

LOCKYER VALLEY

EQUINE PRECINCT

A photograph of a jockey riding a dark horse on a racetrack. The scene is captured at sunset, with a warm, golden glow over the entire image. The jockey is wearing a helmet and a light-colored jacket, leaning forward in a racing posture. The horse is in motion, and the background shows a blurred racetrack fence and trees.

A multi-staged redevelopment that will harness the traditions and legacy of the Lockyer Valley's thoroughbred racing and provide a **new iconic, world-class national equine precinct.**

The Queensland equine industry is experiencing and planning for high growth in economic value and additional jobs over the next 20 years and beyond. The proposed equine precinct redevelopment will boost the equine industry cluster in the Lockyer Valley, delivering productivity, effectiveness and innovation to the region's facilities and specialists in equine health.

March 2021
Lockyer Valley Racing
and Equine Collaborative

THE PROJECT

The proposed redevelopment aims to harness the established traditions and legacy of Lockyer Valley's thoroughbred racing and provide a new iconic, world-class national equine precinct.

The design will reflect the social and economic connection to the precinct and enhance a sense of ownership for all Lockyer Valley residents.

The business model centres its core principles around public accessibility and financial sustainability, whilst considering the success of the venue holistically.



Concept Plan Elements include:

- Equine facilities – Stages 1,2 & 3
- Thoroughbred racing and training track
- Centre arena – Stages 1 & 2
- Community parkland – Stages 1 & 2
- Entry piazza – Stages 1,2 & 3
- Multipurpose hospitality – Stages 1 & 2
- Serviced apartments
- Boutique hotel

The multi-purpose equine hub will provide a flexible venue for multiple functions with the ability to operate separate events simultaneously with interchangeable shared facilities, catering for complementary equine user groups in different activity zones.



THE LOCATION

The Lockyer Valley is nestled at the foot of the Great Dividing Range and is in an identified Western Corridor growth area.

Strategically located less than an hour drive from Brisbane City and approximately 30 minutes from Ipswich and Toowoomba, the Lockyer Valley covers:

An area of 2,272 square kilometres.

Is home to over 40,000 people.

With the population predicted to grow to 64,000 by 2041.



< Toowoomba

Brisbane

Gatton

Plainland

Laidley

Rosewood

Ipswich

Boasting benefits of low set-up costs, easy access to major transport routes and land affordability, the Lockyer Valley is the perfect location for businesses to establish, expand or relocate.

The Lockyer Valley Equine Precinct site is located at Spencer Street Gatton. Its strategic location has geographical advantages for biosecurity and access to secure water supplies to support turf surfaces, with a long history of thoroughbred racing use. The Lockyer Valley has established equine activities across sectors of racing, equestrian disciplines, specialist equine veterinary and horse welfare.

The site is positioned between two international airports and minutes off a National Highway. Located in the centre of South East Queensland with a population of over 2.6 million people living within a 1.5 hour drive of the proposed equine precinct.



The Lockyer Valley Racing and Equine Collaborative was formed in January 2019 and continues to provide strategic direction and leadership in the development of the equine precinct. Collaborative member organisations are:



THE VISION

The vision of the Collaborative is to develop an equine precinct which is sustainable over the long term, and supports the growth in thoroughbred racing, equine industry and associated businesses, whilst generating additional jobs in the region and South East Queensland.

WHAT HAS BEEN DONE SO FAR

A concept masterplan has been completed by TVS Architects, which outlines a clear vision for the Lockyer Valley Equine Precinct.

The proposed redevelopment is a multi-purpose hub that is able to provide flexibility for multiple functions with interchangeable shared facilities catering for complementary equine user groups in different activity zones.

The project collaborative have engaged COHA Group to undertake a business case to examine the project outcomes which includes the potential revenues, costs and benefits that are associated with the project concept.

To find out more about this project, contact:

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