

# DOG ON THE TUCKERBOX

DRAFT MASTER PLAN STUDY

22ND MARCH 2021

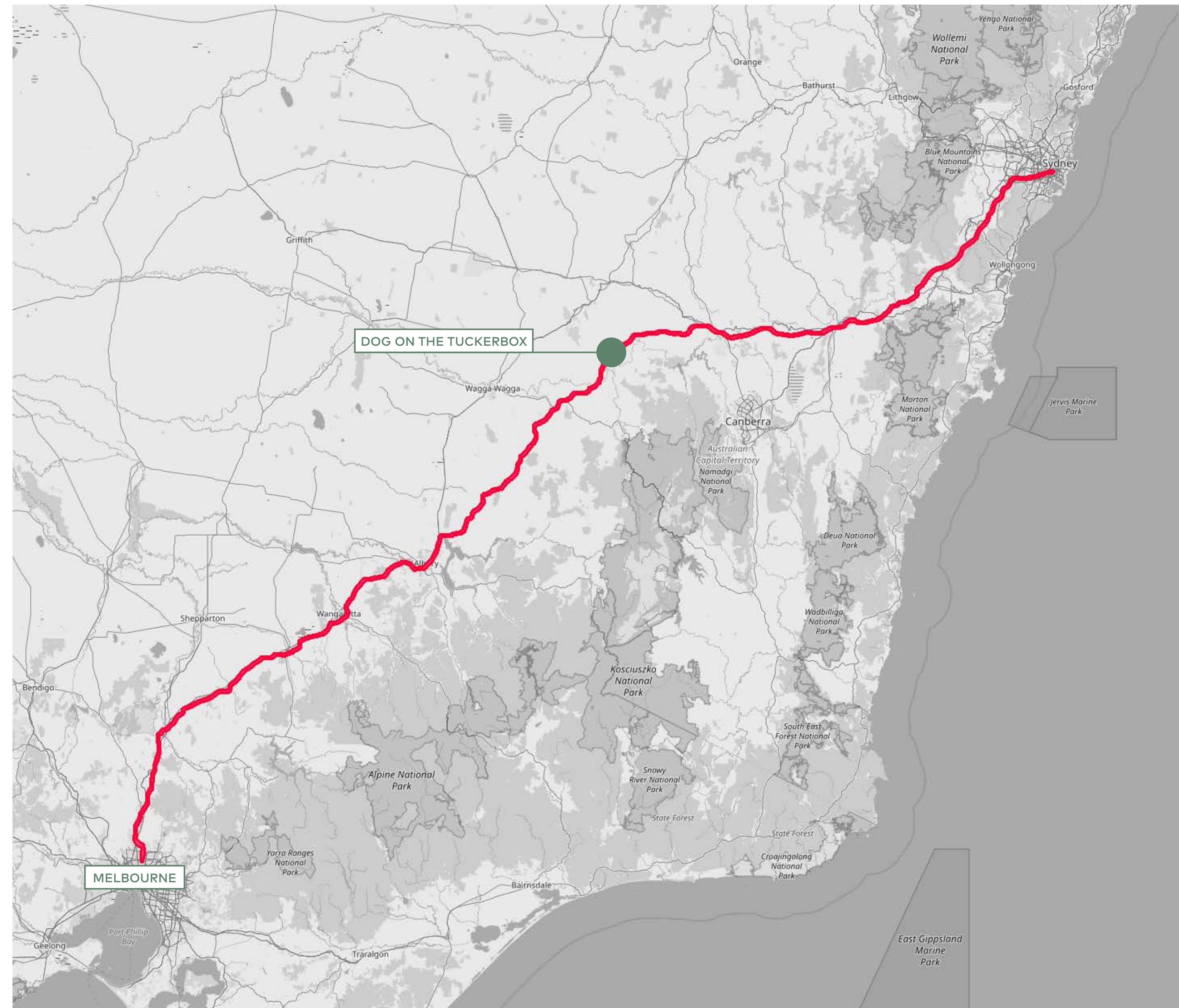
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# BACKGROUND / LOCATION PLAN

**This Draft Master Plan (DMP) provides an initial development framework based on the Draft Design Brief provided by Ethos Urban. Some notes for consideration are:**

- The DMP allows for a staged roll out of simple buildings to form an overall precinct
- Architecture can be kept simple and perhaps somewhat rural with the use of galvanised steel, stone, concrete and timber
- Existing landscape in the main to be persevered and Heritage to be respected
- The buildings are shown as 300m2 gabled roof pavilions that can be linked together with walkways, covered ways and landscape.
- The buildings arrangement respects most of the mature trees and forms protected courtyards
- The courtyards can contain and number of opportunities including: new and existing landscape, gardens, outdoors seating, sculptures, etc
- The Dog itself is central to the scheme and has 'pride of place'. It is publicly accessible at all times of day but to access it you must enter the site and pass by all the stage one buildings. Suggest the DotT not be sitting in water but be positioned such that it is can be appreciated up close and be touched. This will add to its mystic and it will be 'polished' organically as people interact with it.
- Carparking and vehicle movement will rely on inputs from Traffic (Josh) however the idea is to create a tree-lined 'street' as the address for the precinct.
- Hotel accommodation is shown to the south of the site (Stage 3) and as currently drawn relies on access from the south (TBC).
- Staging indicates all existing buildings can be retained while any of the stage 1 buildings are constructed. Sub stages are assumed.
- Servicing occurs in one building in Stage 1 and to the south for the hotel in Stage 3.





# PERMISSABLE USES

## ZONE SP3 TOURIST

### 1. Objectives of zone

- To provide for a variety of tourist-oriented development and related uses.
- To recognise and promote the cultural significance of the "Dog on the Tuckerbox" installation at the Five Mile.

### 2. Permitted without consent

Nil

### 3. Permitted with consent

Amusement centres; Camping grounds; Car parks; Caravan parks; Cellar door premises; Community facilities; Entertainment facilities; Environmental facilities; Environmental protection works; Food and drink premises; Function centres; Highway service centres; Home businesses; Home occupations; Information and education facilities; Kiosks; Markets; Passenger transport facilities; Recreation areas; Recreation facilities (indoor); Recreation facilities (outdoor); Roads; Roadside stalls; Service stations; Sewerage systems; Signage; Shops; Tourist and visitor accommodation; Transport depots; Water supply systems

### 4. Prohibited

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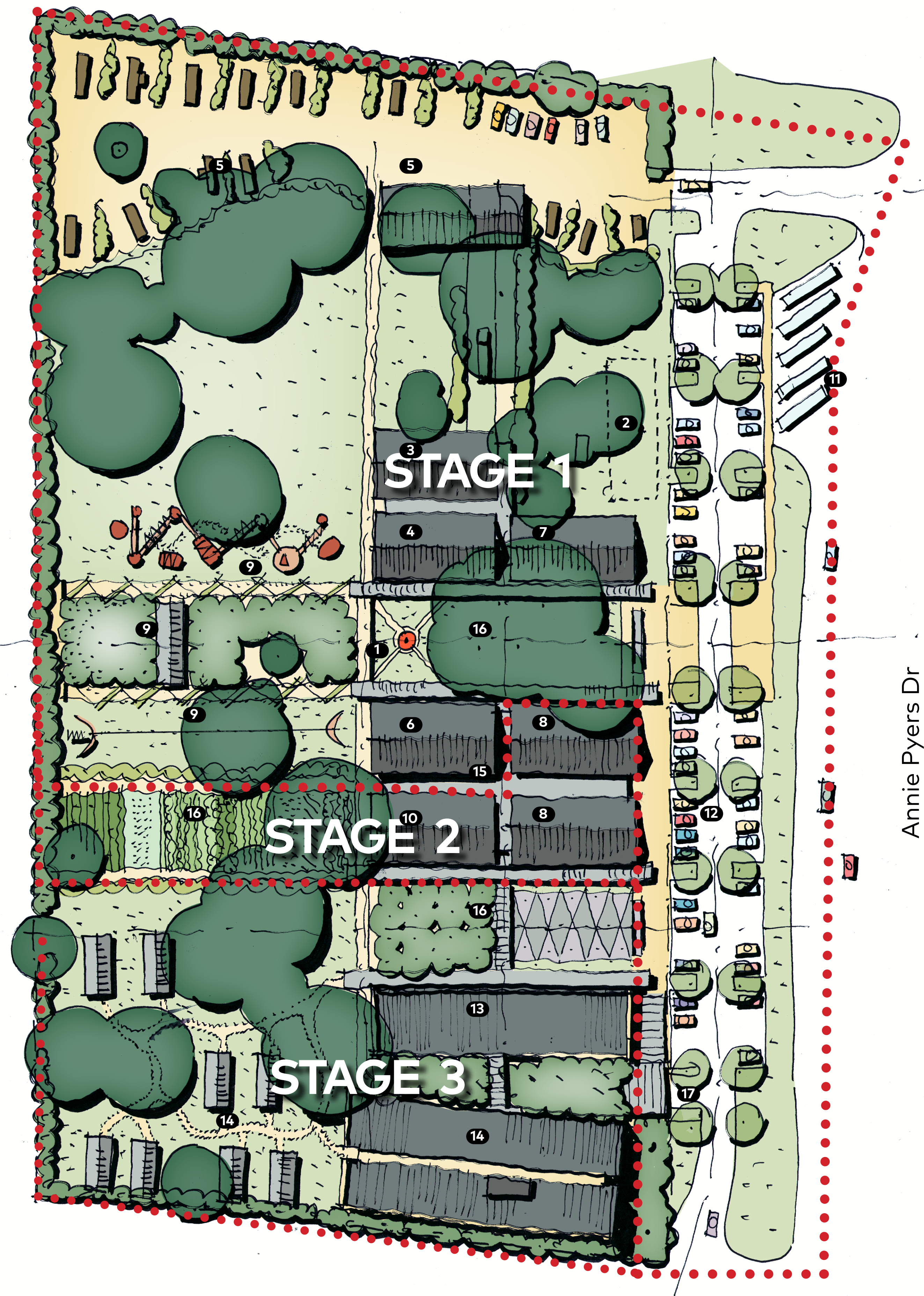
Any development not specified in item 2 or 3







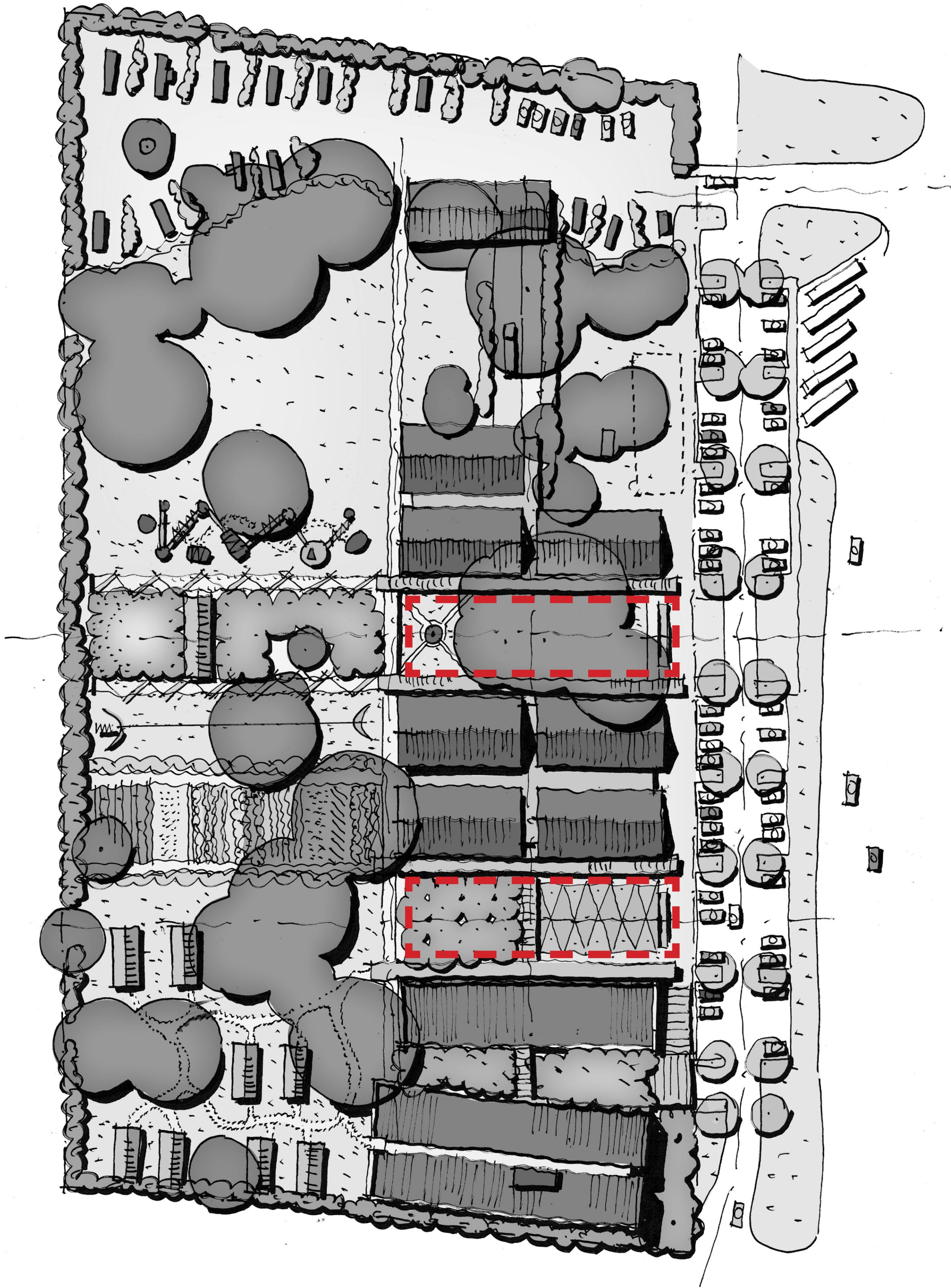




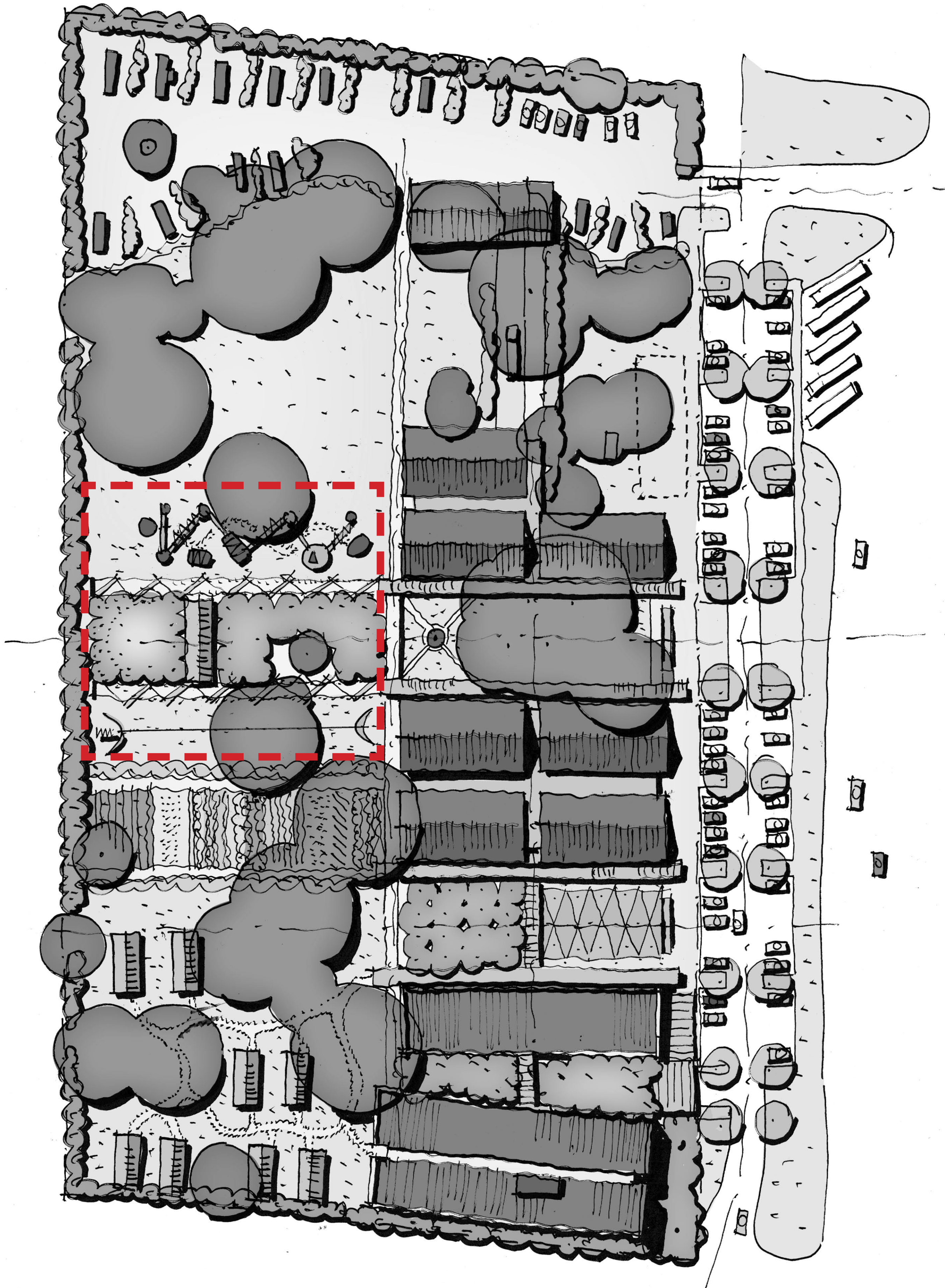
LEGEND

- 1 Dog on the Tuckerbox**  
Centrally located / publicly accessible / past by shops to visit/photograph the Dog. A study will be undertaken to finalise the detail of the DoTT new location. In the event there is no water body to collect coins for the hospital (as there is currently), another mechanism for collection of funds for the hospital will be established.
- 2 Joseph Carberry Inn**  
Preserve and celebrate Joseph Carberry Inn (Historic Site) Location Indicative.
- 3 Services / Amenity Building**  
Loading / services Dock for all / Public toilets for all
- 4 DOTT Deli**  
Boutique retail / local produce / art & craft
- 5 DOTT RV Park**  
Premium RV Parking and Amenity
- 6 DOTT Cafe & Bakery**  
Cafe with opportunity for deli / local produce / coffee / retail / florist / bakery.
- 7 Convenience Shop**  
Convenience shop (300m) / local produce
- 8 Restaurant**  
Medium / high end restaurants
- 9 Park/Playground**  
Outdoor space / kids playground / flying fox / dog park
- 10 Indigenous Artefact/Cultural Centre**  
Art gallery / as part of the Tourism Centre
- 11 Bus Parking**  
Bus Parking / Long Vehicle Parking
- 12 Parking**  
Directly accessible street-based carpark / Electric Vehicle Charge / Charge fox charging station and Tesla supercharger (200m)
- 13 Accommodation**  
Reception / food and beverage offer associated with Hotel / small Conference & Function centre
- 14 Accommodation**  
Boutique Hotel (say 60 rooms) / cabins Accommodation (say 8 Rooms)
- 15 Farmers Markets**  
Gundagai Farmers Markets (8km)  
Canberra Region Farmers Markets/ Riverina Producers Market
- 16 Gardens & Court Yards**  
Gundagai Farmers Markets (8km)  
Canberra Region Farmers Markets/ Riverina Producers Market
- 17 Southern Carpark and Service**  
Notional location for hotel carparking and minor loading

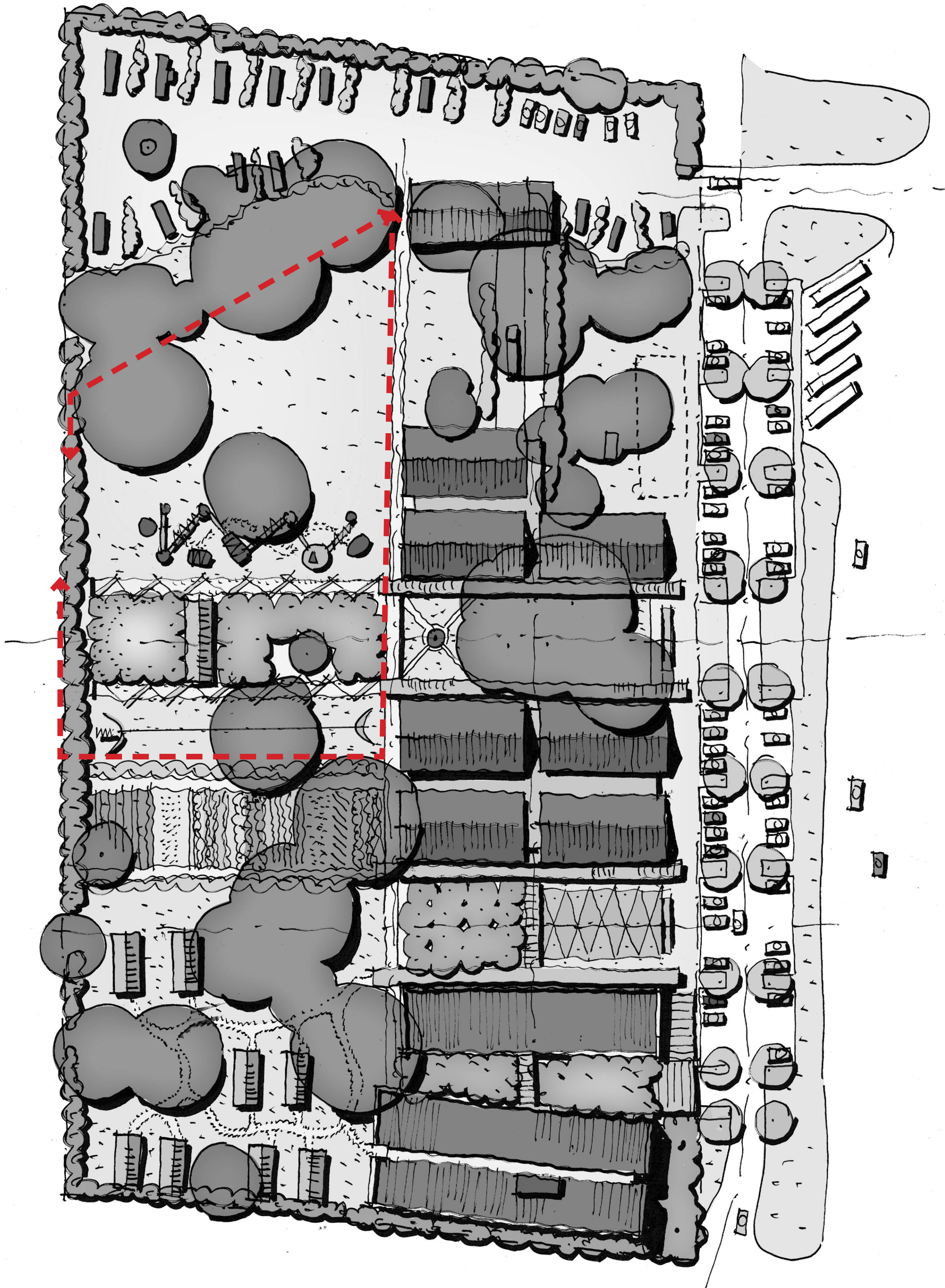




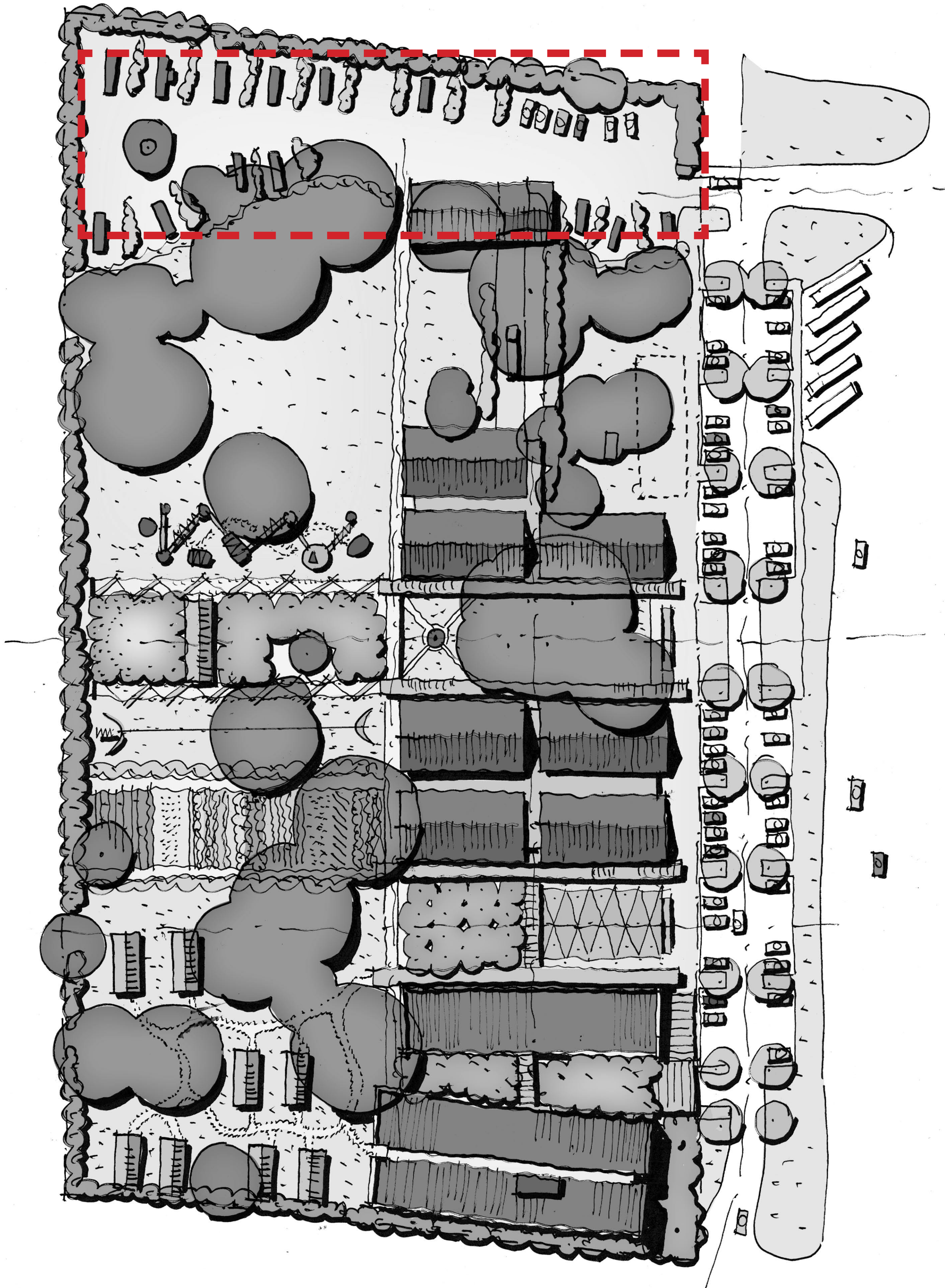




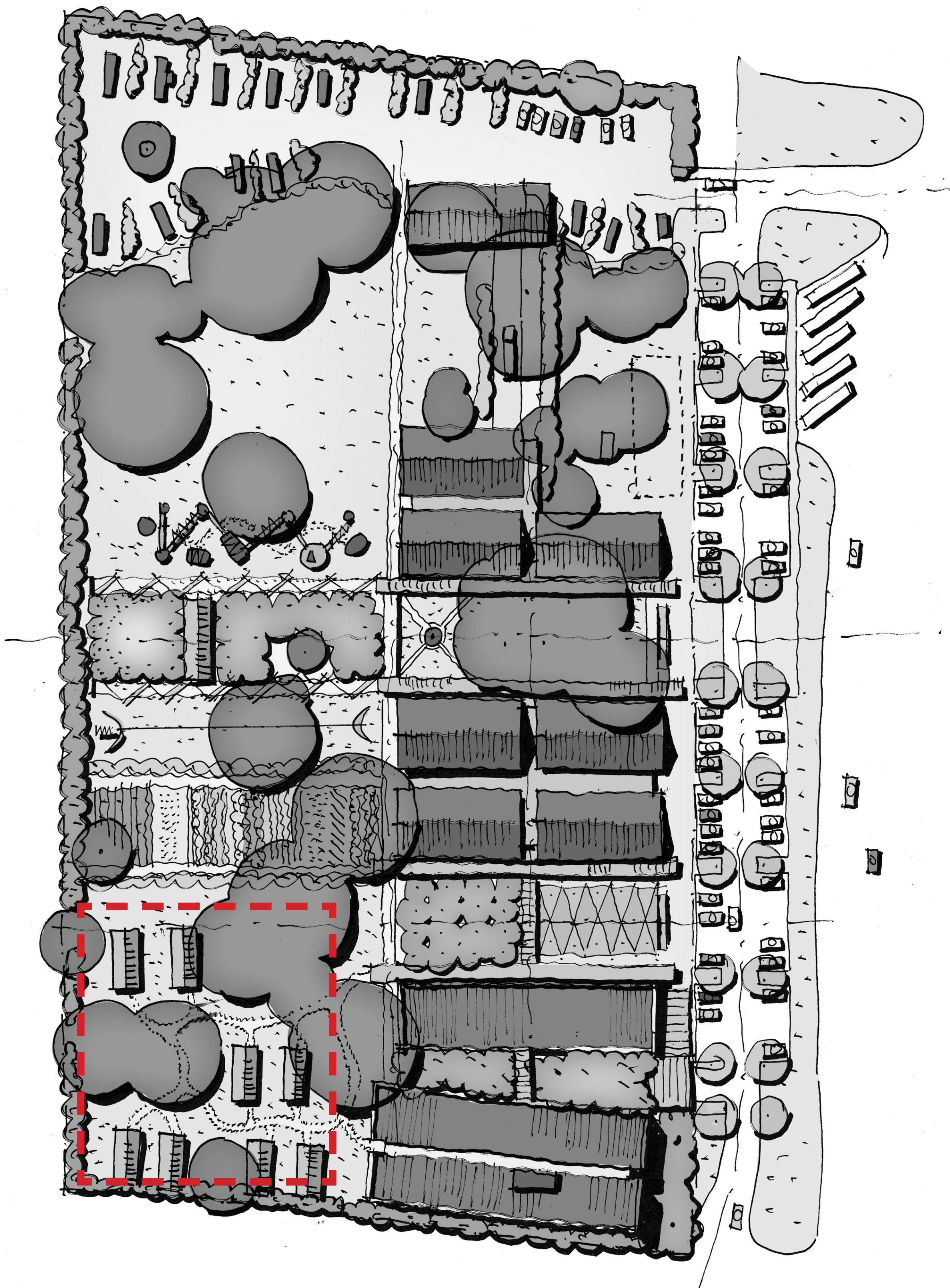




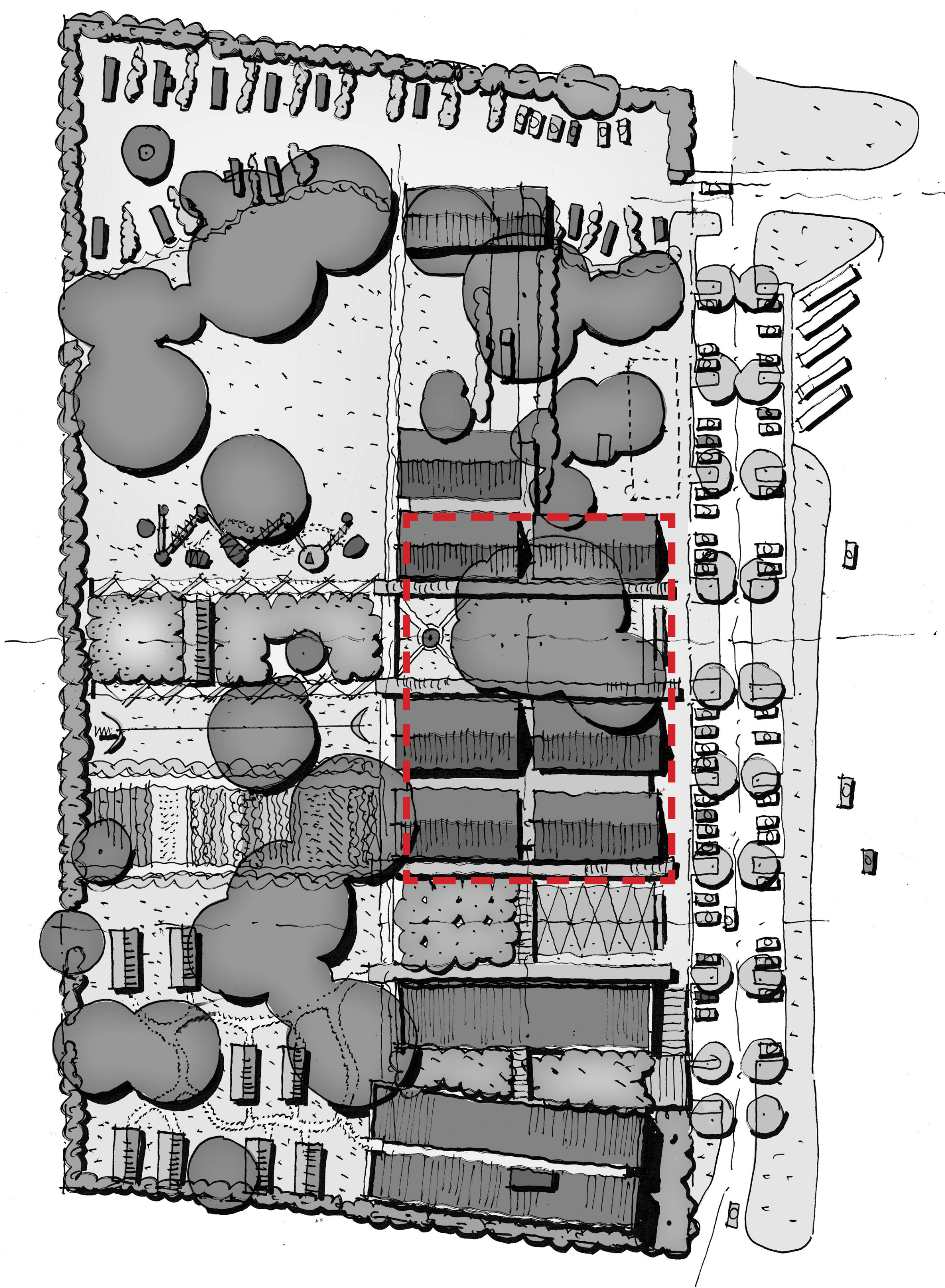








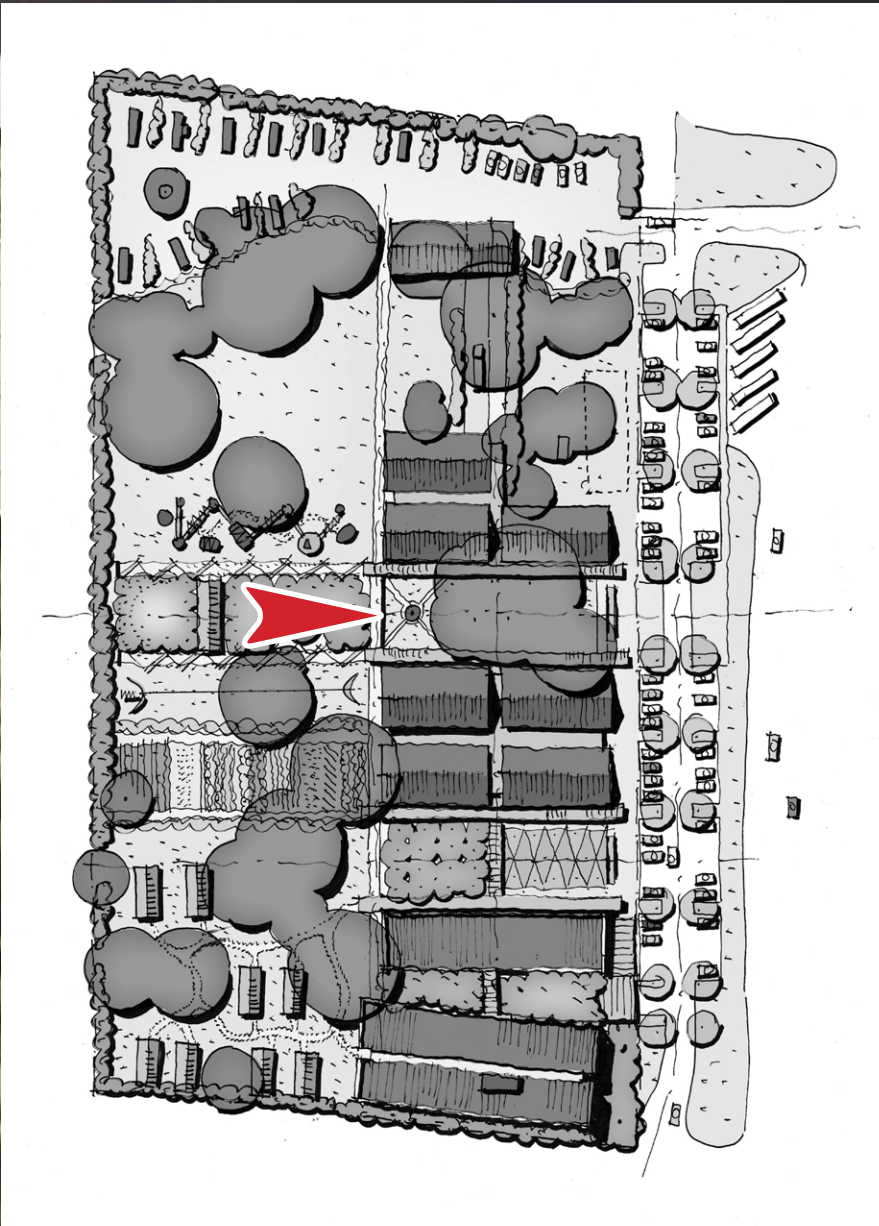


















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