



# Investment Opportunities in the Lockyer Valley Region

**Vibrant rural living and business opportunities in the  
Lockyer Valley**



# The Lockyer Valley – Regional Growth Zone

The Lockyer Valley offers some of the most exciting investment opportunities in the high growth South East Queensland region. Located in the transport corridor between the growth economies of Ipswich City and Toowoomba City, the Lockyer Valley combines a high quality rural lifestyle with growth opportunities across a range of industries.

Some leading opportunities for new investment in the Lockyer Valley include:

1. **Agricultural production.** A leading agricultural production region in Australia, the Lockyer Valley is expanding production and adding investment in downstream activities, transport and logistics. The region's strategic importance as a leading Australian production region will increase with this new investment across the food production supply chain. Lockyer Valley is also developing gourmet food production and attracting food tourism to the region.
2. Expanding **manufacturing and light industry activity** in the Lockyer Valley to support growth in nearby economies and support major projects and facilities in the region. The new 150 hectare Gatton Industrial Area provides an ideal base of businesses that supply to customers in Ipswich and Brisbane Cities, Toowoomba and the burgeoning Surat Basin.
3. **Growth in tourism, retail and services** to support a growth economy. Strong population growth, the area's central location, high quality natural environment and increasing investment in the region are creating opportunities for a range of tourism, recreation, retail and service businesses.
4. The Lockyer Valley is a **strategic location for major facilities** serving South East Queensland. The new Gatton Prison and expansion of the University of Queensland Gatton Campus are two examples of major facilities in the region. The Lockyer Valley is actively seeking new investment in major facilities including a new regional airport, justice, health, education and training facilities, and base infrastructure. Available land and the proximity to high population growth areas make the Lockyer Valley an attractive choice for new major facilities.



# The Lockyer Valley Region

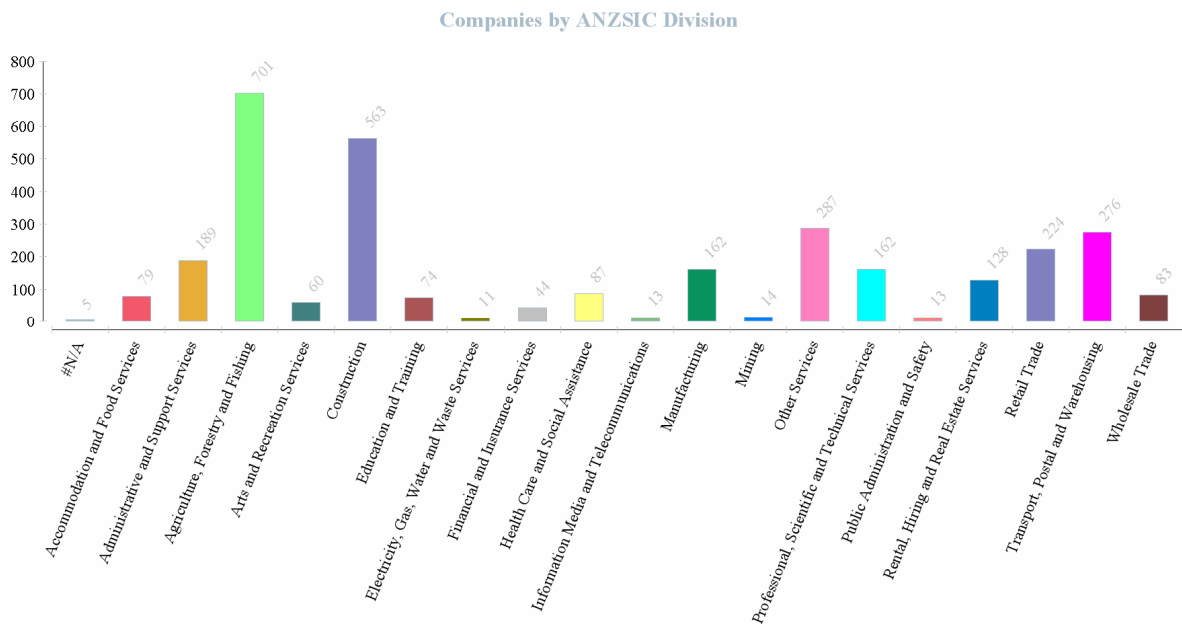
## Population is growing.....

Robust population growth will occur in the Lockyer Valley – 69.2% over the next 23 years or 2.3% per annum population growth. The current population in Lockyer Valley is 33,900 which is expected to grow to 57,400 by 2031.

## Current and future industry in the Lockyer Valley.....

The dominant industry sectors in the Lockyer Valley are agriculture, manufacturing, transport and logistics, retail and services. The Lockyer Valley is well placed to expand into new areas of economic development and continue to build on its major strengths. Agriculture, food production, light industry, tourism, retail and services, equine and racing will be growth sectors for the economy.

### Profile of Businesses in the Lockyer Valley



## **Industrial land is available.....**

Industrial land is available in Gatton, Helidon and Withcott. The Gatton North industrial area will add 150 hectares to the stock of industrial land in the Lockyer Valley. This new development will provide space for new industry investment serving major facilities in the Lockyer Valley, growth in agribusiness related activities and space for firms supplying neighbouring growth economies.

The Helidon Hazardous Industry Area will continue to provide specialist facilities for the explosives industry based in the region.

## **Commercial areas are expanding....**

Plainland is a Local Development Area identified in the South East Queensland Regional Plan 2009-2031. Plainland will develop as an important service centre for surrounding rural areas and smaller communities. Gatton Town has been designated as a Principal Rural Activity Centre. Redevelopment on town centre areas can attract major new investment in quality commercial and retail activities.

There is an active focus on attracting professionals and the owners of commercial and service businesses to live and work in the Lockyer Valley. Contemporary facilities combined with a high quality rural lifestyle will support this goal.

## **A local labour force and skills.....**

The Lockyer Valley is one of the few rural regions to host a world class university - the University of Queensland. The University is relocating its veterinary training facilities to Gatton. This will result in 100 additional staff and an additional 500 students per year attending the Gatton campus.

Lockyer Valley is well serviced by quality schools and is actively targeting the attraction of vocational education and training capacities to the region.

The Lockyer Valley is easy driving distance to leading education providers in Ipswich City and in Toowoomba.

Growth in population and the lifestyle are attracting a mix of quality skills to the area.

## **It's about the lifestyle.....**

The Lockyer Valley has a high quality rural lifestyle and is building on this to create a vibrant rural lifestyle supported by modern amenities. Key initiatives underway include:

- Attracting investment in high speed broadband internet infrastructure and services.
- Planning approaches that help to retain the visual amenity of the area. This includes concentrating new industry investment in target areas such as the Gatton North industrial area.
- Allowing higher density housing to avoid urban sprawl.

- Attracting retail investment and services firms to expand the range of options for residents.
- Redevelop Gatton Town centre to create a more contemporary retail, restaurant and recreation zone.
- Attract investment in sporting facilities to different localities in the Lockyer Valley to improve resident access to high quality sporting facilities. This approach will support sports and event tourism to the Lockyer Valley.
- Improving the amenity in towns and communities while preserving the unique character of the Lockyer Valley.
- Investment in a range of housing options to suit different needs.
- Character townships and villages that provide lifestyle advantages and local services.

## **Location and other advantages .....**

The Lockyer Valley has some important advantages:

- An environment very well suited to agriculture, with large areas of productive agricultural land for a range of crops.
- Major existing producers that are leading supply chain partners to Coles, Woolworths and Aldi.
- A variety of natural attractions including national parks and areas of very high scenic value.
- Strong water and power infrastructure to the region.
- A well established economy.

## **The benefits for firms investing in the Lockyer Valley....**

The Lockyer Valley can offer some significant advantages to firms investing in the Lockyer Valley:

- Industrial land close to major markets
- A lower cost structure (land) compared with Brisbane and Ipswich.
- Good road access and transport routes.
- A more stable workforce as local employees want to remain in the region.
- A diverse range of existing business services in the region to support supply chains and new investment.
- Quick access to key markets in South East Queensland and being centrally located to supply these growth zones.
- A welcoming environment for new investment.

# Opportunities in the Lockyer Valley Region

Opportunities for new investment include:

Sector	Opportunity
1. <b>Leading Agricultural Hub</b>	<p>New investment in agricultural production.</p> <p>Value adding and food processing for national and international markets.</p> <p>Gourmet food production.</p> <p>Investment in transport and logistics to support a leading Australian production region – road and air freight.</p>
2. <b>Venue for Regional Facilities</b>	<p>Investigate establishing a regional freight and passenger airport.</p> <p>Fast rail link to support a new airport.</p> <p>Attracting major facilities and infrastructure needed to serve a growing South East Queensland – health, justice, transport, education and training, infrastructure.</p>
3. <b>Expanding the Industry Base</b>	<p>New 150 hectare industrial precinct at Gatton North – suitable for light industry and low impact manufacturing.</p> <p>Ideal base for firms with supply chain links into the Toowoomba, Surat Basin, Ipswich and Brisbane economies and supporting major facilities.</p>
4. <b>Tourism Growth</b>	<p>Events, services and venues that position Gatton as a regional meeting place.</p> <p>Tourist accommodation covering caravan parks, motels, backpack hostels, B&amp;Bs.</p> <p>Adventure and eco tourism.</p> <p>Food tourism ventures.</p> <p>Venue for clubs and club events.</p> <p>Cafes and restaurants.</p> <p>Sporting events and sports tourism.</p>
5. <b>Equine and Racing</b>	<p>Investment in facilities for events and activities in equine and racing (horse and greyhound) - making the Lockyer Valley a leading destination for equine and racing activities in South East Queensland.</p> <p>Support services and suppliers to racing and equine industries.</p>
6. <b>Vibrant Rural Lifestyle</b>	<p>Investment in high speed broadband internet infrastructure.</p> <p>Quality retirement villages.</p> <p>Public transport services.</p> <p>Health and human services.</p> <p>Housing – covering a range of options in growth centres.</p>

# Some Lockyer Valley Centres

The Lockyer Valley includes a diverse range of communities.....

Centre	Current Profile	Drivers for Growth
<b>Forest Hill</b>	Small retail, service and tourism centre.	Potential for tourism growth.
<b>Gatton</b>	Principal Rural Activity Centre. Major service, retail and administration centre.	Gatton North industrial area supporting industrial growth. Population growth. Strong demand for new commercial space to support business and services growth. Service base for the new Gatton Prison. Redevelopment of the Town centre to attract retail, hospitality and services investment. Tourism accommodation and meetings/event destination
<b>Grantham</b>	Small service centre for the surrounding area.	Potential for tourism growth.
<b>Helidon</b>	Service centre, Helidon spa, quarry and base for hazardous industry (explosives).	Continue to support current industries including the Helidon Explosive Precinct. Some increase in commercial space needed to support growth. Potential for tourism growth.
<b>Laidley</b>	Major Rural Activity Centre. Important rural services centre. Retail, services and aged care.	Growth in commercial space and industrial land to accommodate business and services growth. Potential to attract retirement village investment.
<b>Murphy's Creek</b>	Small community.	Potential for tourism growth.
<b>Plainland</b>	Major service centre strategically located in the Lockyer valley.	Significant growth potential to develop as a major retail, commercial and services centre for the area. Population growth.
<b>Withcott</b>	Major retail, service and business centre close to Toowoomba.	Continued growth in the retail and service economy. Potential to attract business and industry investment. Some increase in commercial space needed to support growth. Population growth.
<b>Woodlands</b>	Small community.	Significant population growth.