

5.12. CONSTRUCTION OF A DIRT TRAIL BIKE TRACK ON PART OF LOT 99 SP150469

REPORT AUTHOR(S): Robert Donovan, Property Officer
GENERAL MANAGER: Darryl Crees, General Manager Corporate Services
DEPARTMENT: Governance

RECOMMENDATION

That Council:

- **Grants a Trustee Permit to the Douglas Integrated Riders & Trailbuilders Incorporated (D.I.R.T) for 12 months over Part of Lot 99 SP105469 subject to:**
 - Sufficient insurance coverage to be obtained with indemnity afforded to Council;
 - Rental payment to be \$150 per annum;
 - No native vegetation or trees including mangroves to be removed without prior consultation with Council Officers;
 - The environmental clay capping is not be removed or tampered with;
 - The final plan and engineering designs of the Mountain Bike Family Skills Park structures to be approved by the Manager of Infrastructure prior to construction;
 - All maintenance costs to be borne met by the Permittee; and
 - Costs for lodgment of the Trustee Permit with Department of Natural Resources and Mines is to be met by the club.
 - **Grants an in-principal approval for the Douglas Integrated Riders & Trailbuilders Incorporated (D.I.R.T) to enter into a Trustee Lease with Douglas Shire Council over Part of Lot 99 SP 105469 for a period of three years, subject to:**
 - All conditions of the Trustee Permit being met;
 - All associated costs of the Trustee Lease, including survey plan to be met by the lessee;
 - Sufficient insurance coverage to be obtained with indemnity afforded to Council;
 - Lease rental to be the Trustee Permit Rental plus CPI with CPI increases to apply in each following year;
 - No native vegetation or trees including mangroves to be removed without prior consultation of Council Officers;
 - The environmental clay capping is not be removed or tampered with;
 - All maintenance costs to be borne by the Lessee; and
 - Costs for lodgment of Lease with Department of Natural Resources and Mines is to be met by the club.
 - **Delegates authority to the Mayor and Chief Executive Officer in accordance with section 257 of the *Local Government Act 2009* to negotiate and finalise all matters pertaining to the Trustee Permit and Trustee Lease for the establishment of the Mountain Bike Family Skills Park.**
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EXECUTIVE SUMMARY

Douglas Integrated Riders & Trailbuilders Incorporated (D.I.R.T.) are proposing to construct a Mountain Bike Family Skills Park on part of Lot 99 SP 105469 of which Council is Trustee. The area of land required for the track is approximately 3 Ha.

It is anticipated that this venture will enhance the opportunities for cycle enthusiasts and novice riders alike and compliment this sporting facility. This is a new and fledgling club and with Council providing tenure it will enable the club to attract more members and promote the area through sporting events.

BACKGROUND

D.I.R.T has identified the need for a Mountain Bike Family Skills Park within the Douglas Shire Council's local government area which is consistent with Council's Operational Plan 2015-2016. The club now has the desire to develop an unused area of the Port Douglas Sports Reserve for this purpose.

The proposed site has a variety of terrain and topographical features that will be utilised in trail design. The trail will consist of:

Cross country style circuit of approximately 1,100 metres

- 150 metre pump track circuit
- 300 metre skills section.
- 30 to 90 metres of bridge work through the tidal areas of the allotment.

Photo A identifies the proposed bike trail and photo B is an aerial view of the vegetation. There are further drawings of the proposed bike trails in the attachment to this report.



Photo A



Photo B

The Department of Natural Resources and Mines (DNRM) have advised that the proposed Mountain Bike Family Skills Park is consistent with the land use of the reserve and as such would require that Council enter into a Trustee Lease with D.I. R.T.

A Land Management Plan for the Reserve would be required to be lodged with DNRM. DNRM will place the Land Management Plan as a notation on the Certificate of Title.

COMMENT

Douglas Integrated Riders & Trailbuilders Incorporated (D.I.R.T.) are proposing to construct a Mountain Bike Family Skills Park on part of Lot 99 SP 105469 of which Council is Trustee. Council has had the benefit of D.I.R.T. presenting its proposal for this venture to Council through the deputation process.

The area of land required for the track is approximately 3 Ha. The land parcel is shared by other user groups which include Douglas Netball Association; Port Douglas Crocs AFL; Douglas Muddies Cricket Club & Port Douglas Rugby Union.

The project aims to develop an interconnecting trail system that provides alternative riding opportunities for local mountain bike enthusiasts and attracting more riders enabling the development of a mountain bike tourism hub.

A Land Management Plan for the site is to be completed by officers and submitted to the Department of Natural Resources. This plan will be presented back to Council once DRNM approval is held.

PROPOSAL

The proposal requests Council to approve a Trustee Permit for 12 months for the D.I.R.T. Club and provide an in-principle approval for a 3 year Trustee Lease should the club satisfy subject conditions of the trustee permit. As this is a fledging new club a minimal annual rental of \$150 is recommended. Other conditions are detailed in the recommendation.

FINANCIAL/RESOURCE IMPLICATIONS

D.I.R.T. has been approved for a \$10,000 grant from Council for equipment and materials under Community Support Program. This will further support the club in the construction of the proposed park.

D.I.R.T has requested that Council maintain the track, however under the standard letting agreements of DNRM all maintenance, upkeep and capital improvements are the responsibility of the Lessee. All costs associated with the establishment of the Trustee permits and Lease will be borne by the club.

RISK MANAGEMENT IMPLICATIONS

D.I.R.T's proposed insurance coverage only covers participants during events and any other claims or incidents will be the responsibility of Council. One of the conditions the club has to meet is to obtain insurance coverage that will indemnify Council from any public liability claims that may arise from the establishment and use of this park.

SUSTAINABILITY IMPLICATIONS

Economic: Provides a new sporting venue within the Shire, and will provide stimulus to the local economy during staged events.

Environmental: It is a legislative requirement that the environmental clay capping that occurred during the rehabilitation of the former Sanity Depot site, not be removed or tampered with. This will need to be considered during construction.

Social: Provides a new sporting club with a venue and promotes healthy lifestyle choices and community engagement within the Shire.

CORPORATE/OPERATIONAL PLAN, POLICY REFERENCE

This report has been prepared in accordance with the following:

Corporate Plan 2014-2019 Initiatives:

Theme 2 - Building a Sustainable Economic Base

2.3.5 - Develop and promote Douglas as the “bicycle capital of Australia” through the planning and construction of a network of bicycle trails, traffic separation and management arrangements.

Operational Plan 2015-2016 Actions:

G6 - Implement Land Management Plans for Coronation Park, Mossman and the Port Douglas Sports Complex.

COUNCIL’S ROLE

Council can play a number of different roles in certain circumstances and it is important to be clear about which role is appropriate for a specific purpose or circumstance. The implementation of actions will be a collective effort and Council’s involvement will vary from information only through to full responsibility for delivery.

The following areas outline where Council has a clear responsibility to act:

Asset-Owner Meeting the responsibilities associated with owning or being the custodian of assets such as infrastructure.

CONSULTATION

Internal: Manager Governance
General Manager Corporate Services
Manager Infrastructure
CEO Unit

External: Department of Natural Resources and Mines

ATTACHMENTS

Attachment 1 - DIRT Project Plan

March
2015

Version 1.5

Project Plan

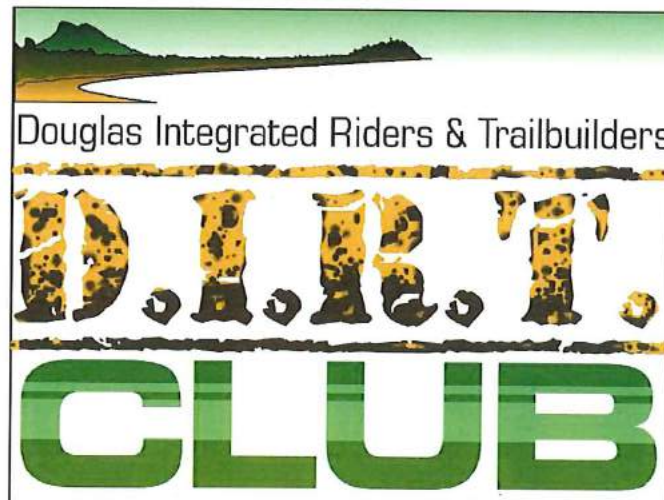
MTB FAMILY SKILLS PARK FOR PORT DOUGLAS SPORTS RESERVE

-Project requirements, resource allocation and implementation

Developed For



An Initiative of



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PROJECT PLAN - MTB FAMILY SKILLS PARK FOR PORT DOUGLAS SPORTS RESERVE

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PROJECT PLAN – MTB FAMILY SKILLS PARK FOR PORT DOUGLAS SPORTS RESERVE

1. MTB Family Skills Park Project

This project plan is part of the initial phase of this initiative providing a comprehensive guide to all areas of the project. The 'MTB Family Skills Park for Port Douglas Sports Reserve' project will develop a 'Family Skills Park' installation within a disused section of the Port Douglas Sports Reserve (see Map 1).

D.I.R.T. Club Inc. identified the need and have an opportunity to develop an unused area of the Sports Reserve into an MTB trail system that:

- will bring positive activities to an area prone to misuse
- will help identify the Douglas Shire as a mountain-biking region
- will help build the profile and credentials of the new local MTB club
- will promote healthy lifestyle choices and community engagement in the shire.

The site chosen has a variety of terrain and topographical features that will be utilised in trail designs. Developing tracks in the north-eastern part of the park will allow better access for park maintenance and more active recreational use.

The club is working with the Douglas Shire Council to develop an asset for the shire's plan to be positioned as a riding destination. The project will require in-kind support and direct involvement from the council in the form of a 'Memorandum of Understanding' granting temporary use of the area and a strategic partnership.

This document will provide a complete implementation plan for the Family Skills Park detailing:

- the scope and goals of the project
- resource requirements, management and funding
- work breakdown and schedules
- cost summaries
- project controls
- project deliverables and finalisation

The trail design specifications of the project limit the parameters of obstacles to beginner/intermediate dimensions and a track width allowance to carry a walker and rider abreast in single direction travel. This means the trail system built is an extension of current walking paths in the area, with obstacles smaller than the skate ramp.

On completion, maintenance in the area would be of an order similar to present with better access to hidden areas of the park. D.I.R.T. Club will make arrangements to assess the trail condition seasonally and repair/maintain the installed tracks and obstacles over time.

With the council retaining control of the land, existing insurance liability coverage would apply for the area. Club members have coverage for club and volunteer activities, including trail-building, supplied through their MTBA membership.

This is the first trail construction project D.I.R.T. Club, it's members and other interested parties have undertaken in the Douglas Shire, and should be completed within a six month timeline. D.I.R.T. Club looks forward to providing the Douglas Shire with a piece of MTB infrastructure that will provide benefits to the community into the future.

PROJECT PLAN - MTB FAMILY SKILLS PARK FOR PORT DOUGLAS SPORTS RESERVE

1



PROJECT PLAN – MTB FAMILY SKILLS PARK FOR PORT DOUGLAS SPORTS RESERVE

2. Project Scope

D.I.R.T. Club seeks trail-building opportunities around the Douglas Shire with many possibilities to create tracks widely in the future. As it is the initial project for the club the project:

- Is of a scale that a small, newly formed group can tackle
- Provides a wide range of benefits to the shire
- Helps identify the town with the MTB community
- Will help build skills and interest in MTB sport locally
- Can provide a model for future trail projects.

The plan will cover costs of the project that will be funded by:

- In-kind assistance from the council and community
- Volunteer labour of professionals and club members
- Club money from cash and specific fund-raising
- Grants from the Douglas Shire Council and other agencies.

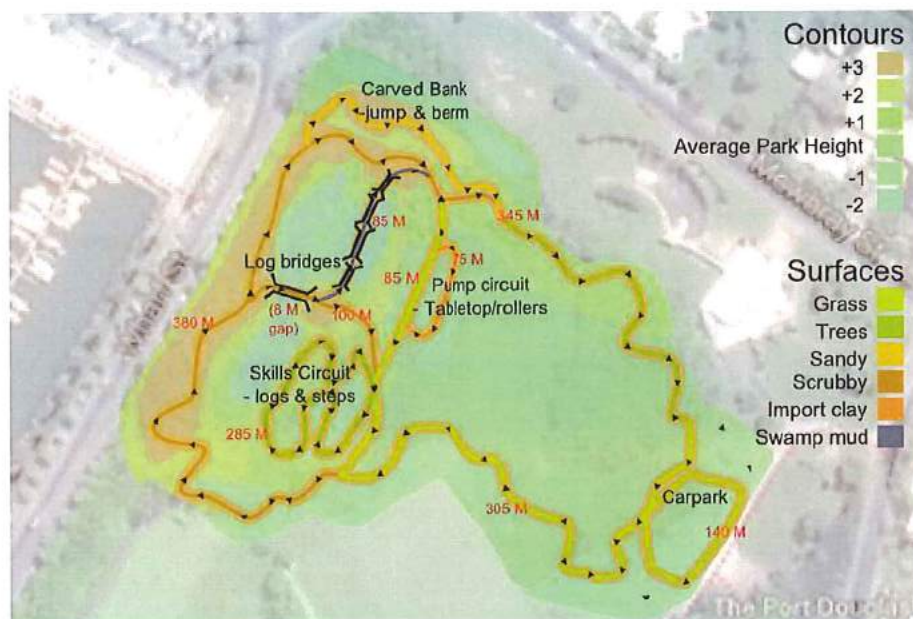
The area to be developed is state land provided to the Douglas Shire Council as trustees of a sports and recreation reserve and the Family Skills Park will be a Douglas Shire asset when completed. The club will develop the overgrown and misused north-eastern corner as an area to:

- enable better access to the area for general park maintenance
- discourage anti-social misuse of the area such as illegal campers and teen delinquency
- provide a safe MTB training and development zone for local sport development
- promote MTB culture in the heart of Port Douglas.

The plan is to construct a trail system (see Map 2) that is safe for young riders and novice, visiting riders. The design includes:

- a cross-country style circuit of approximately 1100 metres
- a 150 metre pump-track circuit
- a 300 metre skills circuit
- about 30 metres of bridge work through the swamp

Map 2



PROJECT PLAN – MTB FAMILY SKILLS PARK FOR PORT DOUGLAS SPORTS RESERVE

Project Objectives

The project was formed from the identified need presented at the club inception meeting to give local children a place to develop their MTB skills. The concept has support from parents, teachers, retailers, within the council and tourism representatives (see Appendix).

The project aims to:

1. develop an interconnecting trail system that clears weeds and debris from a disused area of council land enabling regular access for park maintenance.
2. provide alternative riding opportunities for local MTB enthusiasts attracting more riders and enable MTB tourism development.
3. create a family friendly riding space to help skill development for local MTB sport
4. help D.I.R.T. Club become a recognisable local group and the gain the skills, assets and connections required to manage bigger projects.

Project Deliverables

The project's aims will:

- enable access to the area for park maintenance
- discourage access and unauthorised digging in unwanted areas
- encircle the area with a walk-able, stable surfaced cross-country course from a gravel car-park space
- offer a flat sprint leg, to a rugged challenging stretch, to a winding tree track
- connect to a small pump-track circuit of compacted clay table-tops and rollers
- have a skills building section including wood-work features and rock steps (to occupy the grove where squatters have camped)
- build log bridges over the muddy low areas (to help prevent dangerous, unauthorised tracks from getting constructed)

Signage will be installed to:

- show a map and outline correct use of the Family Skills Park
- guide travel direction on trails
- advise of risks on the trails
- show appreciation to financial supporters and partners of the project.

At the completion of the project D.I.R.T. Club will:

- officially open the park to the public promoting supporters and partners via local media outlets
- assess and review the project and form a report for the club and supporters
- follow the acquittal processes required by grant agreements.

PROJECT PLAN - MTB FAMILY SKILLS PARK FOR PORT DOUGLAS SPORTS RESERVE

6. Trail Design Specifications

Trail Specifications

The parameters of the designed trail-system is derived from the IMBA Trail Difficulty Rating System specification:

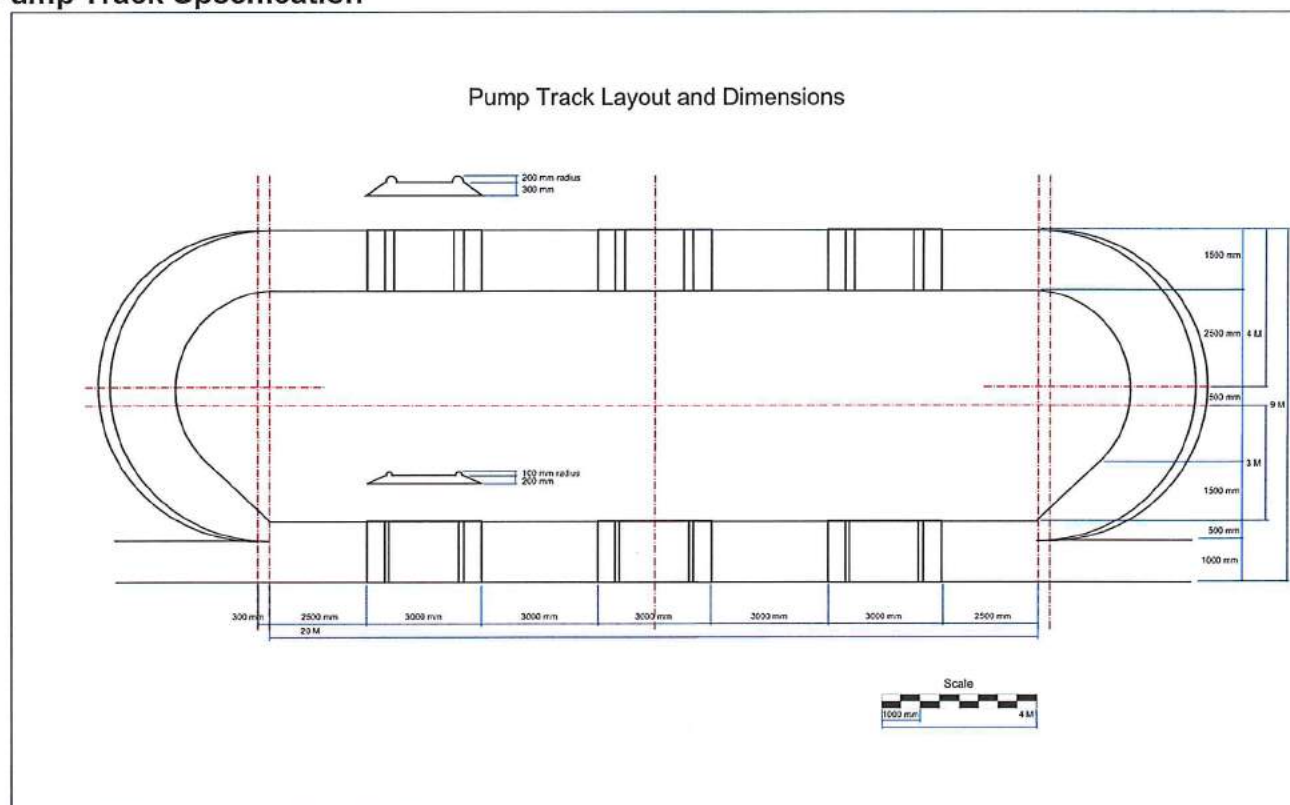
- for unavoidable lines, Green Circle limits
- for avoidable lines, Blue Square limits.

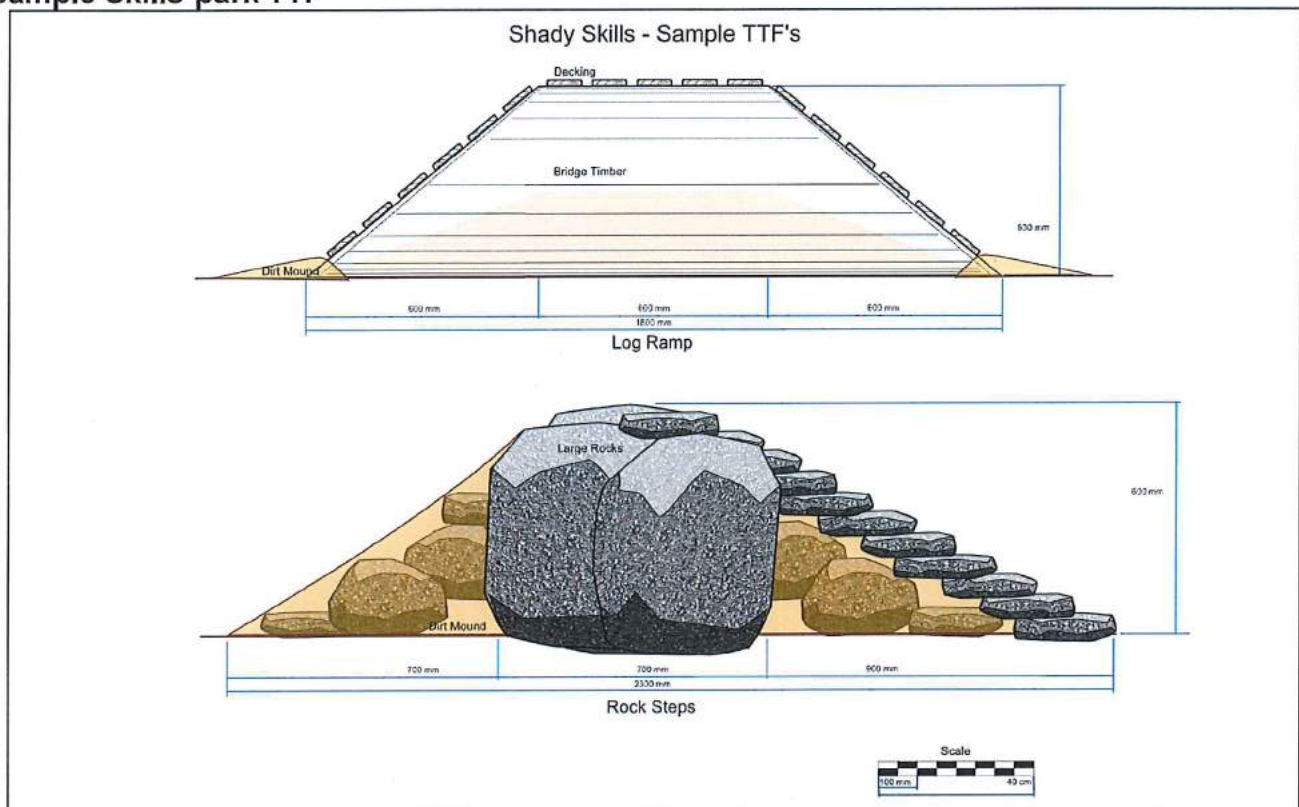
Trail specifications for Family Skills Park

- Minimum trail widths of 910 mm
- Stable surface with clearly defined trail edges
- Avoidable obstacles less than 200 mm may be present
- Unavoidable obstacles up to 50 mm may be present
- Maximum gradient of 15%
- Average gradient of 10% or less
- Unavoidable bridges minimum width of 910 mm
- Unavoidable rollable obstacles of less than 100 mm (not including base)
- Avoidable rollable obstacles up to 200 mm (including up to 300 mm base)
- Width of unavoidable Technical Trail Features (TTF) will be minimum twice the height
- Width of avoidable TTF's of at least 610 mm
- Short sections may exceed criteria

Trail Feature Design

Pump Track Specification



PROJECT PLAN - MTB FAMILY SKILLS PARK FOR PORT DOUGLAS SPORTS RESERVE**Sample Skills-park TTF**

PROJECT PLAN - MTB FAMILY SKILLS PARK FOR PORT DOUGLAS SPORTS RESERVE

6. Project Completion

Trail System Opening

When construction tasks are completed the finished trail-system will be officially opened to the public. D.I.R.T. Club will utilise the event to promote the club and educate the community on the use of the Family Skills Park.

It is also an opportunity to highlight the input of our financial supporters and other partners. The opening event will:

- be promoted to the local media outlets prior to event
- have local media members invited to attend
- have members of the local council invited including the mayor
- be advertised and open to the wider public.

Project Finalisation

On completion of the project:

- The club will do a post-project review of the project and the trail-system
- Provide follow-up maintenance before the wet-season
- Provide seasonal maintenance as required.

As a part of grant obligations the club will also follow further any requirements for project acquittal by our financial supporters and other partners.