

Penguin Mountain Bike Park

MASTER PLAN

November 2021



Club President, Marcus Langham (right)
Stage 1 Launch July 2013



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1. Introduction

This Master Plan for the Penguin Mountain Bike Park (the Park), Ironcliffe Road Penguin, has been developed using community and club member inputs over several consultation meetings held in May and June 2021. It is designed to facilitate the continued upgrade of the 'Park' through to 2026 by identifying what our mountain biking community think is needed in the Park for it to remain the premier mountain bike hub on the north-west coast. This Plan is a strategic document that sets out the maintenance and development priorities intended to guide funding applications. It covers the four distinct aspects of the Park;

- a. The trail network
- b. The free-ride area
- c. The Park (general)
- d. The beginners' area – 'Little Devils Skills Area'

"A full trail audit and report on all trail in the park, assessing their usefulness to the Penguin mountain bike network as a whole, including a broad rider survey. This will help guide the club to best value investments, deciding which trails get attention and which (if any) may be disregarded and rehabilitated."

Ruben White – Next Level Mountain Bike trail designer and builder.

2. Background

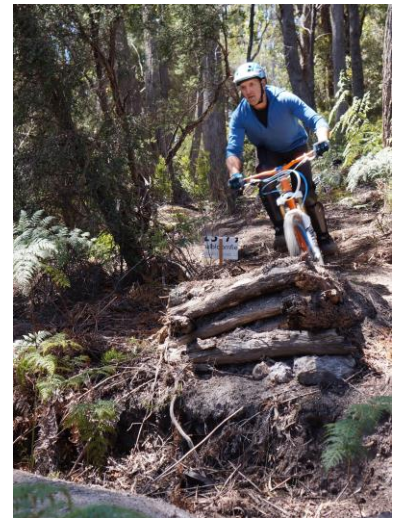
While the first meeting on the north-west coast to consider the formation of a mountain bike club was held July 2009, the lease of the land that was to become the Penguin Mountain Bike Park was signed off by the Club in July 2012 at a cost of \$55/annum by the Club's first President, Marcus Langham. The land is owned by the Central Coast Council (CCC) and at the time the Club took on the lease it was in a poor state - a former speedway garbage dump strewn with old tyres, car bodies, bottles and general rubbish, criss-crossed with motor bike tracks and weeds of every description running amok.



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As trails were the priority, the first of the Park trails, *'Flying in a Blue Dream'* was constructed on the northern side to create a 2.3 km single track, enough to get riders excited. Weeds too got some early attention as a result of an ANZ Bank 'Seeds of Renewal' grant and later in 2013 the Central Coast Council (CCC) funded a Weed Management Plan for the old speedway in-field area. The Club was successful in attracting Commonwealth Government 'Job Readiness' funding to the Park, enabling significant improvements to be made to existing trails 2013-2015. With 'gravity' riding becoming hugely popular around this time, the Club 'commissioned' locally-based company Next Level Mountain Bike to provide a concept plan for a 'free-ride' area in the speedway infield. The plan was pivotal in convincing the Tasmanian Community Fund to provide \$90,000 towards the



development. More detailed planning and site preparation was commenced immediately with a special focus on weed eradication and water drainage of the in-field. 2013 was also the year the Club successfully lobbied Council to relocate a shed from the old Penguin tip-site to the Park, using 'Work-for-the-Dole' labour to pull-down and reconstruct along with a



viewing platform. The shed was opened in 2014 providing the Club with a 'base' and secure storage for Club-owned tools and equipment. As well, the north-facing deck proved popular for view activity in the free-ride area.





Catering for young riders became priority in 2014 and the Club was successful with a grant application to Sport and Recreation Tasmania for \$40,000 to create the Little Devil's Skills Park. Club volunteer labour and some excavator time brought to life a plasticine model shaped by clubman Marcelo Cardona. This significant development was

opened in November 2015 and was an instant success with families and beginner riders.



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The 'free-ride' area featuring a range of timber and steel structures that provided jumps, drops, wall-rides, step-downs, step-ups, hip-turns, berms and even a 'whale-tail' was opened in 2015. At the time it was definitely the best facility of its type in Tasmania, some thought in Australia.



At this time, again with Commonwealth 'Job-readiness' Program funding, built structures were added to the 'Flying in a Blue Dream' trail making an exciting ride with several 'A' and 'B' lines to challenge even the experienced riders.

As anticipated, schools started using the Park for their outdoor education programs - Penguin High School, Marist College and Don and Hellyer Colleges in particular. Visitor numbers swelled to almost 12,000 per year.



Mayor Jan Bonde officially opens PMBP – Mt Montgomery carpark loop trails October 2017

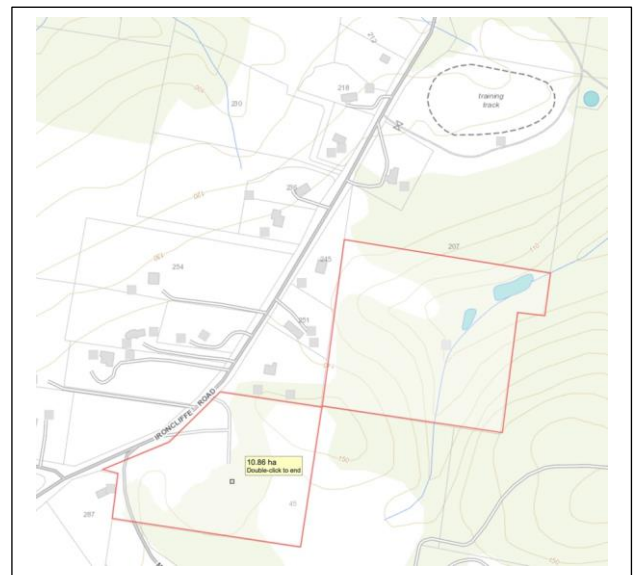
2017 saw the formalising of a MOU between The Environment Centre and the Club that allowed the upgrade of a rough 'corridor' trail linking the Park and the Dial Range car park area. Predominantly funded by the Central Coast Council, the owner of the land, the completed green trails '*Stalking Rooster*' and '*Return of the Penguin*' added a further 2.5 km to the Club's trail network. The completion of the new trails that took riders to the Mt Montgomery car park and back to the Park, not only provided a cross-country ride but also heralded in a new, much anticipated era for Club members.....the push to create a world-class trail network in the Dial Range.

3. The Park Layout and Tenure

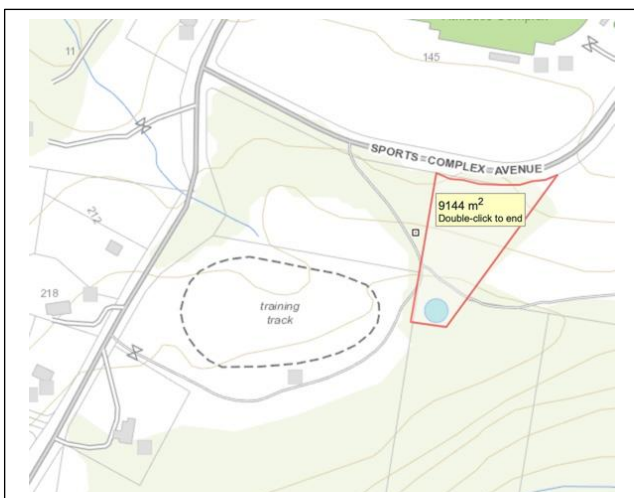
The approximately 10 ha of Council-leased-space that is designated the Penguin Mountain Bike Park (of which the 'speedway' infield comprises 1.8 ha) has been in a state of constant development right up until 2020. As well, the Club jointly leases with the NW Enviro Centre 10.86 ha from Council to allow an access trail (loop) from the PMBP to the Mt Montgomery car park. (see below)



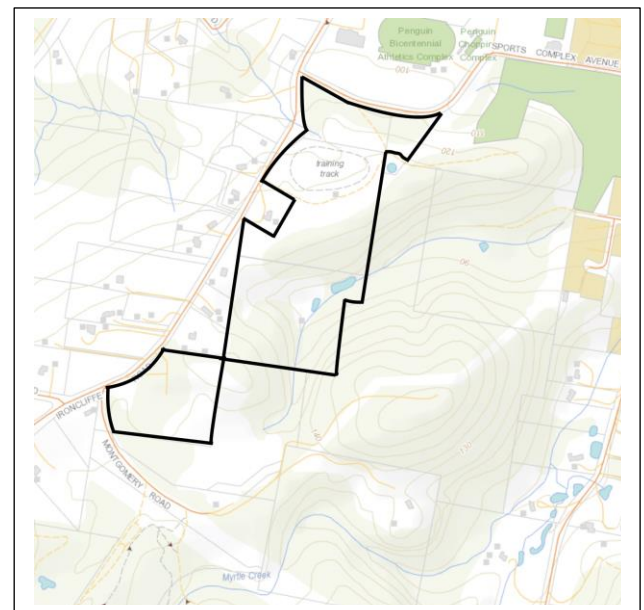
PMBP - land leased from Council



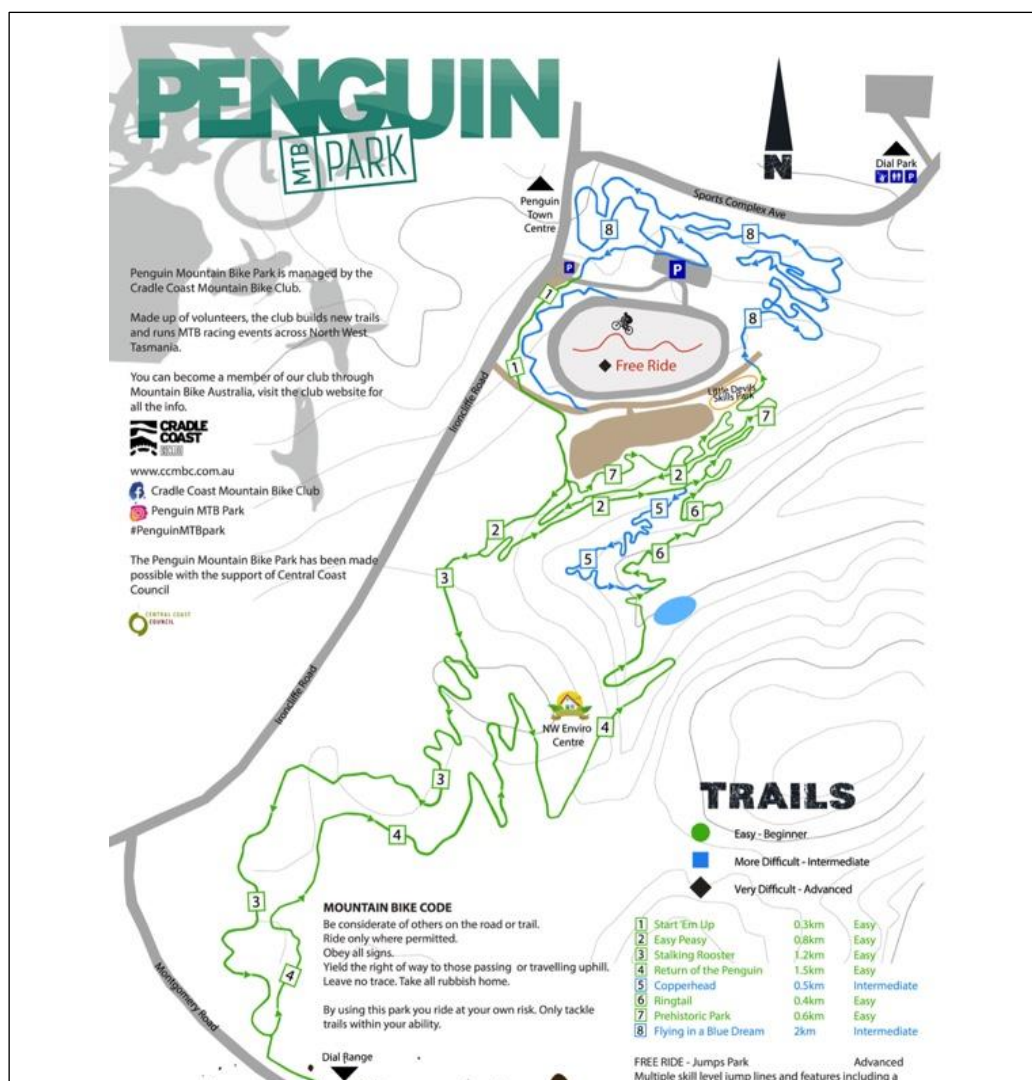
Land jointly leased with NW Enviro Centre from Council



PMBP – land leased from TasWater



PMBP – trail network boundaries



Approximately 4.8 km of PMBP trail is located on Club-leased land from Council. Of the remaining 2.7 km, 2.5 km is on land jointly leased by Club and NW Organic Centre from Council.

No.	Trail	Lease situation	Km
1	<i>Start 'Em Up</i>	Club from Council	0.3
2	<i>Easy Peasy</i>	Club from Council	0.8
5	<i>Copperhead</i>	Club from Council	0.5
6	<i>Ringtail</i>	Club from Council	0.4
7	<i>Prehistoric Park</i>	Club from Council	0.6
8	<i>Flying in a Blue Dream</i>	Club from Council	2.0
3	<i>Stalking Rooster</i>	Club/NW Enviro Centre from Council	1.2
4	<i>Return of the Penguin</i>	Club/NW Enviro Centre from Council	1.5
			7.3



3.1 Lease of Council Land

At the time this Plan was adopted, the lease the Club has with Council was being reviewed. No major change to the lease conditions are expected apart from the lease period to be extended out to 10 years. (see Appendix 2)

The Agreement the Club has with the NW Environment Centre, is also in need of renewal.

3.2 Lease of TasWater Land.

A significant portion of *Flying in a Blue Dream* (eastern extremity) is located on land managed by Taswater (see map above). At the time this Plan was adopted, the Club has an on-going Agreement with TasWater permitting access to riders. Any variation to the trail alignment in the TasWater space, would only be possible by negotiation with TasWater. (see Appendix 3)

4. PMBP Structures Inventory

Since 2012, as well as creating 7.3km of bike trail, the Club has developed a series of jumps, roll-overs, wall rides and launch platforms in steel and treated pine through-out the Park to enhance the rider experience. The Club 'shed', built in 2014 to securely house the trail building tools and equipment is also included in this inventory being the Club's single biggest 'asset'. It must be noted that should the PMBP cease to exist, the shed becomes the property of the CCC under the agreement signed off on in 2013 with the land owner.

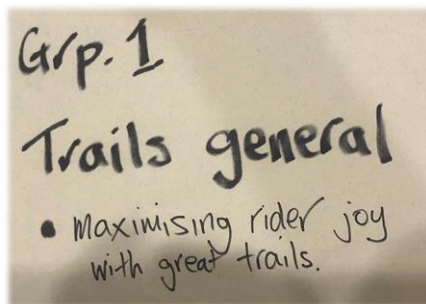
A full inventory of the Club's built PMBP structures is attached Appendix 1.

5. The Master Plan Process

At a general meeting of the Club members April 13 2021, agreement was sought and gained to create a Master Plan for the Club-leased land known as the Penguin Mountain Bike Park. The Club resolved to bring together stakeholders to give the Club direction on the development of the Park over the next 5 years.

The first of two consultative meetings was conducted at Penguin District School in May, and the follow-up meeting in June 2021. Twenty one people attended the meetings representing;

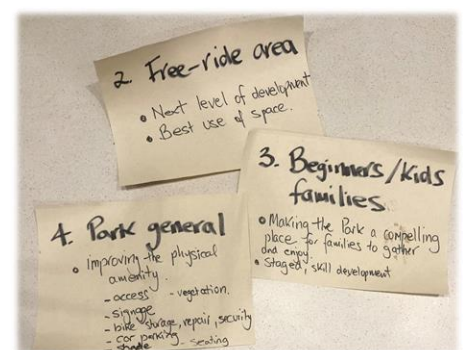
- Schools and Education
- Mtb instructors
- Mtb trail designers and builders
- Mtb recreational riders – junior through to senior.
- Mtb riding families
- Mtb competition riders



The two meetings focused on 4 distinct areas for consideration and future development;

1. The Park trail network,
2. the Little Devil's Skills Park (beginner rider) area,
3. the Free-ride area and,
4. the Park general.

Working in small groups, attendees were asked by the facilitator to identify and prioritise opportunities for development of the Park, to ensure that it continued to remain a compelling destination for local and tourist mountain bikers for the next decade.





6. Summary of Consultative Meetings by Focus Area

6.1 The Park Trail Network

- 'Stalking Rooster' climb is too difficult for beginners. Switchbacks need to be extended to make for an easier climb.
- Making the 'Ringtail' climb back to the Park easier.
- 'Copperhead' needing an overhaul
- Keeping 'Blue Dream' but giving it a much needed refurbish.
- Create an easier 'green trail' than 'Easy Peasy' for better progression options for rank beginners

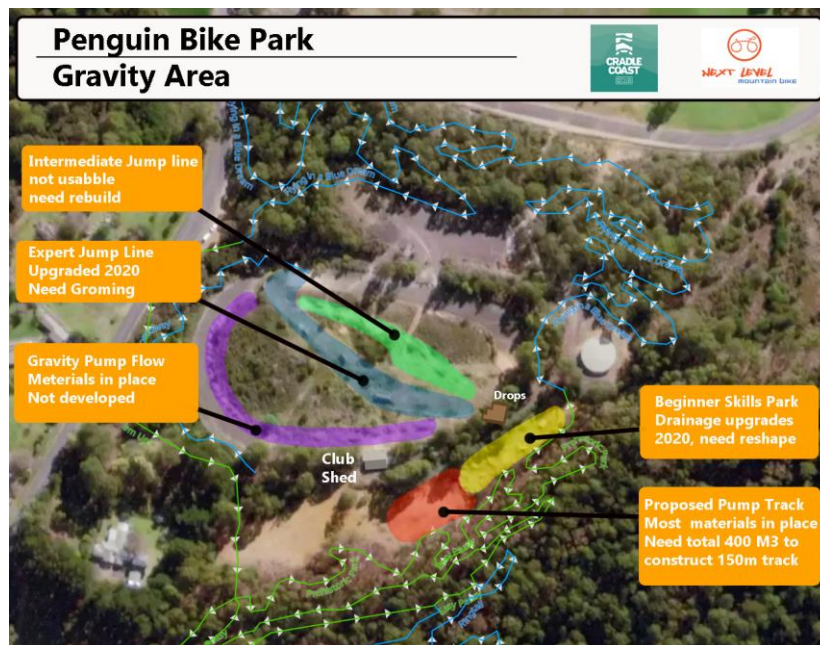
6.2 The Park General

- Preserving the large open area (top car park) as a flexible utility area – much valued by instructors conducting clinics.
- Create the main Park 'hub' near the pump track.
- One main entry to the Park that leads to trail head structure and community facilities.
- When developing the top entrance/roadway better car vision is needed on entry and exit along with widening the road.
- Significant signage is needed at entrance to Park and the trail head.
- The lack of a toilet on-site is a big deterrent to families using the Park more often.
- Other family-friendly structures needed include a shade area, seating (particularly in places where children could be supervised from) and a BBQ area.
- Consider using the shed as a pop up café, mechanics shop, info booth
- Investigate land at the western end of the top car park as a space for future developments
- Upgrade the existing shed to better serve the Club and visitors. Consider connecting to power and water. Heating and insulation.
- Better engage with the NW Environment Centre to tackle Park weeds.

"I just wanted to say I can't emphasise enough the importance of always having a big wide open space to use. " Christa Capel – Rideo Mountain Biking

6.3 Free-ride Area

- Weed management and a plan for landscape transformation in the free-ride area.



6.4 'Little Devils Skills Park' Area

- Toilets
- Shelter/shade
- Better areas established where adults can keep an eye on kids/beginners on pump track.
- Better supervision spots.
- Create an easier 'green trail' than 'Easy Peasy' for better progression options for rank beginners
- Extend the kids pump track area and redevelop existing
- Flat open area, flat track with a few rollers, mellow climb with mellow descent, pump track, berms, small drop, small mellow jump.



7. Executive Summary

The PMBP is a much valued community recreational hub that continues to attract riders of all ages and abilities from across the state and interstate – approx. 12,000 visitations per year. It presently offers the mountain biker a range of experiences not available anywhere else on the NW Coast. In a bush setting the beginner-rider can experience bumps, roll overs and berms, the more experienced riders a free-ride (gravity) area and more than 7 km of single track trail that throws up a range of built structures to provide extra variation and challenge. The Park is an attractive natural space, featuring mostly native dry sclerophyll species after a decade-long war on weeds.

Four key messages and recommendations from the consultative conversations.....

1. The bushland, trails and built infrastructure in the Park all require on-going maintenance that in recent years has challenged both the physical and financial resources of the Club. The Free-ride and beginners (Little Devils Skills Park) spaces in particular require significant urgent attention being casualties of relentless rider impact over the past 4-6 years.
2. Consensus is the Park has the capacity to be elevated to 'best-of-its-kind' with a plan and funding for the upgrades. In particular,
 - i. Professional (landscape architect or similar) advice on the best way for the Club to proceed with landscaping the "free-ride" area to provide sight lines for spectators as well as enhancing the visual amenity of the space. Weed suppression and unwanted plant growth is increasingly a concern that must be addressed with urgency.
 - ii. A plan is needed to significantly upgrade the Little Devils Skills park area to make the area a safer, more engaging and friendlier space for families. Shade, tables and seating, toilets, observation/surveillance spaces and expanding the beginner trail network were all strongly recommended.
 - iii. The trail network requires an 'audit' to determine each trail's purpose and then ensure the trail delivers on that purpose. For example, the 'Stalking Rooster' climb is too steep to be rated 'green' and as such is not appealing to novice riders. The audit



would also help identify where underutilised spaces may exist providing opportunities for lengthening existing trails or creating new ones.

- iv. The Club shed is the geographic centre of the Park and as such the space where people naturally gather, at least on arrival. It presents an opportunity for the Club to offer bike repairs, food and drink, merchandise sales, trail information, first aid, shelter, bike hire and bike wash down – services that are typical now of most well developed trail hubs. A plan is required that maximises the use of the Club shed to service both Club and rider needs.
3. The two existing access roads to the Park require a study to determine how and where cars can be best accommodated. While the bottom car park is the favoured space to direct cars to park, it is also recognised that the walk from this space up to the Little Devil's Skills Park area is not ideal for young family groups pushing bikes and lugging gear. For an upgraded and expanded Little Devils' area to work well for families, access and proximity need to be improved.
4. While the lease arrangements with TasWater and the North West Environment Centre could be seen as weaknesses or potential threats for the Club, there is no evidence of significant change to the lease agreements with either that would flag concern. The relationship could be further strengthened with more regular communications initiated by the Club. This is particularly important in relation to the NW Environment Centre as there has been practically no contact since the signing of the original MOU, and we have a common purpose – to preserve the natural bushland corridor between the Park and the Dial Range. Both leases are in need of a revision and sign-off.

The lease agreement with Council is overdue for sign-off and the finalisation of this agreement to the mutual satisfaction of both parties must be a Club priority.

Cradle Coast Mountain Bike Club Inc.



Thank you....

On behalf of the Club, I would like to sincerely thank the people of the mountain bike community that gave in good spirit their time to make this Master Plan Report possible. It is a report based on authentic feedback from people that know mountain biking and have a real concern for the future of the PMBP. It was universally felt that this report can only strengthen the Club's position going forward in its endeavour to keep the Park great...

Adrian Beard, Tyrone Blyth, Christa Capel, Marcelo Cardona, Andrew Jarman, Anne Langham, Emma Lee, Jake Lee, Ivan Markota, Chris Stredwick, Jordan Taylor, Ruben White and Craig Kerr.

A handwritten signature in black ink, appearing to read "Chris Fletcher".

Chris Fletcher – Master Plan Process Manager

October 2021



Appendix 1 PMBP Inventory of Built Structures

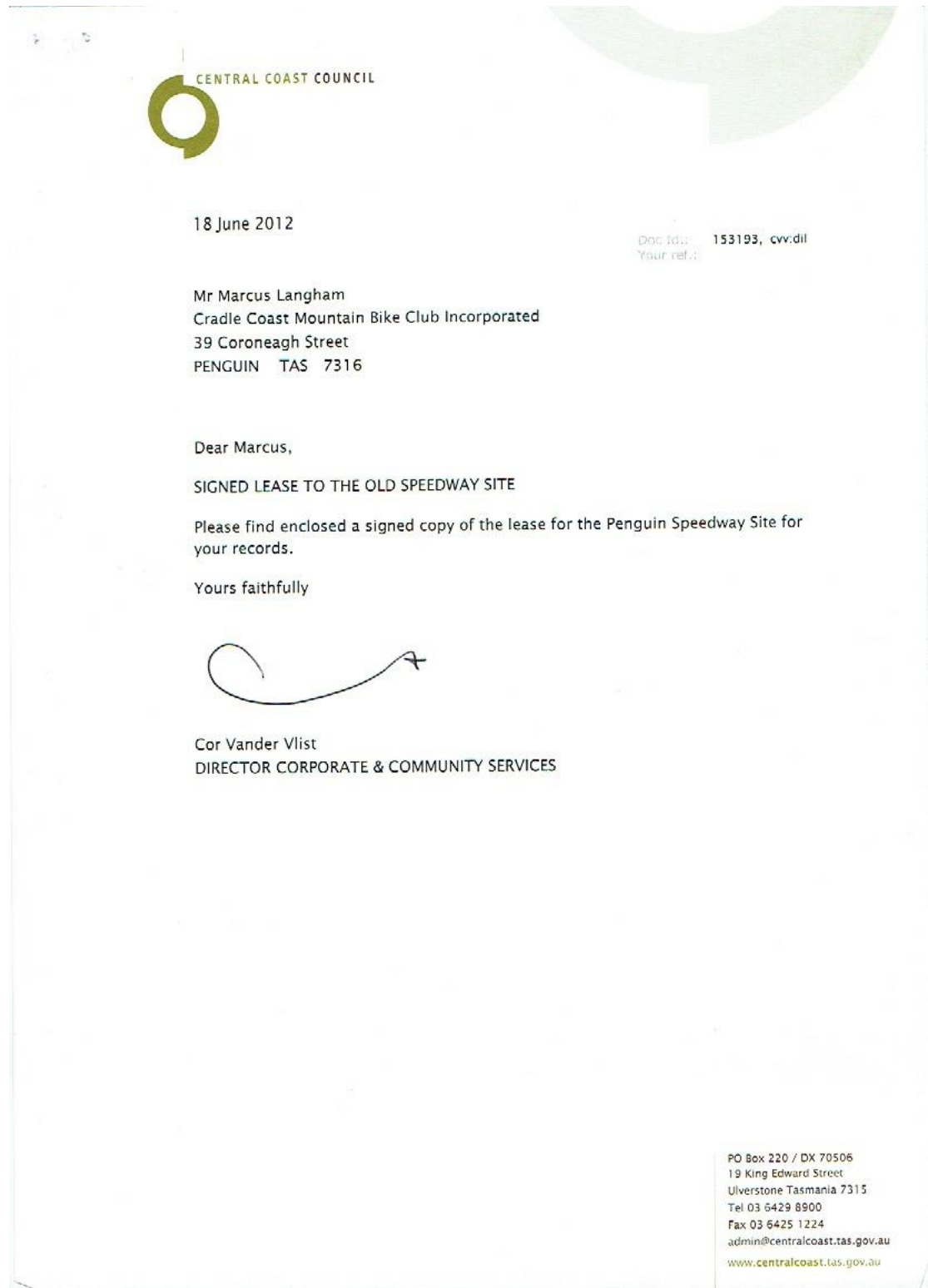
Item	Date built	Description/Construction
Club Shed	2014	Steel construction, treated pine deck.
Little Devils' platforms	2015	Treated pine
Little Devils' tunnel	2015	concrete
Little Devils' 'skinny;	2015	Treated pine
Free Ride Platforms	2018	Treated pine
Free-ride shipping container jump	2018	Steel and treated pine
Free-ride Wall ride 1	2018	Treated pine
Free-ride Wall Ride 2	2018	Treated pine and steel
Free-ride Former Whale Tail jump	2018	Treated pine and steel
Speedway track shipping container tunnel	2018	Steel
Flying in a Blue Dream – Wall ride large	2013	Treated pine
Flying in a Blue Dream - Skinny	2013	Treated pine
Flying in a Blue Dream - Bridge	2013	Treated pine
Flying in a Blue Dream – Wall ride small	2013	Treated pine
Flying in a Blue Dream – Roll over	2013	Treated pine
Flying in a Blue Dream – Platform	2013	Treated pine
Stalking Rooster – Tyre wash installation	2016	Concrete
Stalking Rooster – Deck (south)	2019	Treated pine
Stalking Rooster – Deck (north)	2019	Treated pine

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Appendix 2

Lease of MTB Park area from Central Coast Council



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Appendix 3. Lease Agreement with Cradle Mountain Water 2013



Marcus Langham
Cradle Coast Mountain Bike Club Incorporated
39 Coroneagh Street
PENGUIN TAS 7316

21 January 2013

Dear Mr Langham

Re: Licence Agreement for the Occupation of CMW Land for Mountain Bike Riding

Thank you for your correspondence to Cradle Mountain Water requesting permission to use the land owned by the Corporation situated at Penguin, adjacent to the former Penguin Speedway.

Following consideration of the matter, Cradle Mountain Water is pleased to offer your club a licence agreement to use our land for twelve months. A draft of our proposed Agreement is enclosed for consideration by your club and/or its solicitors. In the interests of community relations, we have stipulated only a nominal annual licence fee.

Please note the restrictions regarding use of the land, particularly the requirement not to interfere with our operations on the land from time to time, and the stipulation regarding public liability insurance.

Please do not hesitate to contact me if you require any clarification or wish to discuss further aspects of the proposed licence agreement.

Yours sincerely

A handwritten signature in black ink, appearing to read "Louise Maconachie".

Louise Maconachie
Executive Manager Regulation & Strategy
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Email: louise.maconachie@cmwater.com.au

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