
Council of Mayors (SEQ) is seeking an experienced operator for a new regional recreational trail bike facility in Queensland.

Background

The unprecedented popularity of trail bike riding in SEQ has seen numbers increase to over 230,000 riders. Coupled with this growth, safe and legal options for riders have steadily decreased across the region leading to more riders choosing illegal and unsafe locations to ride. The State Government and the Council of Mayors (SEQ) have recognised this problem and are focused on creating positive options for riders to enjoy their chosen recreational activity.

On the 30th of November 2009, the State Government announced that a site in Wyaralong, between Boonah and Beaudesert, has been identified as a preferred site for the establishment of a regional scale recreational trail bike facility. The Council of Mayors (SEQ) is partnering with the State Government to develop and deliver the Wyaralong site to the trail bike community.

As part of this partnership, an entity established by the Council of Mayors (SEQ) will be trustee over the land. A transparent Expression of Interest (EOI) process will be undertaken to identify a suitable operator to manage and further develop this regional scale facility.

Market Evaluation Research

Through the Council of Mayors (SEQ) Trail Bike Taskforce, the State and local governments have undertaken research to better understand what trail bike riders need to get them riding legally. This research shows that riders are willing to travel distances of up to 3 hours for good facilities and will pay up to \$40 a day to ride. The Wyaralong site meets these needs and will be suitable for families, friends and both recreational and competitive riders.

This research also challenges the assumptions around who rides trail bikes. The vast majority of riders are between 25 and 55 years of age and are professionals or tradespersons. Most ride with their families or close friends and spend large amounts of money on bikes and equipment, with 1/3 spending in excess of \$10,000 on a bike.

Concept Plan Report and Planning Considerations

The Wyaralong site is located between Boonah and Beaudesert and is comprised of 745 hectares of land ideal for trail bike riding. A Concept Plan Report has been developed for the site and outlines a range of disciplines and facilities that will be offered to riders. This Report also provide an analysis of environmental, acoustic, safety and amenity considerations to ensure that the site can provide a positive experience for both the local community and riders.

This Concept Plan Report also provides a detailed assessment of the proposed facility against the State's tool for clarifying the development assessment process. This tool, referred to as *the State Planning Regulatory Provisions – Motor Sport Activity Facility (trail bike) on state-owned land at Wyaralong*, will protect the facility from closure as long as the operator complies with these provisions.

Financial Contributions

The State Government has committed \$1.5 million worth of land and a further \$1 million to develop the site. Most SEQ Councils, through the Council of Mayors (SEQ), are also

making a financial contribution of between \$1 million and \$1.5 million to develop this trail bike facility. The government funds for this project will go towards project management costs and developing critical infrastructure such as access roads, power, water and sewerage facilities, and basic toilet/shower and camping facilities. The planning for this work has already commenced and will continue in parallel with the EOI process.

To further develop the site to an appropriate level, the selected operator will be required to make a significant contribution to develop tracks/ trails and other associated facilities.

Expression of Interest Process

The Council of Mayors (SEQ) is undertaking an EOI process to identify a suitable operator. The EOI process will follow these steps:

1. *Industry Briefing (Interested parties are strongly recommended to attend).*
This briefing will provide an overview of the EOI process/requirements and will be an opportunity for interested operators to ask questions about the site and EOI process. A brief site visit will also be offered.

This briefing will take place on Wednesday the 26th of May 2010 with interested parties required to RSVP via email to seqtrailbikes@seqmayors.qld.gov.au or by phone on 3040 3467 by COB on Monday the 24th of May 2010.

2. *Release of the Expression of Interest documentation.*
The EOI documentation will be released to parties that have registered their interest with the Council of Mayors (SEQ). There will be a nominal fee for obtaining the EOI documentation.

This documentation will outline the process and criteria by which the decision on a suitable operator will be made. Potential operators will be given 4 weeks to develop and submit their response to the EOI criteria.

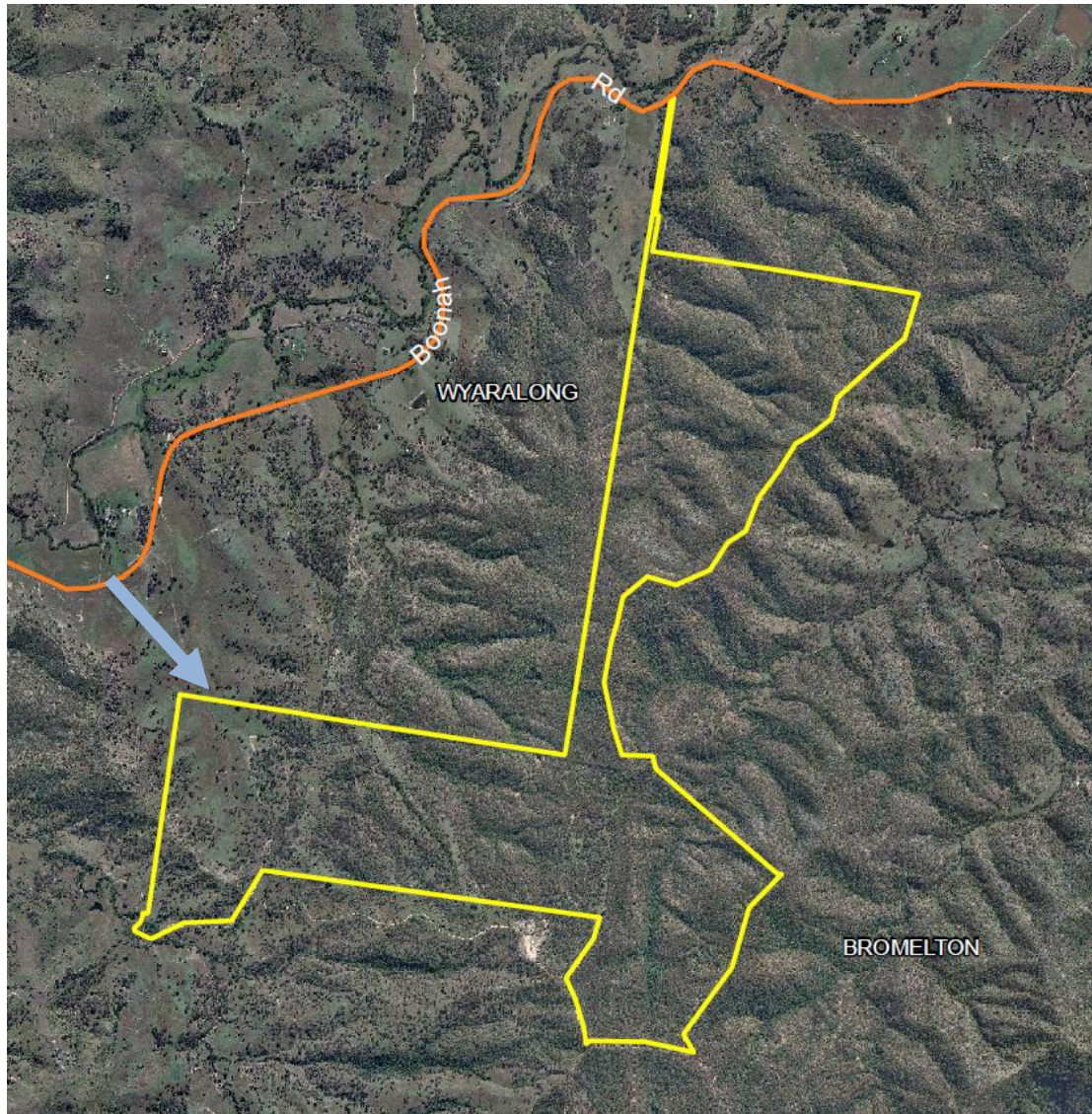
3. *Selection of Preferred Tenders.*
1 or more potential operators will be chosen from the EOI submissions to progress to a secondary evaluation. This evaluation will require further information to be provided as requested by the selection panel. Further information will likely include the development of a master plan that details the location of specific tracks and facilities and illustrates the tenderer's vision for the site.
4. *Selection and Negotiation with successful candidate.*
Negotiation of key operating terms will be undertaken followed by a final approval. At this point, the selected operator will commence development of the agreed site facilities and have the site operational by the agreed date.

Indicative Timeframes

Activity	Timeline
Advertise & Promotion of EOI Process	Currently being undertaken
Industry Briefing	26 May 2010
EOI Documentation Released	June – July 2010
Assessment of EOI's	July – August 2010
Selection of Preferred Tenders	August 2010
Response to Preferred Tender	August – September 2010
Assessment of Tenders	September 2010
Negotiation and Approval of Operator	October – November 2010
Facility Opening	Early to Mid 2011

Map of the Wyaralong Site

The map below shows the location and boundaries of the Wyaralong site. Note that access to the site will be from Boonah-Beaudesert Rd. to the south-western portion of the site (approximate location of access is indicated by the blue arrow). This access will service the south-western portion of the site which is the most suitable area for access, parking, camping and a range of tracks and facilities. The balance of the site will ideal for recreational trail riding.



Further Information

For further information, please go to www.seqtrailbikes.qld.gov.au or email the Council of Mayors (SEQ) at seqtrailbikes@seqmayors.qld.gov.au.