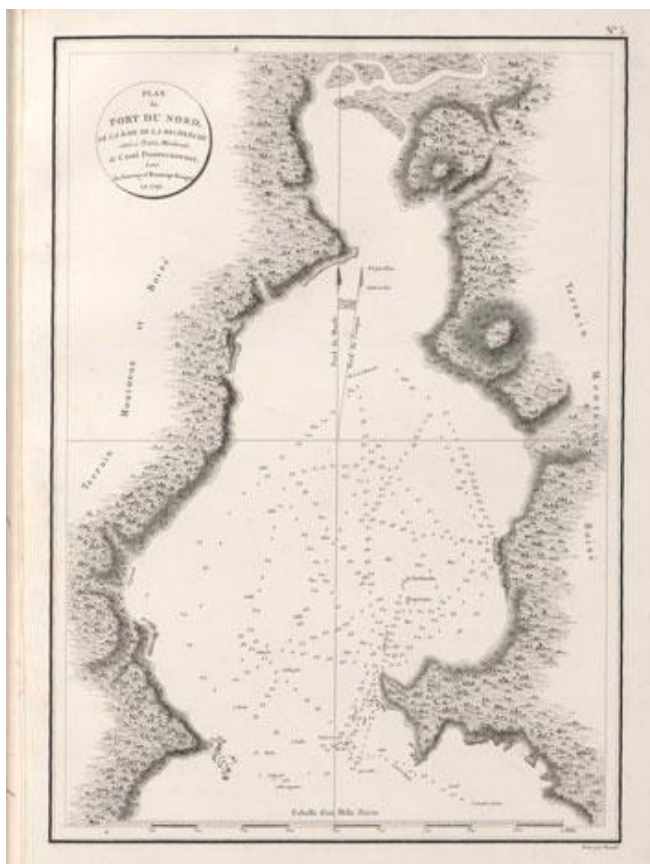


I am writing to you as an Australian, living in Tasmania, and my words are penned in English, my native tongue. My home began as an English colony, initially a dumping ground for its unwanted, largely urban poor, who were tried and sentenced to transportation to a place at the furthest end of then known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

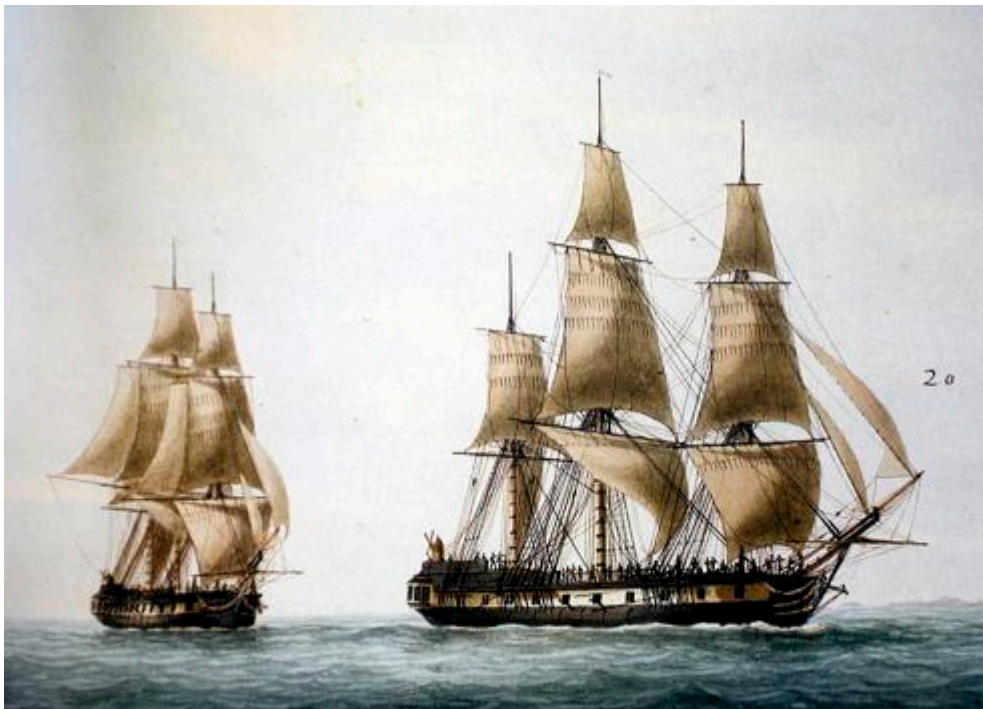
This project sets out to celebrate the story of the French voyages of exploration of the late 1700's, where three successive trips, the first under the Comte de la Perouse, the second commanded by Bruni d'Entrecasteaux, and the third under Nicolas Baudin, came very close to claiming sovereignty for France 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

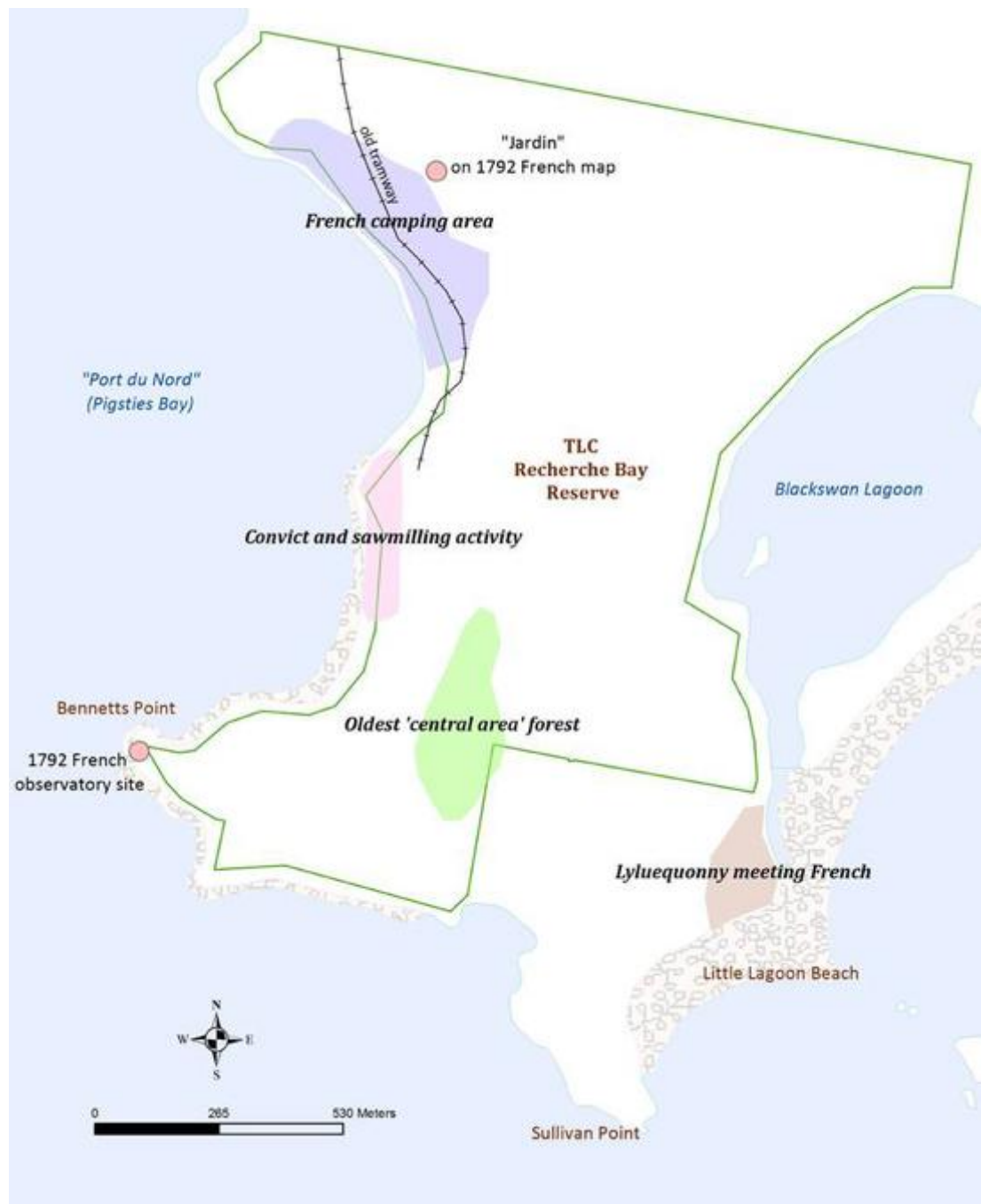
This proposal is based on the practical expertise gained in the design and construction of one of Australia's most innovative new construction projects. The Brooke St Pier is an 80m long, 20m wide floating concrete pontoon, on which was constructed 3 floors of lightweight superstructure, all of which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

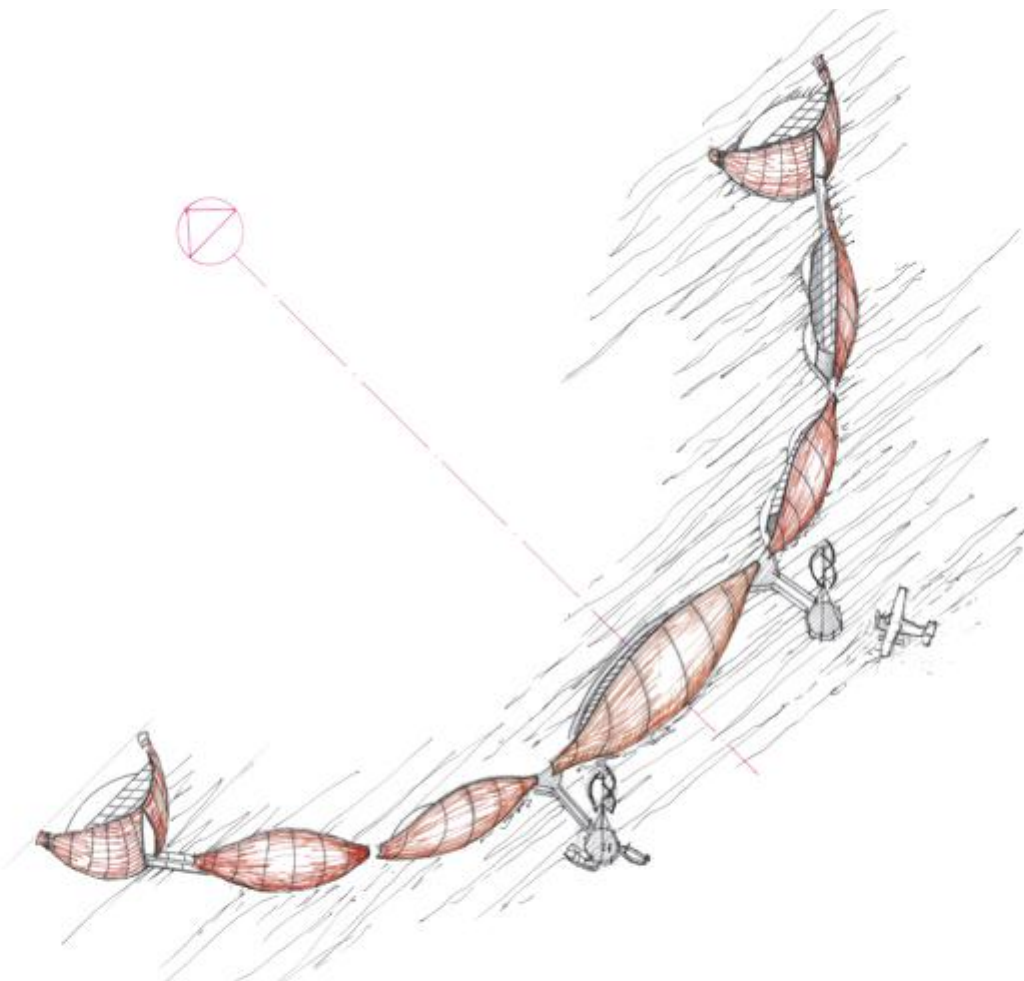


Saffire: looking to the Hazards

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.

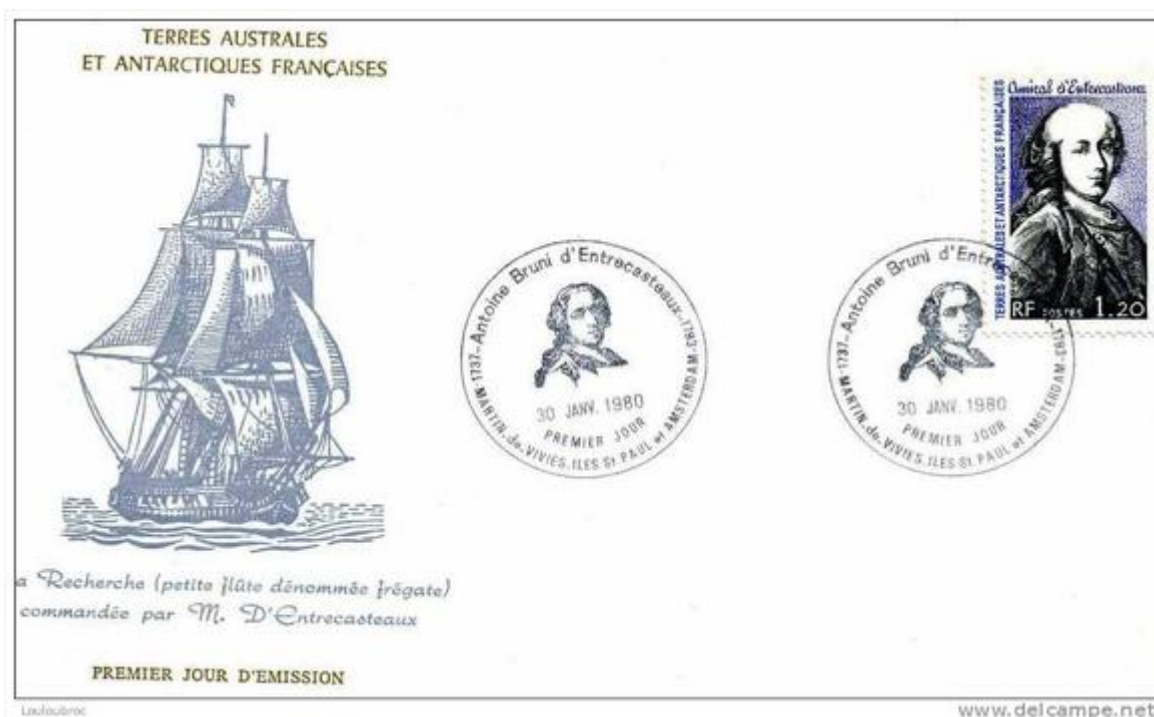


•
Bruni d'Entrecasteaux

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.

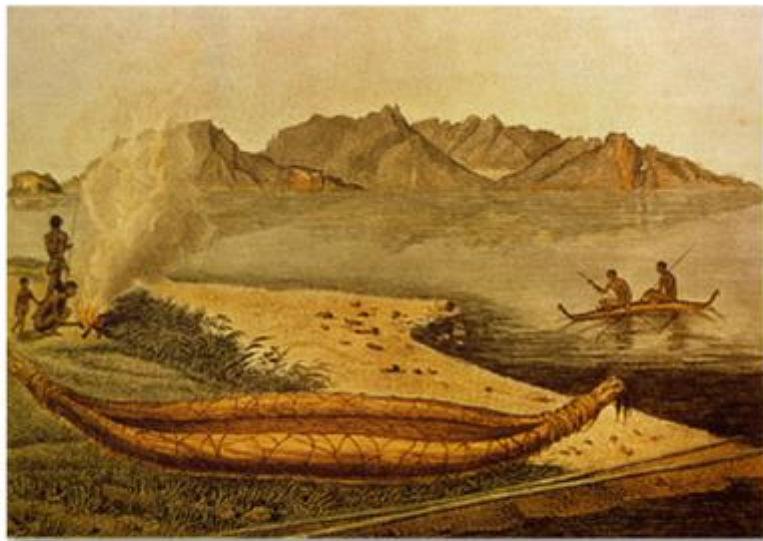


The spectacular Tasmanian coastline just outside Recherche Bay.

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.



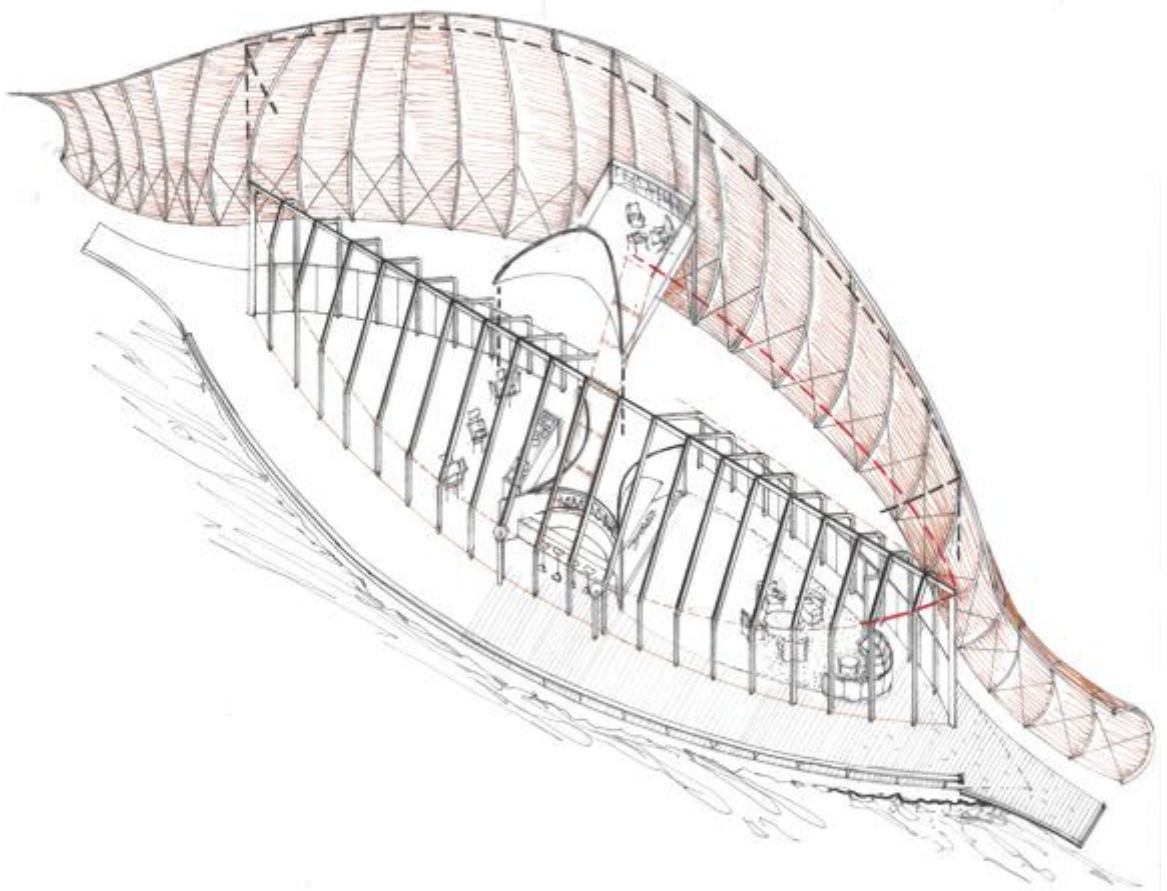
A traditional European wooden hull

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.

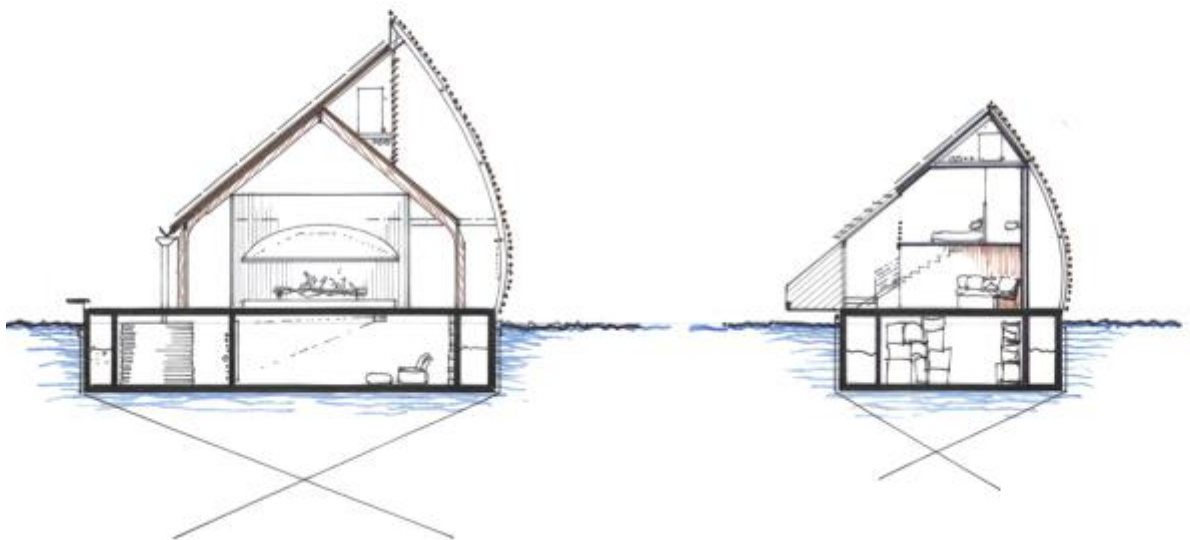
The cross section (following page) shows the relationships of all the elements of the design: the 7m high hull, with the central fireplace/ curved screen, the main north facing 40 degree pitch roof with its PV panels, and the rear curved verandah / corridor.

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.

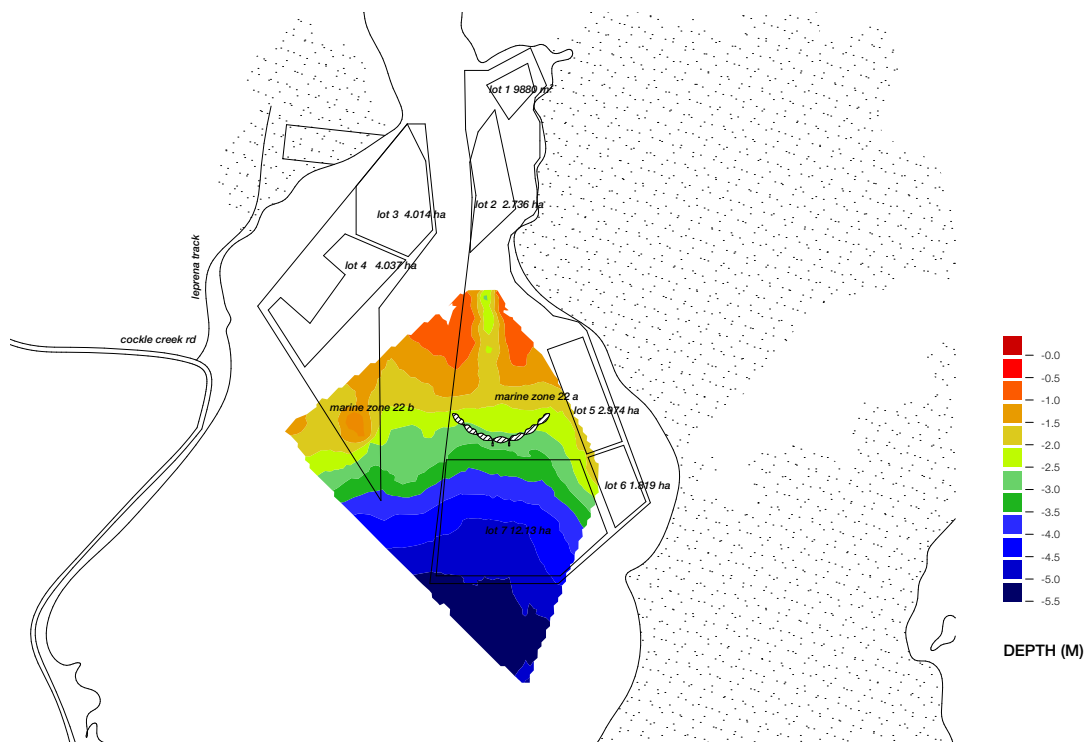
The main ways this will be achieved are:

- 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 Palawa elder, Rodney Dillon, 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, headed by Prof. Hamish Maxwell Stewart, has an international reputation for their ground-breaking work on early colonial history. The intention is for Hamish 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.

Recherche Bay will simply be.... exemplary.



Prof. Robert Morris-Nunn.

Hunter Developments & Circa Morris Nunn, Architects.

IXL ATRIUM, 27 Hunter St Hobart, Tasmania, 7000 Australia

T: 61 62369544

Email: rmn@circamorrisnunn.com.au