



PROJECTS WITH POTENTIAL:

Bindoon Mountain Bike and Adventure Park

The Shire of Chittering is looking to consult the community of a project with high economic potential. The Community feedback will help to assist in deciding on proceeding with further investigations.

<p><i>Bindoon Mountain Bike and Adventure Park Potential:</i></p>	 World Class Mountain Biking Facility	<p>Extra 17,200 Visitors Annually to the Region</p> 	 <p>\$1.67m Annual Boost Into Chittering's Economy</p>	<p>Creation of 11 Full Time Employment Positions</p> 	 <p>Offset Economic Impacts from Bypass</p>
---	--	---	---	--	--

*2019 Feasibility Study, Breakaway Tourism

Why it was researched?

Mountain biking has been identified as an aspirational recreation in the Shire in the [Chittering Trails Network Plan](#), and the [Mountain Bike Trails Master Plan](#).

A major trails park in Bindoon links with these long term ecotourism intentions to make the Chittering Region an attractive cycle and trails destination.

It is a key area of opportunity in Chittering in the [Northern Growth Alliance Tourism Strategy](#), this [new project](#) has been identified as a **possible offset to the economic damage expected to come with the Bindoon Bypass, and this may now also offset the damage from COVID-19** ([see COVID-19 Economic Recovery Plan](#)).

Similar bypasses in other towns have seen an average 40% reduction in traffic, 4 businesses and 35% of jobs lost in Harvey, Northam and Karuah respectively. This would be the equivalent of **losing half the businesses in Binda Place** shopping precinct in Bindoon.

An opportunity has arisen to purchase a sizeable 87Ha lot of land overlooking Bindoon, known by some as Chinkabee Hill or Red Hill, for the benefit of the Shire. The lot is not suitable for development due to its rough topography, but does make it perfect for mountain biking, whilst maintaining the natural aesthetic and appeal of the town.

Mountain Biking is an increasingly popular recreation,

and similar mountain bike parks and trails have provided a huge economic stimulus to struggling regions elsewhere in Australia ([See video: Landline, How mountain biking helped save a tiny, Tasmanian town](#)). With this in mind, the idea of establishing a mountain bike park in the town of Bindoon was investigated in [an independent study](#) by Breakaway Tourism to assess a park's feasibility.

What did it uncover?

[The Feasibility Study](#) found that a world class Mountain Bike Park and associated Adventure Park on the site would be very popular with users.

The Study conservatively estimates that **the development will ensure, annually;**

- an additional 17,200 visitors to the area
- \$1,670,000 dollars indirectly into the local economy
- 11 full time jobs created due to growth in the economy

Of the **824 respondents** from both the local area and across the State;

- **Over 96% of respondents indicated that they would be interested in experiencing the facility**
- **A further 3% said they would use it depending on the inclusions, or they were unsure**
- Only 1% said they wouldn't use the facility

In conjunction with increases in accommodation

Bindoon Bypass Completion: Est.2024

Similar bypassed towns have experienced:



Cycle tourists **spend 5 times more** than the average visitor per trip

High tendency to become **repeat visitors** to a destination

Spend **\$2000 per domestic cycle trip** and **\$5005 per international trip**

***Tourism WA: WA Cycle Tourism Strategy**

options this would further stimulate the local economy, as a growing number of visitors begin to spend more time in the area, and therefore spend money.

Furthermore, the health benefits for users range from improved heart health to increased brain power.

In the Feasibility Study the concept includes the following features;

- Trail Head, Carpark, Trail Hub
- Pump/Jump, Skills and Adventure Park
- Zip Line
- Green Circuit Walk/Ride Trail
- Variety Of Beginner To Advanced Bike Trails
- Walking/Spectator Access Trail and Lookout
- Summit Point
- Green Walk/Ride Trail
- Surface Drag Uplift (x3)
- Road Shuttle Uplift

It also suggests that the facility could potentially host private enterprises and organisations, including:

- Toboggan Track
- Aboriginal Cultural Tours
- Outdoor Adventure Park
- Year-Round Competition Calendar
- Cycle-Friendly Tourist Accommodation Park
- Co-located Wildlife Rescue Park

The concept provided within the Feasibility Study estimates that in this example the complete cost of developing the facility would be spread across three

stages, totaling \$3.08 million.

However, this is not necessarily the Shire's intended design or course of action. Instead, there are multiple models to be explored that may reduce the size of the development, or remove or reduce those costs, such as attracting private investment, grant funding, government subsidy or shared investment with other funding partners.

However, changes or reductions in design may lead to changes in the projected visitation and economic returns for the region.

To advance this cause a purchase of the land would be required (with an estimated valuation of \$700,000), which could be accessed from Reserve funds with no direct bearing on rates.

What happens next?

The Shire will **conduct community information sessions** followed by a **survey** to 'Have Your Say' as part of an **extensive community engagement process**, both online via the Shire's website and Facebook, and in hard copy at the Shire Office.

Your feedback is required in order to assess the progression of this project.

Later in the process land assessment and acquisition, facility design and business model assessment will need to be undertaken to continue to advance the project.

Community Information Session:

Thursday 30th July, 6-7pm, Chinkabee Complex, Bindoon.
(Further information sessions to be announced).

If you require more information on the project please contact our Economic Development Coordinator on 9576 4600 or email edc@chittering.wa.gov.au



Bindoon Mountain Bike and Adventure Park Feasibility Study can be accessed here:

<https://www.chittering.wa.gov.au/documents/238/bindoon-mountain-bike-and-adventure-park-feasibility-study>

