



**COOTAMUNDRA-
GUNDAGAI REGIONAL
COUNCIL**

Dog on the Tuckerbox Development Opportunity

Expression of Interest – EOI



DOG ON THE TUCKERBOX DEVELOPMENT OPPORTUNITY

EXPRESSION OF INTEREST – EOI

Background

Cootamundra-Gundagai Regional Council (CGRC) is seeking Expressions of Interest for the development and enhancement of the famous national icon “THE DOG ON THE TUCKERBOX”, monument and surrounds at Gundagai NSW.

The Site

THE DOG ON THE TUCKERBOX (DoTT) site is located at 37 Annie Pyres Drive, Gundagai within a highway service centre locally known as the ‘Five Mile Precinct’, 7.2 kilometres north of Gundagai town centre.

The Site has a land area of 2.66 hectares and is zoned “SP3 Tourist”. The building improvements on the Site mainly include a tourist visitor centre, former service station canopy and shop/store. The Site has a heritage listing associated with the Dog on the Tuckerbox monument. Major developments within the Five Mile precinct include a modern Shell Coles (branded) fuel service station with KFC & Subway and an Oliver’s healthy fast food restaurant.

Traffic data shows of the 11,218 vehicles passing the Precinct daily (on average during peak season), 27% (2,974) turn into Anne Pyres Drive with a suggestive 21% (632) of these vehicles visiting the Dog on The Tuckerbox daily. This level of passing traffic is being achieved with limited facilities at the Site, a below average street presentation, poor visibility from the Hume Highway and no official ongoing tourist promotional campaign of the historic monument.

The DoTT is situated on the national Hume Highway. Canberra city centre is located approximately 150 kilometres to the east. The Sydney CBD is located approximately 375 kilometres to the north-east while Melbourne CBD is located approximately 510 kilometres to the southwest.

It is situated on Lot 529B in DP 2036601 18,524m² Lot 2 in DP 160191 8,096m² Total 26,620m² (2.66 ha) approximately.

The land is of a slightly skewed rectangular configuration with a frontage of approximately 222 metres to Annie Pyers Drive and internal boundary depths of approximately 120 metres. The land has a generally level topography towards the front portion and then begins a gentle rise to the rear boundary. A dam has been formed at north western corner of the site. Mature trees of various species are scattered towards the rear of the property with grass and weed ground covering.

The site has no specific masterplan and this presents an opportunity for consideration of initiative uses of the site.

Site Services- Town electricity is connected to the Site via overhead wire. Non-potable water supply is currently sourced from the Murrumbidgee River to a holding tank, filtered and then gravity fed into the Site. Council is has funded the installation of a potable water supply which will be installed in 2019. No connection to a reticulated sewer system (i.e. mains sewer). Handling and treatment of sewer occurs on-site. There is no available natural gas service. Annie Pyers Drive is a bitumen sealed road with gravel shoulders. (see site map).

History

The Dog on the Tuckerbox is an Australian historical monument and tourist attraction, located at Snake Gully, the 'Five Mile Precinct', five miles from Gundagai, New South Wales.

The dog section of the monument was cast in bronze by Oliver's Foundry Sydney and its base sculpted by Gundagai stonemason Frank Rusconi. The monument was unveiled by the then Prime Minister of Australia Joseph Lyons on 28 November 1932 as a tribute to pioneers. The statue was inspired by a bullock drover's poem, "Bullocky Bill", which humorously describes a series of misfortunes faced by the drover, culminating in his food being spoiled by his dog who sits either in or on his tuckerbox.

The Dog on the Tuckerbox monument was erected as part of 'Back to Gundagai' Week in 1932. The Back to Gundagai Committee had chosen the Five Mile camping site rather than the Nine Mile Peg as a location for the monument on the basis that it was more convenient to the Hume Highway and closer to the town, thereby more beneficial to tourism.

The identity and popularity of Dog on the Tuckerbox has 'stood the test of time'. After approximately 85 years from its official unveiling in 1932, anecdotal evidence suggest it is currently in the top 3 most popular tourist attractions in the Riverina Region.

The Region

Cootamundra-Gundagai Regional Council is part of the Eastern Riverina Agricultural Region of NSW. The Gundagai district of the CGRC area covers approximately 2,458 square kilometres, and the area is traversed by the Murrumbidgee River, one of NSW's most important rivers, and the Hume Highway being the main transport route between Sydney and Melbourne.

The Riverina region stretches 500 kilometres east to west across south-central NSW. It covers an area of almost 60,000km² and services a population in excess of 250,000 people.

The cities of Wagga Wagga and Griffith are the major centres of the Riverina area, home to approximately 60,000 and 24,000 people respectively. Wagga Wagga in particular has experienced major population growth and is noted as one NSW's fastest growing cities.

The Opportunity

Cootamundra-Gundagai Regional Council is now seeking Expressions of Interest from property developers/tourism operators and/or associated tourism industry members to develop this iconic site.

CGRC will consider various options for the sale or long term development lease with the preference being the site retained by Council in community ownership.

The development proposals are conditional on four aspects.

1. Preservation and enhancement of the Dog on The Tuckerbox Memorial.
2. Preservation of the historic ruins - The Joseph Carberry Inn (aka) Limestone Inn.
3. Provide and maintain Public Amenity facilities.
4. The development must meet the objectives of the zoning under the Gundagai Local Environmental Plan (LEP) 2011.

*The objectives of the SP3 Tourist zoning are:

- To provide a variety of tourist development and related uses.

- To recognise and promote the cultural significance of the Dog on the Tuckerbox installation at the five mile precinct.

The development could capitalise on the strategic location being the gateway of both the Snowy Mountains and Riverina region. The location also coincides with one of the most visited tourist attractions in the Riverina being the Dog on The Tuckerbox (DoTT) monument.

Undertake upgrade and enhancement works to the existing buildings and the Site to create an enhanced visitor experience and incorporating commercial uses. Potentially involving the refurbishment and extension of the existing visitor/tourist shop to incorporate a café that provides an inviting and relaxed atmosphere and gourmet food offering. Incorporating a children's playground to enhance appeal to travelling visitors and local families. Construct a sealed/hardstand area which can potentially be utilised by 'food van' vendors or for market stalls that can 'pop up' in peak periods. Providing a dog park which will attract the locals and those travelling with dogs to the Site (family travellers and truck drivers with dog companions).

Alternatively the existing facilities could be removed and replaced with purpose built facilities to undertake a chosen tourism development. The existing buildings are in poor condition at best. In its current state, the site has opportunity to be enhanced with capital expenditure. CGRC are currently installing potable water supply which will improve opportunities at the site.

A previous development options report to Council recommended a development of a travellers rest type would be considered to be the most realistic and achievable option. The resultant land uses of the site would be more appealing to both the local resident population and transient trade by introducing a new and differentiated food offering, enhanced tourist shop, leisure component (children's playground and potentially dog park) and hardstand area that can have multiple applications including food vans, market stalls and general parking. Such enhancements may also create an ideal place to re-introduce the 'Back to Gundagai' annual celebration that first made the monument famous in 1932.

Other commercial opportunities can be presented to Council through this Expression of Interest. Council encourages open dialogue on this EOI as the site needs a financially sustainable model to ensure its long term viability.

Minimum Requirements

The Expression of Interest is to be presented in written format with appropriate concept drawings to represent the development to Council in the first instance.

The EOI on the development proposal should include a detailed pricing structure of the proposed works.

Details on the applicant's experience within tourism and development industry and evidence of prior work developing other sites is to be provided. The applicant should also provide evidence of financial stability.

A timeline of the proposed development should also be provided.

Council will short list potential developers for the opportunity to provide a face to face presentation of their proposal to the full Council.

Following, Council intends to negotiate and work with the selected developer in fulfilling all avenues to procure the development on the site.

Timetable

EOI are to submitted marked “**DOG ON THE TUCKERBOX EOI**” and be provided in an enclosed envelope or package addressed to:

The General Manager

Cootamundra-Gundagai Regional Council

P.O. Box 420

Cootamundra NSW 2590

Advertised From October 30 2018

EOI Closes December 7 2018

Enquires to Cootamundra-Gundagai Regional Council

Contact Details:

Phone: 1300 459 689

Email: mail@cgrc.nsw.com.au

Or alternatively to

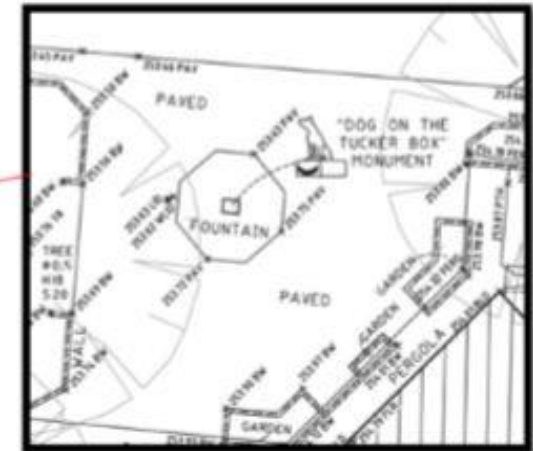
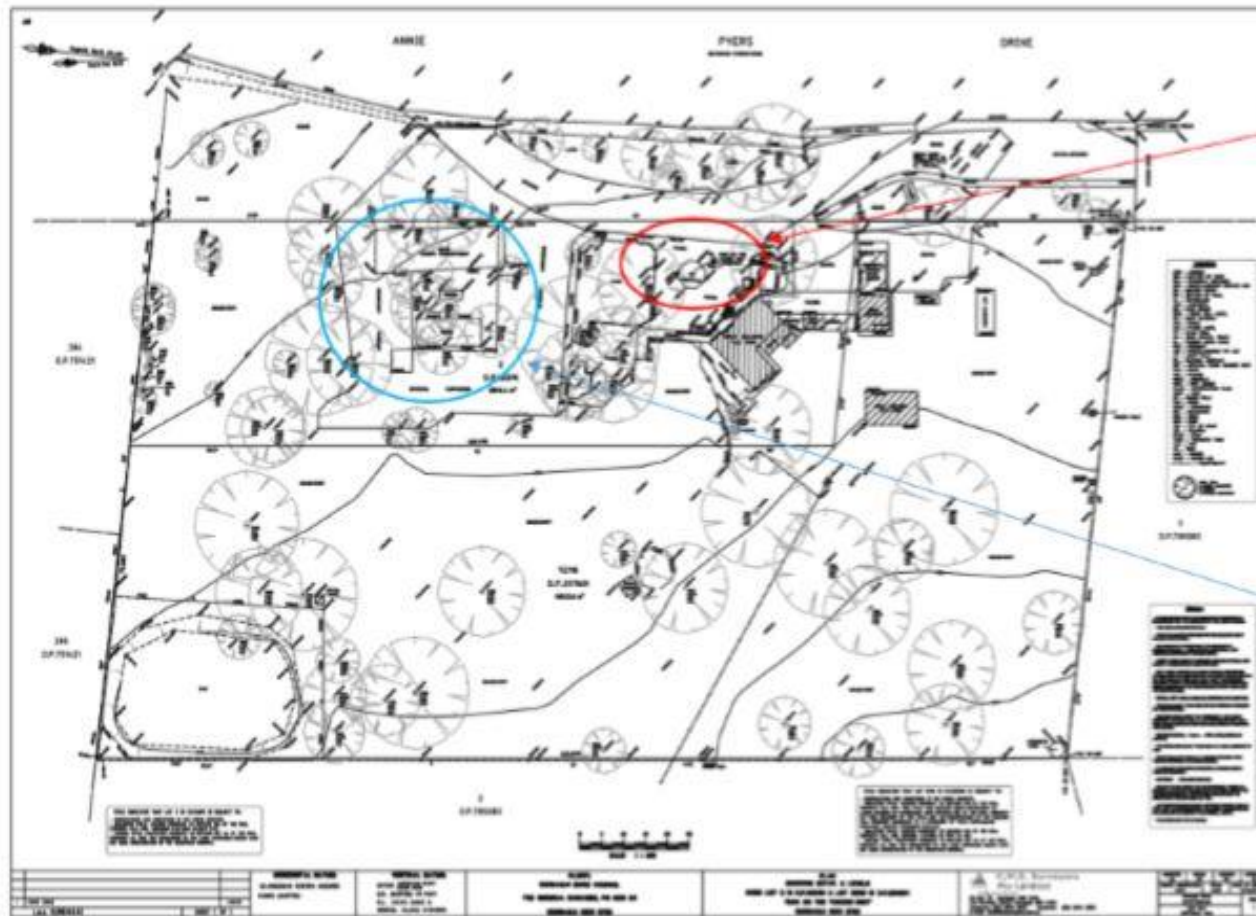
Mr Phil McMurray

Deputy General Manager

Email: phil.mcmurray@cgrc.nsw.gov.au

NO REPSONSES WILL BE CONSIDERED AFTER December 7 2018 at 5:00 pm

Survey Map identifying the location of the heritage listed DoTT and Archaeological Site (Limestone Inn)



Dog on the Tuckerbox Monument



Archaeological Site (Limestone Inn) has been described in the 2006 Heritage Study however not listed as an item of local significance.