

KYOGLE MOUNTAIN BIKE TRAIL DEVELOPMENT STRATEGY

AUGUST 2018



INTRODUCTION

Kyogle, known as the 'Gateway to the Rainforests', is a town of approximately 3000 people located in north-east New South Wales. The existence of significant areas of public land on Kyogle's doorstep means the town has significant potential to develop recreation trails that are easily accessible from town. Development of trails will provide residents with improved outdoor recreation opportunities whilst also serving as an attractor to tourists and visitors from within and outside of the region. Kyogle's proximity to the major population centres of Brisbane and the Gold Coast as well as the popular tourist destination of Byron Bay contributes to its potential to attract tourists and visitors seeking a quality mountain biking experience in an appealing landscape.

This Strategy outlines Kyogle Council's intention to support and develop trail networks and ancillary facilities in proximity to Kyogle to provide improved outdoor recreation opportunities for residents and to also capitalise on potential to generate additional visitation. Bringing additional tourists and visitors to Kyogle will benefit the town's businesses including cafes, pubs and accommodation.



View over Kyogle from Fairymount

Trail development assets of Kyogle

- Close proximity to Boorabee State Forest where mountain biking (MTB) is recognised as an appropriate activity with excellent potential for a variety of world class trails:
 - Potential to expand current access into broader Boorabee State Forest is feasible and extremely valuable for future trail network expansion
- Potential trail access to and from the main street via Fairymount to Boorabee State Forest, that caters for a wide range of residents and visitors
 - High potential to create a 'trailhead' and car parking in the CBD of Kyogle
 - New trails may include shared use trails (walking and MTB) close to town improving health, wellbeing and lifestyles of residents
 - New and improved town lookout facilities adds to broader tourism appeal of Kyogle

MTB tourism potential of Kyogle

- Close proximity to the large population base of Brisbane and Gold Coast means Kyogle has potential to cater for weekend MTB visitors
 - 2hrs, 25min from Brisbane (164km)
 - 2hrs from Gold Coast (125km)
 - 1 hr 18min from Byron Bay (90km)

MTB tourism potential of Kyogle cont.

- Relative undersupply of MTB riding opportunities in SE Qld and NE NSW
- MTB trails and soft adventure options have significant potential to increase day visits and short stay holidays to Kyogle amongst a variety of tourism niche markets that are travelling along the coast or staying at Byron Bay. Namely:
 - back packers and students (eg: Byron Bay MTB Tours)
 - soft adventure seeking grey nomads
 - international tourists seeking soft adventure
- Major trail event potential is significant, for both participation and competitive events, along with positive community support for this kind of enterprise
- Australians ride bikes and they want to ride bikes on holiday, even if they have to hire bikes on site. The National Cycling Participation Survey (2015) indicates that Australians:
 - 17 to 18% ride weekly
 - Up to 40% ride (at least once a year)
 - Up to 85% of these Australian cyclists do so for recreation
- Soft adventure mountain bike options can increase stay (bed nights) of the current tourism niche markets that visit Kyogle and the region
- MTB tourism partners well with current tourism activities, gourmet attractions, eateries and numerous coffee shops and cafes in Kyogle

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With the support of NSW Forestry Corporation Kyogle Mountain Bike Club has been constructing trails in Boorabee State Forest



Boorabee State Forest offers recreation opportunities and great views over the surrounding landscape

1. AIMS AND OBJECTIVES OF THIS STRATEGY

Kyogle Council recognises the benefits of developing opportunities for residents and visitors to participate in sports like mountain bike riding and other activities such as walking, jogging and trail running. Benefits include; personal health, improved community interaction and social networks, and economic benefits from increased visitation or increased length of stay.

The Aim of this Strategy is:

To deliver a network of accessible trails and ancillary facilities in proximity to Kyogle that will provide opportunities for residents and visitors to participate in walking, jogging, trail running and mountain bike riding.

The Objectives of the Strategy are:

- 1. To assist the development of a mountain bike facility in Boorabee State Forest and improve the accessibility and use of this facility.**
- 2. To establish trails and facilities in proximity to town including trails to the summit of Fairymount, a summit lookout and improvements to Mount Street lookout.**
- 3. To investigate opportunities for development of trails to link Fairymount to trails in Boorabee State Forest.**
- 4. To identify future opportunities to create a network of trails in the broader Boorabee State Forest.**

The Strategy is consistent with the following Priority Action from Council's Community Strategic Plan 2016-2026:

Enable a range of recreational, heritage, cultural activities and access to places of interest including our World Heritage areas, National Parks and visitor facilities by undertaking a review of existing facilities and services and identifying potential improvements and opportunities for partnerships to realise these improvements.



Mountain bike riders are already enjoying the riding opportunities in Boorabee State Forest

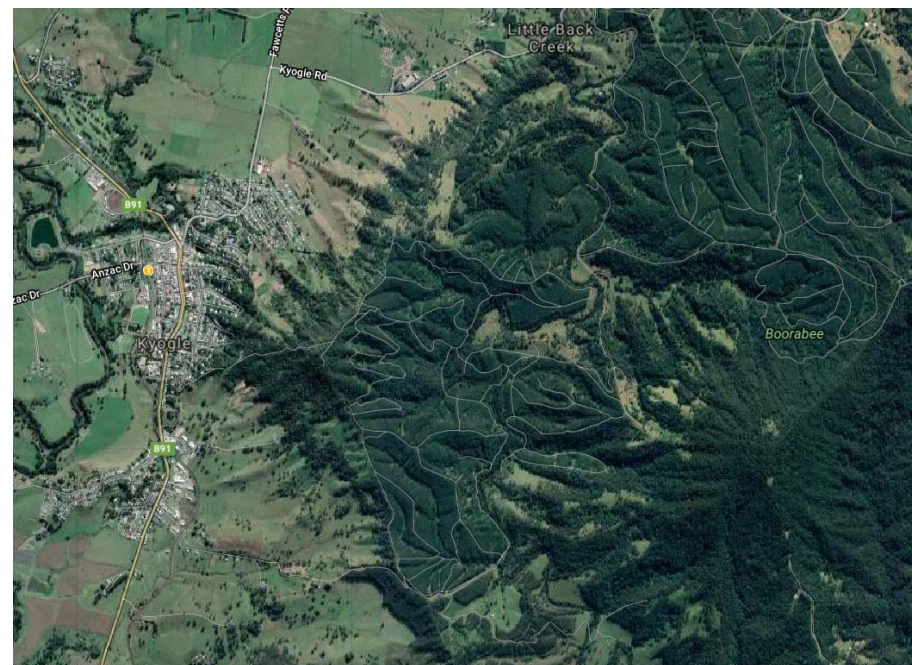


Figure 1 Aerial photo that illustrates the extensive area of State Forest in close proximity to the east of Kyogle
Source: Google Maps

2. REGIONAL CONTEXT

Location

Kyogle, NSW is south-west of Brisbane and west of Byron Bay, with Lismore being the nearest large scale regional centre. Drive times to Kyogle are as follows:

- 2hrs, 25min from Brisbane (164km)
- 2hrs from Gold Coast (125km)
- 1 hr 18min from Byron Bay (90km)
- 36min from Lismore (44km)

Kyogle's relative proximity to major coastal tourism destinations as well as the major population centres of the Gold Coast and greater Brisbane means the town is well positioned to attract increased tourism and visitation.

Existing mountain bike facilities

There are very few existing publicly accessible, purpose built mountain bike facilities in the region; the only current facility with extensive network of trails is Doubleduke State Forest at New Italy. A new mountain bike facility is currently being constructed at Duck Creek between Goonellabah and Ballina. There is also a proposal for a small trail development at the Uki sewage treatment plant land.

Whilst these existing and planned facilities offer good mountain biking opportunities, none combine the attributes of a large area of relatively unconstrained public land and topography ideal for trail building that exists in Boorabee State Forest.

The nearest major MTB destinations outside the region are at Mt Joyce near Beaudesert and Nerang State Forest on the northern Gold Coast.

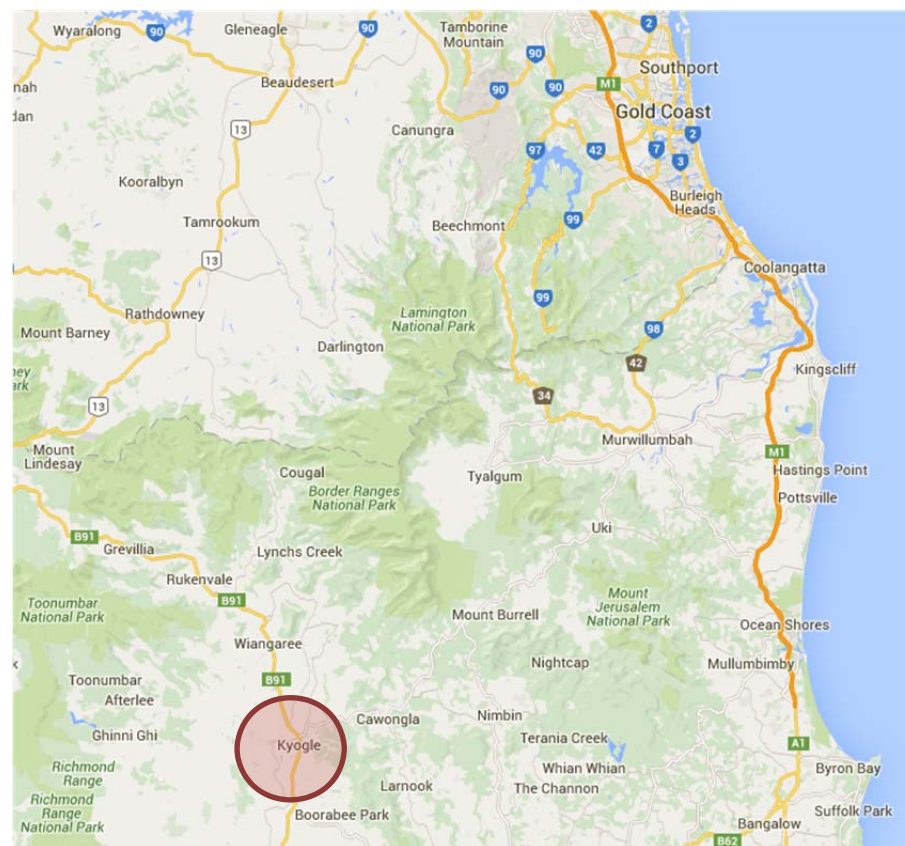


Figure 2 Map showing location of Kyogle within context of NSW North Coast and south-east Qld region
Source: Google Maps

3. STRATEGY OVERVIEW AND RATIONALE

This Strategy seeks to take advantage of the natural features and public land in proximity to Kyogle and proposes initiatives to realise improved public access and recreation opportunities for residents and visitors. The Strategy also seeks to capitalise on and provide support to existing community initiatives including the development of mountain bike trails in Boorabee State Forest by the Kyogle Mountain Bike Club. This is considered to be a low risk strategy that has potential to maximise the benefits of the Club's project and deliver improved outcomes for residents and the Kyogle economy through increasing tourism and visitation.

This Strategy adopts a staged approach to the development of trails and outdoor recreation opportunities in Kyogle. As the Boorabee State Forest mountain bike park development is already occurring, and the Club has a permit from Forestry Corporation for this purpose, this logically forms the first Stage of the Strategy. The Strategy identifies quite specific actions or outcomes for this Stage. Subsequent Stages 2 and 3 are intended to be longer term projects that will require further feasibility investigations and design as well as negotiation with land owners, occupiers and other stakeholders. The actions or outcomes identified for Stages 2 and 3 are less specific as they require further investigation and scoping. The Strategy involves the following three stages:

STAGE 1- Support for development of mountain bike facility in Boorabee State Forest including supporting infrastructure and facilities

Over the past three years Kyogle Mountain Bike Club has been developing a mountain bike facility in a portion of Boorabee State Forest under a permit issued by NSW Forestry Corporation. The facility needs further trail development to realise its potential as a regional attractor as well as improvements to ancillary facilities and infrastructure to improve its useability and accessibility to deliver a quality user experience, which will in turn realise additional visitation. Upgrades are required to the carpark and access road (Yongurra Road) and improved signage is required. Furthermore, additional public information and promotion is expected to increase the use of the park. Stage 1 of this Strategy involves Council assisting the Kyogle Mountain Bike Club to deliver improvements to the facilities, useability and accessibility of the mountain bike park at the top of Yongurra Road as well as establishing information and directional signage to the park.

This Stage also involves a proposal for improvements to a related public facility, being the Kyogle BMX track. The current BMX track has a layout and features which deliver a poor user experience; therefore the track receives limited use. Upgrading this facility to a 'pump track' is expected to dramatically improve its appeal to children and youth and would complement the more advanced and longer trails in Boorabee State Forest by providing a highly accessible and fun cycle facility in town. It is considered the BMX track could easily (and relatively inexpensively) be converted to a pump track with the application of additional fill material that is then shaped and compacted by a professional track builder.



Kyogle Mountain Bike Club has been developing a mountain bike facility in Boorabee State Forest



Pump tracks deliver a fun riding experience and are suitable for all ages

STAGE 2- Creation of walking and mountain bike trails to summit of Fairymount and development of ancillary facilities

Stage 2 proposes the establishment of walking and mountain bike trails to the summit of Fairymount including the development of a viewing platform or lookout near the summit. Trails would start and end at Mount Street lookout and the Strategy proposes upgrades to this lookout. This Stage is intended to deliver walking and mountain bike riding opportunities that are easily accessible to residents of Kyogle and provide an attraction for tourists and visitors.

As the majority of the north-western side of Fairymount is privately owned land, the establishment of trails to the summit will require agreement to be reached with the landowner to formalise public access or transfer land to Council control. Initial discussions have been held with the land owner and they have indicated a willingness to discuss further. Significant further investigation and scoping is required to inform the design of this Stage.



Fairymount offers great views over Kyogle and the surrounding landscape

STAGE 3- Creation of mountain bike trails in remainder of Boorabee State Forest

Stage 3A- The initial draft of this Strategy identified the connection of mountain bike trails in Boorabee State Forest to the township as being an important element to establishing Kyogle as a desirable mountain bike destination. The route originally proposed for this connection has been investigated and removed from the Strategy due to the existence of a Range Danger Area associated with the rifle range on Crown Land at Mount Street. In order to pursue this desirable connection Stage 3 of this Strategy proposes further investigation of the potential to link the trails accessing the summit of Fairymount to the trails in the State Forest via the eastern side of the mountain through land owned by NSW Forestry Corporation (not State Forest) in a manner that avoids the hazard associated with the Range Danger Area. This link will require trails to traverse Lot 442 DP 839444 which is private land owned by NSW Forestry Corporation and is therefore dependant on negotiation of access with them.

Stage 3B- of this Strategy proposes the establishment of longer trails (including an epic loop trail) in the eastern and northern portions of Boorabee State Forest including a crossing of Back Creek at Taveners Road. The initial part of this stage involves utilisation of Lot 442 DP 839444 which is private land owned by NSW Forestry Corporation and is therefore dependant on negotiation of access with them. Significant further investigation and scoping is required to inform the design of this Stage.



Mountain biking is growing in popularity in Australia leading to demand for more trail development

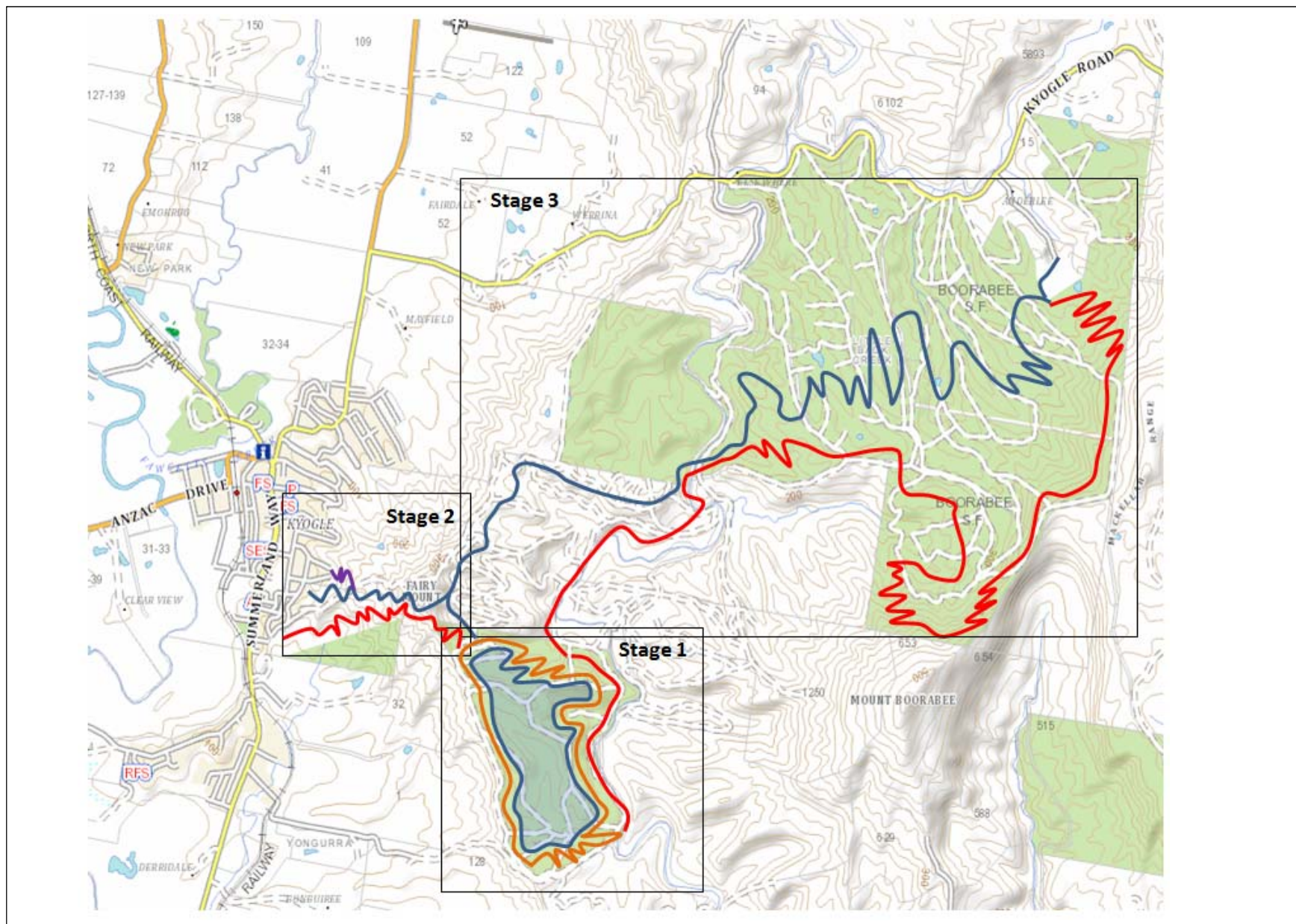


Figure 3 Strategy overview

4. DETAILED RECOMMENDATIONS



STAGE 1 Support for development of mountain bike facility in Boorabee State Forest including ancillary infrastructure and facilities



This stage involves Council supporting the Kyogle Mountain Bike Club to deliver improvements to the facilities, useability and accessibility of the mountain bike park at Yongurra Road as well as improvements to information and directions to the park. This stage also involves a proposal for improvements to a related public facility, being the Kyogle BMX track. There are three Desirable Outcomes for Stage 1:


1. **Improvements to the Boorabee State Forest recreation facility to increase mountain bike riding opportunities and create a positive user experience that will attract additional users from outside the Kyogle Council local government area (LGA).**
2. **Improved accessibility of the Boorabee State Forest recreation area as well as information and directions to assist visitors to locate the facility.**
3. **Improved supporting facilities to provide opportunities for children and youth participation.**

The following Table outlines the Actions required to achieve these Desirable Outcomes.

ACTIONS/WORKS/ INFRASTRUCTURE REQUIRED	LAND/TENURE/ OWNER	DELIVERY MECHANISM	STAKEHOLDERS OR PARTNERS	ORDER OF PRIORITY
<i>Desirable Outcome 1</i> <i>Improvements to the Boorabee State Forest recreation facility to increase mountain bike riding opportunities and create a positive user experience that will attract additional visitors from outside the LGA</i>				
a) Development of trails 6, 7, 9, 10 and 11 (approximate length 5.5km) as identified in Trail Concept Plan prepared by Kyogle Mountain Bike Club (see Appendix 1). To be built by a professional trail building contractor and maintained by Kyogle Mountain Bike Club.	<ul style="list-style-type: none"> Lot 9 DP 10780 Part of Boorabee State Forest; managed by NSW Forestry Corporation Kyogle Mountain Bike Club hold a permit over this parcel to construct and operate a mountain bike facility 	<ul style="list-style-type: none"> Application to be made for external grant funding through appropriate or relevant grant funding program in partnership with Kyogle Mountain Bike Club. 	Kyogle Mountain Bike Club, NSW Forestry Corporation	1
b) Upgraded public carpark- re-profiling surface, drainage works, gravel sheeting, bollards	<ul style="list-style-type: none"> Lot 9 DP 10780 Part of Boorabee State Forest; managed by NSW Forestry Corporation Kyogle Mountain Bike Club hold a permit over this parcel to construct 	<ul style="list-style-type: none"> Club to submit application to NSW Forestry Corporation for approval to construct. Application to be made for external grant funding through appropriate or relevant grant funding program in partnership with Kyogle Mountain Bike Club. 	Kyogle Mountain Bike Club, NSW Forestry Corporation	2

 <p>Existing car park</p>	<p>and operate a mountain bike facility</p>	<ul style="list-style-type: none"> Kyogle Council contributions may include assistance with design of car park and provision of old bridge timbers for bollards. 		
<p>c) Development of ancillary facilities- picnic tables, shelter, lookout and toilet</p>	<ul style="list-style-type: none"> Lot 9 DP 10780 Part of Boorabee State Forest; managed by NSW Forestry Corporation Kyogle Mountain Bike Club hold a permit over this parcel to construct and operate a mountain bike facility 	<ul style="list-style-type: none"> Application to be made for external grant funding through appropriate or relevant grant funding program in partnership with Kyogle Mountain Bike Club. 	<p>Kyogle Mountain Bike Club, NSW Forestry Corporation</p>	<p>9</p>
<p>Desirable Outcome 2 <i>Improved accessibility of the Boorabee State Forest recreation area as well as information and directions to assist visitors to locate the facility</i></p>				
<p>d) Upgrade Yongurra Road- approximately 900 metres of road requires upgrade to current rural road standard- requires widening, drainage, sub-grade reinforcement, surface profiling and gravel sheeting</p>  <p>Existing section of Yongurra Road</p>	<ul style="list-style-type: none"> Yongurra Road reserve Controlled by Kyogle Council 	<ul style="list-style-type: none"> Council to incorporate upgrade into capital works budget or seek external grant funding through appropriate or relevant grant funding programs with in-kind Council contribution. 	<p>-</p>	<p>3</p>

<p>e) Install blue fingerboard sign on pole at intersection of Andrew Street and Summerland Way to provide directions to park</p>  <p><i>Existing sign post at intersection of Andrew Street and Summerland Way</i></p>	<ul style="list-style-type: none"> • Summerland Way road reserve • Controlled by Kyogle Council 	<ul style="list-style-type: none"> • Delivered through annual capital works budget allocation (estimated cost \$100) 	-	4
<p>f) Install map of the trail network at the Kyogle Visitor Information Centre and/or Amphitheatre carpark</p>  <p><i>Indicative trail map</i></p>	<ul style="list-style-type: none"> • Lot 22 DP 835051, 8-10 Anzac Drive (amphitheatre carpark) • Lots 5 & 6 DP 814241 at 9-11 Summerland Way (visitor information centre) • Council owned and controlled land and facilities 	<ul style="list-style-type: none"> • Application to be made for external grant funding through appropriate or relevant grant funding programs with in-kind Council contribution. 	Kyogle Mountain Bike Club, NSW Forestry Corporation	5
<p>g) Promote trails on Kyogle Council and Visit Kyogle websites</p>	-	<ul style="list-style-type: none"> • Can be carried out by Council staff within existing budget allocations 	Kyogle Mountain Bike Club, NSW Forestry Corporation	6
<p>Desirable Outcome 3 <i>Improved supporting facilities to provide opportunities for children and youth to participate</i></p>				
<p>h) ANZAC Park BMX track upgraded to pump track. Will require additional fill material which is then shaped and compacted by a</p>	<ul style="list-style-type: none"> • Lots 7 & 8 Section 5 DP 4973 • 19-21 Norton Street, Kyogle • Part of Anzac Park; Kyogle Council owned parkland 	<ul style="list-style-type: none"> • Application to be made for external grant funding through appropriate or relevant grant funding programs with in-kind Council contribution. 	Kyogle Mountain Bike Club	7

<p>professional track building contractor.</p>  <p><i>Indicative image of a pump track</i></p>		<ul style="list-style-type: none"> • Good opportunity to engage youth and other stakeholders in design of track. 		
<p>i) Investigate opportunities for the pump track to host events or skills days for children and youth in partnership with Kyogle Youth Action, Kyogle Mountain Bike Club or other stakeholders.</p>	<p>As above</p>	<ul style="list-style-type: none"> • Subject to discussion and agreement with stakeholders or partners. 	<p>Kyogle Mountain Bike Club, Kyogle Youth Action</p>	<p>8</p>

STAGE 2- Development of walking and mountain bike trails to summit of Fairymount, including development of ancillary facilities

A. DESIRABLE OUTCOMES

The Desirable Outcomes to be achieved in Stage 2 are:

1. A network of trails and ancillary facilities providing access to Fairymount to provide residents with a convenient outdoor recreation opportunity.
2. Ancillary facilities that provide visitors with a positive experience and destination activity.

Trails would start and end at the Mount Street lookout and the Strategy proposes upgrades to this lookout. This would deliver walking and mountain bike riding opportunities that are easily accessible to residents of Kyogle as well as tourists and visitors. A viewing platform or lookout near the summit is required to achieve views and provide a destination for trail users. As the majority of the north-western side of Fairymount is privately owned land, the establishment of trails to the summit will require agreement to be reached with the landowner to formalise public access or transfer land to Council control/ownership. Initial discussions have been held with the land owner and they have indicated a willingness to hold further discussions.

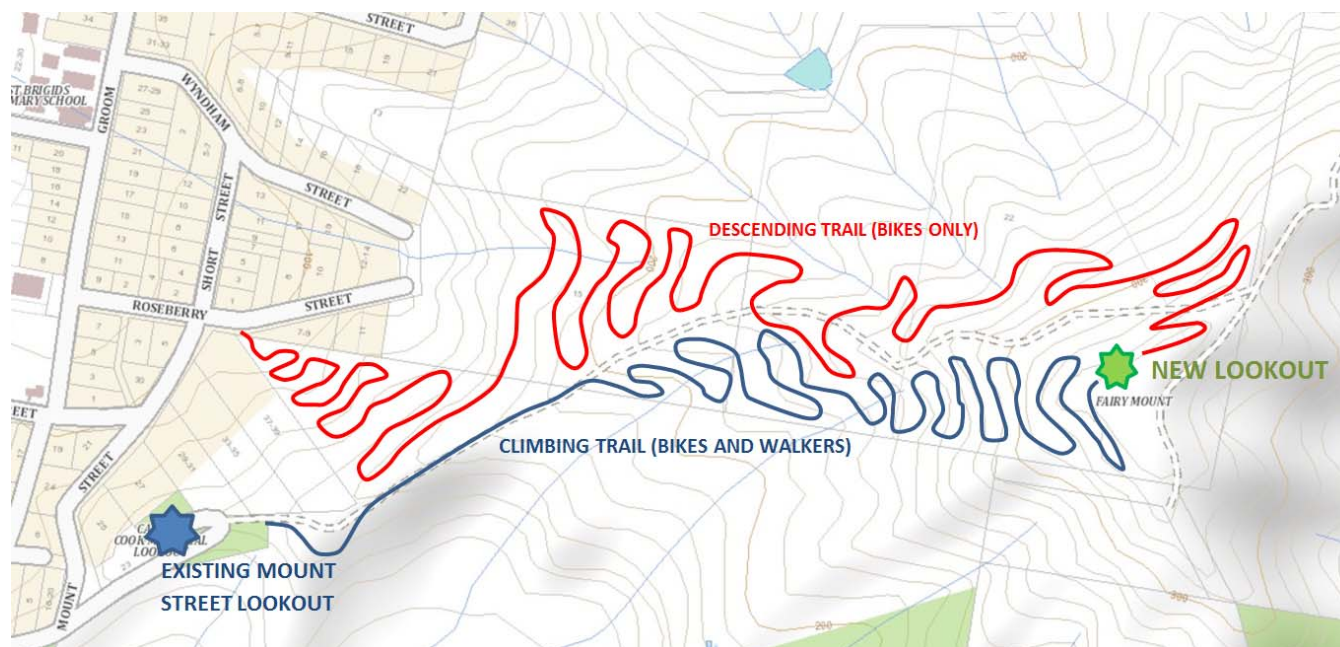


Figure 4 Proposed Fairymount trail network

LAND INFORMATION

- Lot 131 DP 755734, Crown Land reserved for public recreation, currently leased for grazing and rifle range.
- Lot 1 DP 781680, Owner: Kyogle Council
- Lots 331-334 DP 5037, private ownership.

TRAIL DESIGN

- Figure 4 shows conceptual trail alignments only. More site investigation and design required.
- Trail alignment to follow contours in order to deliver as low trail grades as possible.
- Separate climbing and descending trails for safety and best user experience.

B. RECOMMENDED TRAIL AND FACILITY DEVELOPMENT

The following Actions are recommended to be undertaken to achieve the Desired Outcome:

1. Establish trails to summit of Fairymount from Mount Street lookout.

- Further negotiation with land owners to secure public access is required.
- More detailed trail route investigation is required, along with detailed design.
- Very steep gradients will be challenging for trail design and construction and will influence trail design.
- Separate climbing and descending trails are recommended for safety and best user experience. Climbing bike trail could be combined with walking trail.
- Trails would begin and end at Mount Street lookout, with the dedicated bike descending trail ending at Roseberry Street.

2. Construct a lookout or viewing platform near the summit.

- Negotiation with land owners to secure public access is required.
- Detailed investigation and feasibility assessment is required to inform design.
- Promote trails and lookout on 'Visit Kyogle' and corporate websites.

3. Carry out improvements to Mount Street lookout to improve its aesthetics and functionality.

- Current lookout facility has poor aesthetic and limited attraction for visitors.
- Investigate options to improve its functionality and appearance.
- Suggestions may include- install map of trails, re-surfacing of carpark, new bollards/guardrails, seating and/or shelters, planting and bins.
- Promote trails and lookout on 'Visit Kyogle' and corporate websites.



Existing track leading to summit of Fairymount



Lookouts provide a destination for visitors



Existing Mount Street lookout

STAGE 3- Creation of mountain bike trails in remainder of Boorabee State Forest including possible trails linking Fairymount trails to mountain bike park at Yongurra Road

A. DESIRABLE OUTCOMES

Stage 3 has the following Desirable Outcomes:

1. **Trails that link the Fairymount trails to other areas of Boorabee State Forest (Stage 3A).**
2. **Trail network in the northern and eastern sections of Boorabee State Forest (Stage 3B).**

Stage 3A: Boorabee link trails

Stage 3A- The initial draft of this Strategy identified the connection of mountain bike trails in Boorabee State Forest to the township as being an important element to establishing Kyogle as a desirable mountain bike destination. The route originally proposed for this connection has been investigated and removed from the Strategy due to the existence of a Range Danger Area associated with the rifle range on Crown Land at Mount Street. As this is a highly desirable connection Stage 3 of this Strategy proposes further investigation of the potential to link the trails accessing the summit of Fairymount to the trails in SF via the eastern side of the mountain through land owned by NSW Forestry Corporation (not State Forest) in a manner that absolves the hazard associated with the Range Danger Area. This link will require trails to traverse Lot 442 DP 839444 which is private land owned by NSW Forestry Corporation and is therefore dependant on negotiation of access with them.

Stage 3B: Mount Boorabee loop

Stage 3B- of this Strategy also proposes the establishment of longer trails in the eastern and northern portions of Boorabee State Forest including a crossing of Back Creek at Taveners Road. The initial part of this Stage involves utilisation of Lot 442 DP 839444 which is private land owned by NSW Forestry Corporation and is therefore dependant on negotiation of access with them.

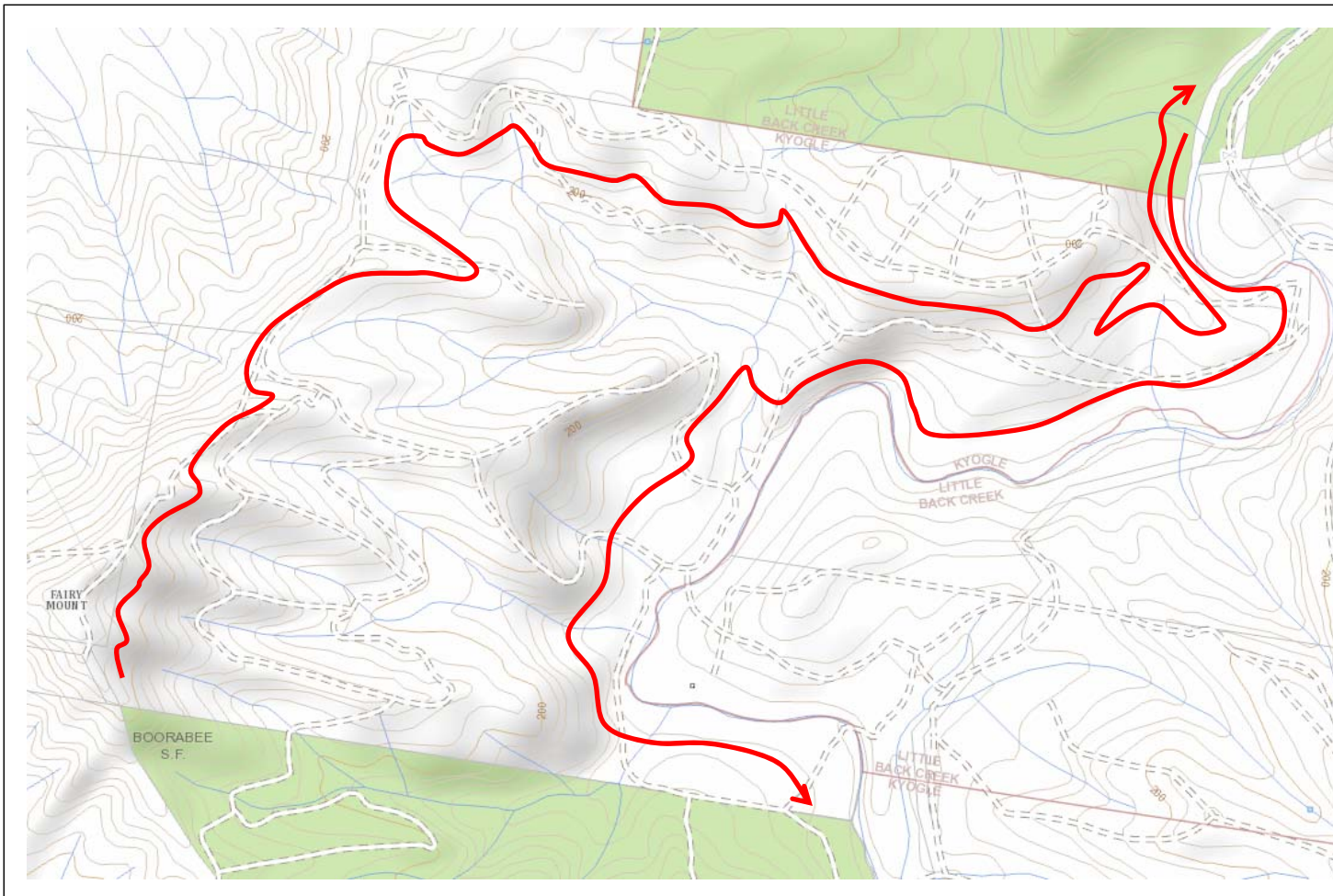


Figure 5 Stage 3A- Boorabee link trails

LAND INFORMATION

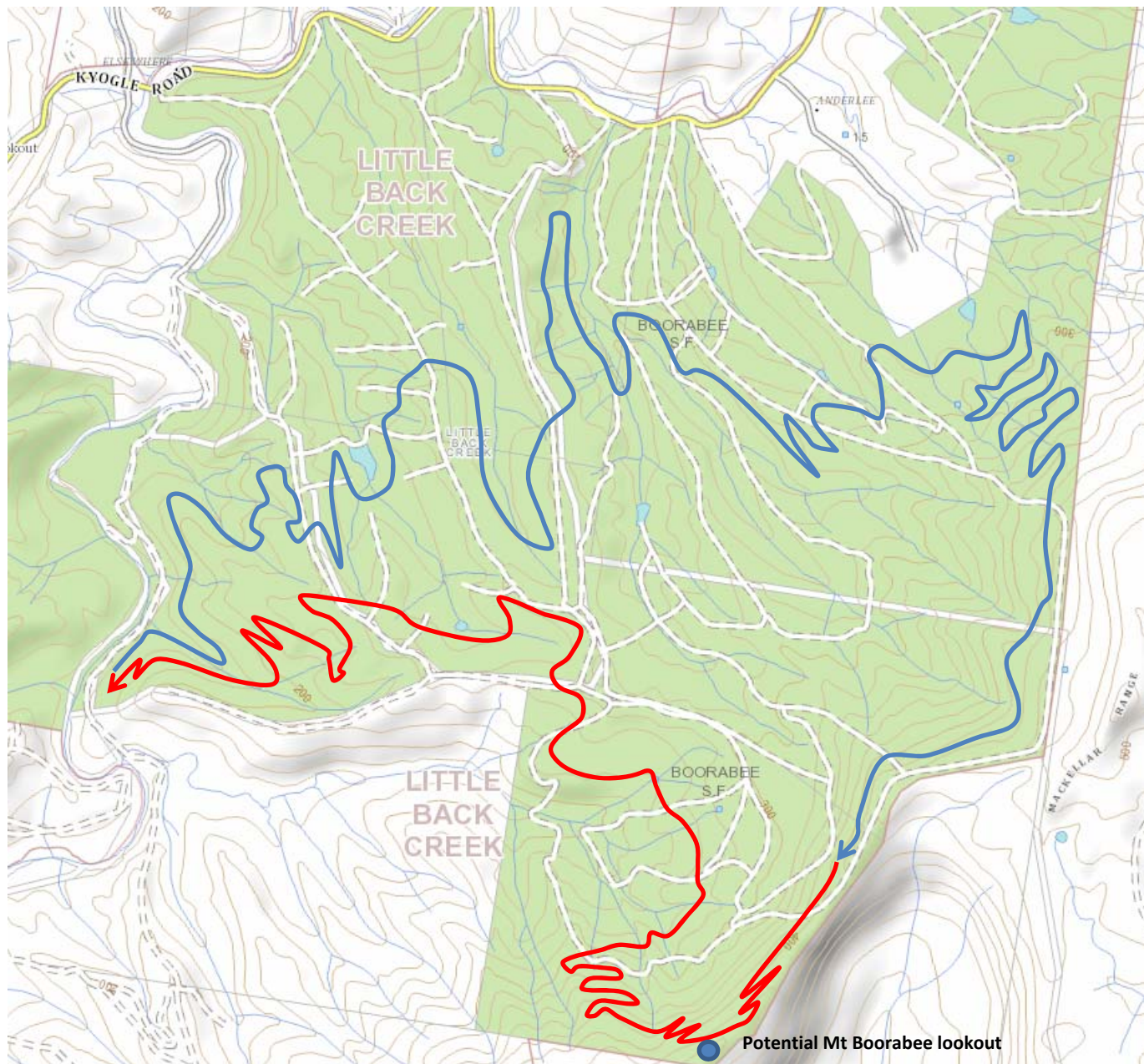
Land Parcel: Lot 442 DP 839444

Land owner: NSW Forestry Corporation

Lease: grazing lease in place

TRAIL DESIGN

- Figure 5 shows a highly conceptual trail alignment and further investigation to establish feasibility and ideal alignments is required.
- Consultation with land managers and lease holders is required to establish agreement for trail development.
- Approximate trail length: 8km



LAND INFORMATION

Land Parcels:

Lot 2 DP 1005177; Lot 1 DP 185483; Lot 1 DP 430610; Lot 5 DP 430016; Lots 3 & 4 DP 12948; Lot 12 DP 883216

Land owner: NSW Forestry Corporation

Lease: grazing leases in place

TRAIL INFORMATION

- Figure 6 shows a highly conceptual trail alignment and further investigation to establish feasibility and ideal alignments is required.
- Consultation with land managers and lease holders is required to inform design and establish agreement for trail development.
- Approximate trail length: 27km

Figure 6 Stage 3B- Mt Boorabee loop

APPENDICES

Appendix A: Boorabee State Forest mountain bike facility- trail plan and location

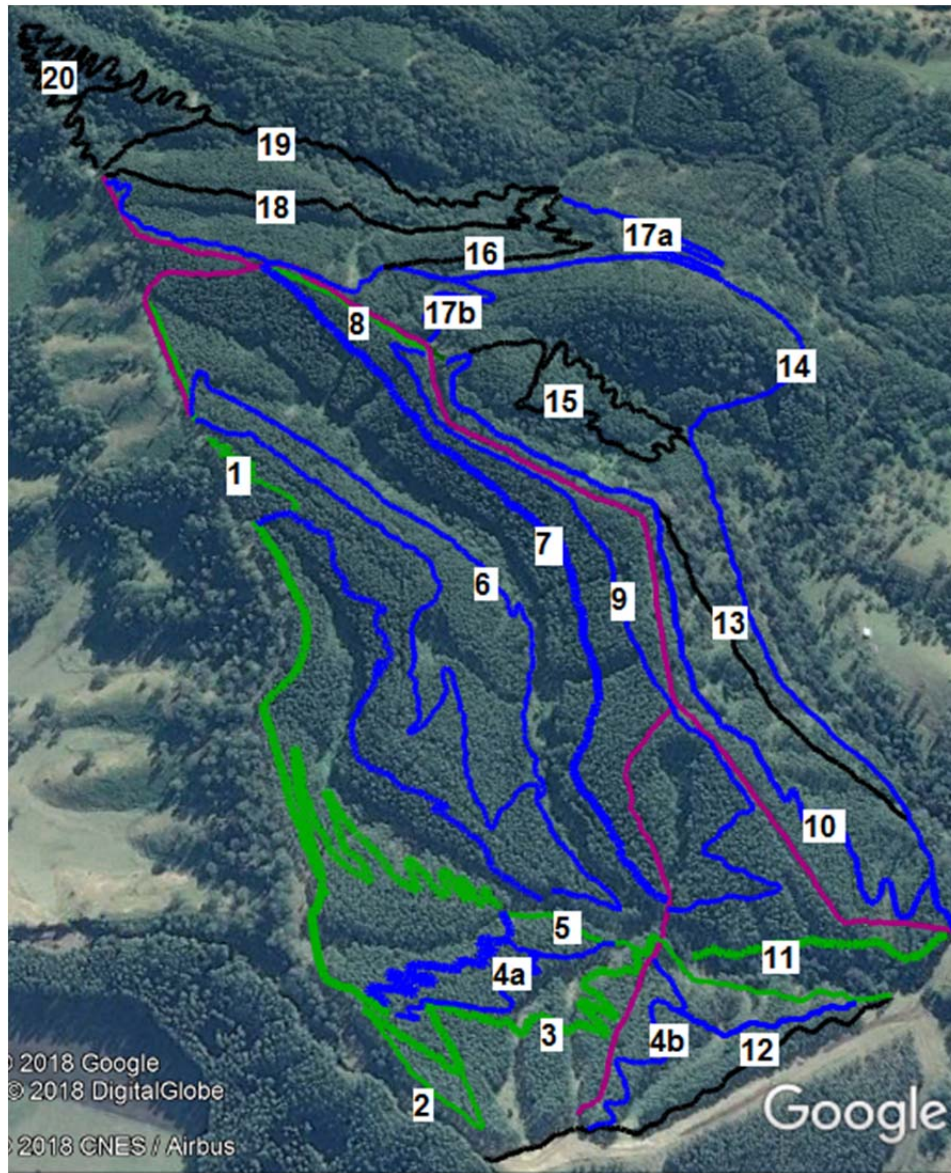


Figure 11 Kyogle Mountain Bike Club trail concept plan



Figure 12 Location of mountain bike facility in Boorabee State Forest



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