

# GRAND NEW RACECOURSE COMMUNITY

## A SURE FAVOURITE FOR MURRAY BRIDGE



IT IS A RARE MOMENT IN AUSTRALIA'S RACING SCENE WHEN A WORLD-CLASS RACECOURSE AND EQUINE VILLAGE IS BUILT FROM THE GROUND UP FOR FUTURE RACING CHAMPIONS TO EXPERIENCE AND ENJOY.

That's exactly what is happening in Murray Bridge, when in 2013 the rural city will become the envy of the nation's racing industry with the opening of Gifford Hill – Australia's grand new racecourse community.

Gifford Hill, a joint venture between the Murray Bridge Racing Club and innovative developer Burke Urban, will set a new benchmark in integrated design with the racecourse complemented by a vibrant residential and equine trainers' village.

Spanning over an impressive 809 hectare parcel of land south-west of Murray Bridge, Gifford Hill will accommodate 3,500 residential and equine allotments, a motel, town centre, school, open spaces and much more.

The new equine village will be strategically located between the racetrack and Brinkley Road and will offer emerging and experienced trainers the most modern and well-equipped location for their operations.

Murray Bridge Racing Club Chairman Reg Nolan said the equine village would encompass 65 equine allotments with an average size of 5000 square

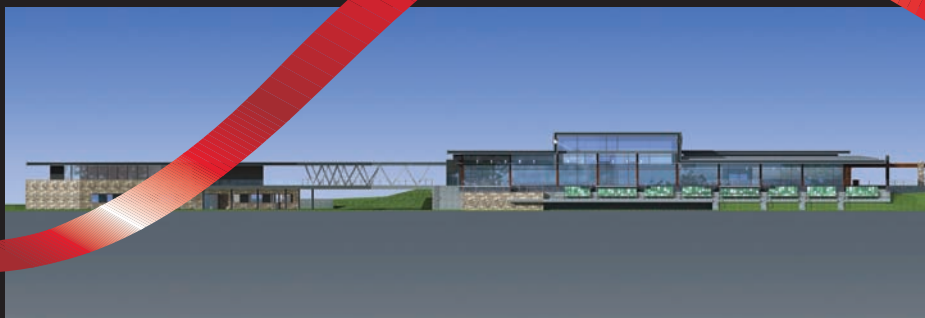
metres for thoroughbred racing stables and trainers' residences alongside the new racecourse.

"The village is linked to the new racecourse by an internal bridal path system which delivers horses to the new racing centre without crossing any roads, and on completion will comprise grass, synthetic and sand training tracks, and an on-course stable and training complex with a range of training facilities," Mr Nolan said.

"Bio-security is another important feature and we are moving to ensure that horses are secure and separated from other stables to reduce the potential of cross contamination.

"An aspect which will benefit all residents is the Community Title ownership of the village, which provides for corporate body management of services and infrastructure, including roads, pathways, landscaping, fencing and bridal paths.

"It is really a rare offering for new trainers to start their operation at a base level with the best or established trainers to expand their operations."



Gifford Hill heralds a new era for racing in South Australia, expected to attract horse owners and trainers, racing enthusiasts and jockeys from across Australia. With the racetrack profile complete, the interim rye grass cover sprouting from the growing medium and the irrigation and drainage commissioned, the new racecourse will now have the luxury of 18 months to consolidate before the real action begins. The focus now turns to the construction of the impressive racecourse building and racetrack facilities.

The state-of-the-art racing club and multi-purpose function centre complete the club's \$30 million dollar Thoroughbred Racing Facility which will become the centrepiece of Gifford Hill, complete with an all weather synthetic track, impressive race day facilities and brand new stables.

Mr Nolan said construction on the building was scheduled to begin in September 2011, with works for the equine village planned for December 2011 (subject to approvals).

"The racecourse building will feature a welcoming grand entrance foyer and will incorporate public, members and committee dining facilities, all with a spectacular vista over the track through an east-facing floor-to-ceiling glass wall," Mr Nolan said.

A first for South Australian thoroughbred racing, the racetrack features a \$750,000 tunnel connecting the equine centre to the inside of the track. A total of 23 precast concrete arch units have been used to construct the 38-metre long tunnel, which required the use of one of the state's largest mobile cranes.

Mr Nolan said that FMG Engineers had overseen the tunnel project, which would protect the track and improve the safety of horses on the course.

"As we are all aware too much foot traffic across the track churns up the turf and can cause a horse to change its stride. There are also the dangers of crossings for the main track on race days so this will be a win-win for trainers, owners and jockeys alike," Mr Nolan said.

The Murray Bridge Racing Club and Burke Urban are working in partnership to create a racecourse community to put South Australia on the map and attract local, interstate and international interest.

Burke Urban Managing Director Kym Burke said Gifford Hill is a pioneering project that will complement our existing racetracks, and following completion, could in fact be one of the best in Australia.

"We see the racecourse and equine village as a having significant appeal to racing owners and trainers across the nation," Mr Burke said.

"We can't wait for the day when we are all trackside, enjoying the raceday atmosphere and watching the field tear down the track for the first time – it will be a moment in history."

**For further information please call John Buhagiar on 8532 2310 or visit [www.murrayequinevillage.com.au](http://www.murrayequinevillage.com.au)**