



BRISBANE
RACING CLUB



FACT SHEET

Eagle Farm and Doomben Redevelopment

The Brisbane Racing Club (BRC) Master Plan for Eagle Farm and Doomben will create a world-class racing and mixed-use urban precinct that can be enjoyed by the community year-round. The Master Plan is a partnership between BRC and Watpac. Watpac is one of Australia's leading property development and contracting businesses.

Only through this proposed redevelopment will the future of racing at Eagle Farm and Doomben be assured.

The upgrade and retention of both racetracks, creating open space and recreational, sporting and community facilities must be priorities.

The Brisbane Racing Club Master Plan is to be totally self-funded.

The upgrade and retention of both Eagle Farm and Doomben are dependent on revenue generated by the development.

The Draft Racecourse Precinct Neighbourhood Plan

In parallel with the Master Plan, the Brisbane City Council (BCC) has been undertaking a Racecourse Precinct Neighbourhood Planning Process which has been fully supported by the BRC.

The Draft Racecourse Precinct Neighbourhood Plan is currently out for public comment until Friday, 9 December 2011.

To ensure the viability and retention of both racetracks, some refinements are requested to the Racecourse Precinct Neighbourhood Plan.

The BRC is seeking expansion of land uses at Doomben for permanent residents and commercial activity.

The Draft Neighbourhood Plan currently limits development to aged care accommodation, short term accommodation and racing facilities.

Brisbane Racing Club Master Plan

The BRC Master Plan outlines a vibrant future for the precinct with staged development occurring over the next 15 to 20 years and costing \$1.2 billion.

The proposed development is an appropriate mix of residential, commercial and retail areas, as well as sporting, community and recreational facilities.

More information

www.brc.com.au/masterplan
masterplan@brc.com.au
1300 101 389

Write to: Brisbane Racing Club
PO Box 817
Hamilton Central QLD 4001



The Master Plan includes:

Community space

- No buildings to be developed on McGill Park or Lancaster Road Park and car parking to cease.
- Both parks to be upgraded and restored as community open space and handed over to the community as parkland.
- Creation of more green space to be enjoyed year-around by the local community, in particular "Doomben Parklands" including a community sports and equestrian field.
- Heritage buildings at Eagle Farm to be a focal point of the development with the majority of all culturally significant buildings being retained and restored.
- Upgraded Brisbane Racing Sports and Social Club to include new synthetic undercover bowling greens and a community swimming pool.

Traffic benefits

- Decreased traffic in the Racecourse Road precinct by moving the entry for all Eagle Farm race day passenger vehicles to a new entry off Nudgee Road.
- Decreased parking in residential streets on race days by the creation of new infield parking areas at both racecourses (1,000 new parking spaces inside Eagle Farm and 600 new parking spaces inside Doomben).
- Dedicated vehicle tunnel access for Eagle Farm off Nudgee Road and for Doomben off Hampden Street.
- Decreased morning horse float traffic due to the creation of self-contained infield horse stables, reducing the need for horses to be housed in the Hendra residential area.

Building heights

- Areas closest to existing residential areas will have lower heights.
- Taller buildings will be stepped back well inside the racecourse boundaries.
- At Eagle Farm, all buildings will be buffered from residential areas by the railway line and stepped back well away from existing residential areas.
- At Doomben, taller buildings will be stepped back well away from existing residential areas.

Connectivity benefits

- Creating almost 4.5km of new pedestrian/cycle ways throughout the racing precinct.
- Pedestrian/cycle ways connecting to nearby suburbs and linking to Kingsford Smith Drive.

New Community

- Introduction of new retail, restaurants and commercial businesses.
- Apartments, town-house and short term accommodation / motel.

Racegoers

- Variety of new venues to provide a broader and more flexible experience on race days and non-race days.
- New and/or improved members and public facilities including tiered dining, bistro, video lounge for race viewing and amenities.
- Large cinematic infield screens.
- New purpose built corporate and undercover multi-functional facilities.
- Increased space for corporate marquees with permanent supporting infrastructure.

Welfare of horses

- 400 architecturally designed stables located infield for permanent housing of horses trained at Eagle Farm.
- A further 50 stables reserved exclusively for the Winter Carnival and visiting horses 24/7 controlled secure environment.
- Total training environment including undercover walkers, sand rolls, hosing bays, tie up stalls and exercise rings.
- Permanent horse-float parking with designated jockey and trainer parking.
- Purpose built vet clinic accessible from within the stabling precinct in Eagle Farm, as well as from external to the racecourses for general community use.

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