

WESTERN DOWNS REGIONAL COUNCIL
TARA SHOWGROUNDS
MASTER PLAN
2025



CPRGROUP
connelly project resources

ASSOCIATED DOCUMENTS

Ensure Master Plan is read in conjunction with the full Master Plan Report inclusive of the Prioritised Implementation Plan (PIP) which elaborates on the Master Plan legend and listed improvements.

LEGEND



Boundary lines



Proposed wayfinding signage location

- | | |
|--|---|
| 1 Potential new drainage retention location | 14 Proposed new internal race track road |
| 2 Upgrade existing cricket amenities | 15 Observation tower 3 location |
| 3 Existing cricket oval | 16 Proposed new powered camping area with water |
| 4 Upgrade existing site entry- refer sheet 2 and PIP for details | 17 Potential new dam location |
| 5 Screening of existing caretakers house- refer sheet 2 and PIP for details | 18 Existing polocrosse fields |
| 6 Main pavilions and stables, refer sheet 2 and PIP for road, car parking and building upgrade details | 19 Observation tower 4 location |
| 7 Existing racecourse- refer sheet 2 and PIP for improvement details | 20 Existing Don Taylor Oval/sheep yards zone, refer sheet 2 and PIP for improvement details |
| 8 Existing rodeo zone- refer sheet 2 and PIP for upgrade details | 21 Proposed new polocrosse powered camping area with water |
| 9 Existing campdraft/main show arena | 22 Existing polocrosse zone, refer sheet 2 for upgrade details |
| 10 Proposed new internal road | |
| 11 Proposed new gate | |
| 12 Existing camping and pony club area | |
| 13 Observation tower 2 location | |

SITE WIDE INFRASTRUCTURE IMPROVEMENTS

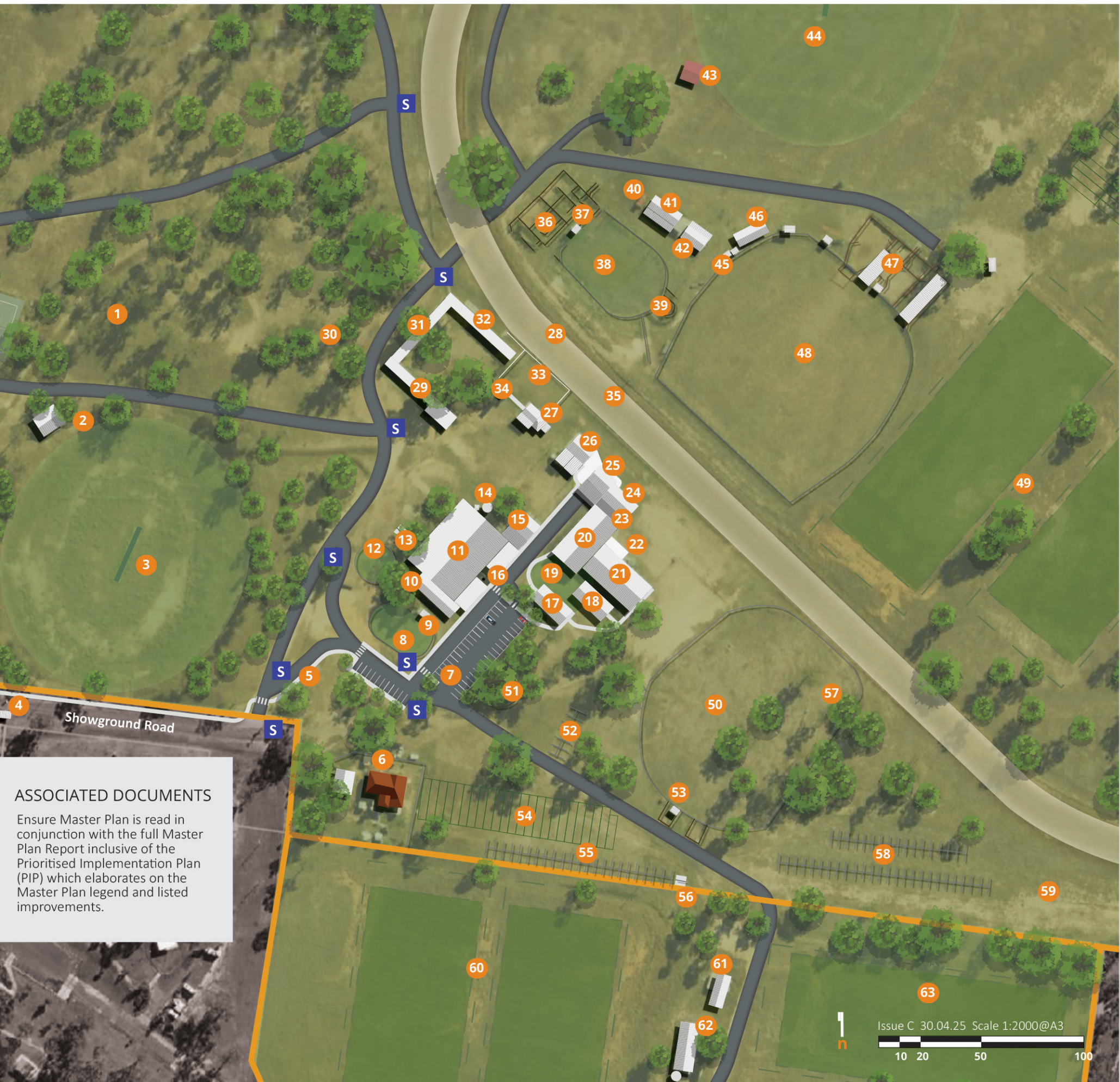
- Site survey, drainage design and grading and drainage rectification works.
- Replace existing grandstands as they reach "end of life" with new portable covered grandstands.
- Audit access and inclusion across site and implement recommendations.
- Production of a site-wide infrastructure manual to guide maintenance, improvement and capital works in relation to finishes, colour palettes and signage.
- Design and staged implementation of updated wayfinding signage.
- Provision of site-wide WiFi and public announcement system.
- Implementation of a landscape management plan in accordance with Infrastructure Manual.
- Energy efficiency upgrades (solar PV, battery storage, EV charging stations).

NOTE

This Master Plan drawing is conceptual only and shall not be used for tendering and/or construction purposes. All works are subject to Council approval. Future engineering detailed design shall refine proposed building works, footpath locations and drainage designs.

REFER SHEET 2

Issue C 30.04.25 Scale 1:4000@A3
20 40 100 200



LEGEND

Boundary lines

S Proposed wayfinding signage location

- 1 Potential new water retention location to assist in site drainage and water storage
- 2 Upgrade existing cricket amenities- refer PIP
- 3 Existing cricket oval and event parking zone
- 4 Upgrade site entry with new powered ticket booth, refurbished gates and posts, and new DDA compliant footpaths
- 5 New DDA compliant footpaths, crossings and lighting throughout site
- 6 Undertake screening works to existing caretakers house- refer PIP
- 7 New sealed car parking with shade trees
- 8 Existing cattle show ring
- 9 Existing shelter
- 10 Retain existing cattle pavilion (no.3)
- 11 Replace existing Cattle Pavilions 1 and 2 and Sheep Pavilion 1 and 2 with new 40m x 30m undercover pavilion for multi-use
- 12 Existing cattle show ring
- 13 Existing animal wash down
- 14 Existing water tank and pump shed
- 15 Existing amenities (toilets and showers)
- 16 Retain existing power pole and design new undercover pavilion around pole
- 17 Upgrade existing Poultry Pavilion to enable event hire - refer PIP
- 18 New 9m x 20m shared storage shed including ramps and footpath access to Founders and Poultry Pavilions
- 19 Open grassed area for sheep and Quick Shears sheep yard location with new poles for shade sails
- 20 Minor improvements to existing undercover arena and stage - refer PIP
- 21 Upgrade doors and interior of the existing Founders Pavilion - refer PIP
- 22 Existing Women's Auxiliary Room
- 23 Design and construct covered connection structure between existing grandstand bar and undercover arena
- 24 Existing grandstand bar
- 25 Existing grandstand and show society office- upgrade show society office- refer PIP
- 26 Extend, construct new kitchen and refurbish dining area of Betty Gill Memorial Luncheon Hall
- 27 Existing jockey rooms/race secretary office
- 28 Existing finishing post
- 29 Existing racing stable A including swabbing stall and on course stables
- 30 Existing race wash down bays
- 31 Existing racing stable B
- 32 Existing racing stable C
- 33 Existing mounting yard
- 34 Replace steps on observation/race caller's tower 1
- 35 Audit and upgrade running rail of existing racecourse track
- 36 Upgrade existing rodeo yards- refer PIP
- 37 Existing judge's box and rough stock chutes
- 38 Upgrade existing rodeo arena- refer PIP
- 39 Timed stock yard
- 40 Remove existing storage container (allocate storage bay in new storage shed for Tara Festival)
- 41 New multi-bay storage shed with awning
- 42 Existing campdraft canteen
- 43 Existing shelter with temporary storage measures
- 44 Existing pony club/ open space/ camping (previously cricket pitch)
- 45 Existing picnic shelters
- 46 New campdraft toilets and showers
- 47 Upgrades to existing campdraft cut out and campdraft, cattle and sheep yards- refer PIP
- 48 Existing campdraft/main show arena
- 49 Existing polocrosse fields
- 50 Replace boundary fencing to Don Taylor Oval (novice sheep dog arena)
- 51 Existing prime cattle yards
- 52 Existing day yards (14)
- 53 Upgrade existing sheep yards and install poles for shade sails
- 54 Proposed new polocrosse powered camping area with water
- 55 Existing polocrosse day stalls (46)
- 56 New wash bays
- 57 Observation tower 4 location
- 58 Existing polocrosse day stalls (92)
- 59 Existing polocrosse camping area
- 60 Existing polocrosse fields (1 x standard size, 1 x non-standard)
- 61 New polocrosse amenities building- refer PIP
- 62 Existing polocrosse bar and canteen
- 63 Existing polocrosse fields (1 x standard size, 1 x non-standard)

ASSOCIATED DOCUMENTS

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PRIORITISED IMPLEMENTATION PLAN

The following prioritised implementation table identifies each master plan element and whether the element is a short, medium or longer-term priority. The implementation of the master plan is realistically planned over a 15 year project life cycle. Some of the potential developments will require significant investment from user groups, Council and external funding agencies. Staging the implementation of the plan will allow capital expenditure to be distributed across multiple budget years, enhance opportunities to access external funding and facilitate the amortisation of costs over a longer period. The inclusion of elements in the master plan does not represent a commitment from Western Downs Regional Council to fund proposed improvements, works or upgrades.

Master plan elements identified in the implementation plan are indications of future improvements or enhancements and are not a guarantee of implementation. Council can support user groups in their endeavours to obtain funding for recommended facility upgrades and new infrastructure, subject to confirmation of community demand. All projects will be subject to user group financial contributions, normal budget prioritisation and consideration by Council. The implementation of construction projects recommended in this plan will require a detailed design phase and are also subject to relevant approvals, including Council development and building approvals and land owner consent.



The shield icon represents a master plan element which increases the site’s disaster evacuation centre capability, for either people or animal evacuation.

Master Plan Element	Detail	Budget Range
 Site survey, drainage design and grading and drainage rectification works	Drainage design and rectification works are required to divert and drain water effectively out of the site for general and heavy rainfall events. (Note: Due to general lack of slope across the entire site, inundation during flood and heavy rain events is reported to be unavoidable. Most infrastructure is either able to be hosed out after a flood event, or is raised by a minimum of 400mm. All new infrastructure should be built a minimum of 500mm above the existing site level.) It is understood that recent works within the lagoon area has had down stream impacts on the showgrounds, particularly in the south east corner of the site. The recommended approach to rectify the current drainage deficiencies on site is as follows: 1. Commission a detailed level site survey and a civil engineer to undertake a grading and drainage design for the site. (This may include sub catchment grading, provision of additional swales drains, concreting of open swale drain invert, use of proposed new internal roads as open drains, incorporation of underground drainage systems and construction of on-site retention basins.. Note: Should retention basins be constructed on site ensure appropriate regulatory/warning signage should be installed to prohibit swimming and associated activities.) 2. Undertake recommended drainage works on site (prior to new internal road networks being constructed) 3. Implement a regular maintenance regime to retain flow through the existing swale network (monitor cost effectiveness) In the interim, the following could be considered: 1. Reshape and clean out existing grassed/earth swale drains 2. Install water tanks (with overflow connected to existing swales via stormwater pipes) to collect uncontrolled building roof runoff and/or direct roof runoff via stormwater pipes into existing drainage swales	\$1M (findings and scope dependent)
 Founders Pavilion doors (front and back)	Install new surface mounted sliding doors with top and bottom tracks to the Founders Pavilion. If possible, retain existing corrugated iron (to retain rustic aesthetic) and install it in a new frame with new tracks and wheels for greater ease of use.	\$5K-\$10K
 Show secretary office improvements	Audit and rectification works to the existing show secretary office to seal existing leaks (from above/grandstand area) and make the building more secure. Mould and damp to be treated. Lighting to be upgraded (300–500 lux).	\$5K-\$10K
 Multi-purpose covered area and storage	Replace existing cattle pavilions 1 and 2 (retain cattle pavilion 3 and equip as panel storage if feasible) and sheep pavilions 1 and 2 with new 40m x 30m undercover multi-use pavilion structure including the following: • Open side wide span shed with concrete floor with floor drainage to facilitate wash down • 2 x 16m x 7m skillion roof awnings (designed to avoid existing electricity pole) • Covered link to existing toilets • Portable yards • Storage area for yards (retained pavilion 3 if feasible) • Separate loading ramps and panels for fine wool sheep to avoid cross contamination of wool grades • Retain existing loading ramps (and reposition into the most appropriate permanent space)	\$750K-\$850K



Master Plan Element	Detail	Budget Range
New polocrosse amenities building	Design and construction of new unisex flood protected amenities building (raised by a minimum of 500mm or wash out) including the following: • 6 toilets • 6 showers • External basins and vandal proof mirrors • 2 PWD toilet and shower rooms with built in shower shelving • DDA compliant accessible ramp or access apron • Footpath connections • Security lighting and CCTV cameras • Roof runoff connection to drainage system • (Building size approx 16m x 6m inclusive of ramp/deck accessway.) • Note: Amenities shall be for shared use with sheep dog and camel races patrons.	\$600K-\$700K
New storage building	Remove existing building parallel to rodeo arena and construct new 5 bay storage concrete floor with dual frontage roller doors and skillion roof facing rodeo arena. Consider flood mitigation measures. Remove the existing Tara Festival storage container.	\$500,000
New campdraft amenities building	Design and construction of new unisex flood protected amenities building (raised by a minimum of 400mm or wash out) including the following: • 6 toilets • 6 showers • External basins and vandal proof mirrors • 2 PWD toilet and shower rooms with built in shower shelving • DDA compliant accessible ramp or access apron • Footpath connections • Security lighting and CCTV cameras • Roof runoff connection to drainage system • Note: Amenities shall be for shared use with campdraft, sheep dog, pony club and camel races patrons. (Building size approx 16m x 6m inclusive of ramp/deck accessway.)	\$600K-\$700K
Running rail upgrade	Audit, upgrade and / or replacement of running rail to race track to ensure compliance to Racing Queensland standards.	\$120K inside \$150K outside
Formalised entry and internal paths with lighting	• Design and construction of DDA compliant footpaths and crossings from Showground Road to the Betty Gill Memorial Luncheon Hall • Design and construction of connection paths from the Betty Gill Memorial Luncheon Hall to the undercover area/Founders Pavilion, Poultry Pavilion and new car park • Design and install street and path lighting inside the site (lighting already exists along Showground Road)	\$200-\$300K
Don Taylor Oval (novice sheep dog arena) fence and yard renewal	• Replace boundary fence and upgrade, dog proof and expand yards (upgrade partially complete) • Install shade structure or poles with hooks for shade sails over yards	\$25-\$35K
Race callers tower steps	Replace steps on existing race callers tower to be compliant with current Racing Queensland standards.	\$60K
Minor improvements to existing undercover arena	Improvements to existing undercover arena including: • Additional bird proofing • DDA access to stage via ramp extension • Construction of new removable stage floor for quick shears use, consider hinged plywood fold back panels for ease of use	\$35K-\$50K
Campdraft cutout and yard improvements	Campdraft cutout and yard improvements including: • Extension of holding area • Construction of shade over yards • Note: Retain sheep shelter	\$90K-\$115K
Rodeo arena refurbishment	• Replace loading ramp • Install water trough • Remove existing chutes (leave pad for portable chutes (32)) • Minor fencing repairs to ensure suitability for pony club learn to ride	\$8K-\$12K





Master Plan Element	Detail	Budget Range
Upgrade existing entry areas	Upgrade existing entry as follows: • Rust proof and re-paint existing entry gates • Stone face existing brick pillars • Design and construct new lock up flood protected ticket box building (raised by a minimum of 400mm) with weatherboard cladding, colorbond roof and internal insulation and wall linings, connect power to ticket box Undertake beautification of caretaker’s residence area as follows: • Provision of new storage shed • Construction of wheelie bin enclosure • Replanting/mulching of garden bed along residence frontage and preparation of ground and planting of dense privacy hedge along front fence <i>Since the caretaker’s residence houses the Tara Lagoon caretaker who does not conduct work within the showgrounds, this master plan has excluded any required building works, which would typically be included in Council’s general maintenance and works schedule.</i>	\$85K-\$100K
Secondary gate and internal road	Design and construction of secondary gate and provision of portable ticketing box (raised by a minimum of 500mm) and internal road from Tara-Kogan Road to alleviate traffic congestion on Chinchilla- Tara Road during large events. Portable ticket box to be used flexibly around the grounds for bar ticket sales and temporary entry points.	\$275K-\$350K
Betty Gill Memorial Luncheon Hall kitchen and storage works	If existing kitchen space is insufficient, extend existing building to south west (raised by a minimum of 500mm) to construct new kitchen and storage including: • Commercial gas stove • Commercial oven • Double pot sink • Commercial dishwasher • Bench space and shelving • Storage room • Hand wash basin Remove the existing kitchen and renovate to transform existing space into a larger dining hall replacing existing tables with easier to relocate tables. Retain cold room. Upgrade air conditioning if required. Power source to be investigated and upgraded to suit commercial use.	\$190K-\$250K
Internal road improvements and new road inside racecourse track	Formalisation of existing internal road network including: • Regrading • Inclusion of culverts for overland flow as necessary • Surface improvements (sealing) Design and construction of new sealed 3.5m wide internal road at least 12m from the inside of the race track (consider invert of road be graded concrete to act as swale drain in rain events) with the strict requirement that absolutely no drainage impacts to the race track are tolerable.	\$1.6M-\$2M
Founders Pavilion refurbishment	Upgrade the Founders Pavilion with the following refurbishments to enable hire for events: • Sand and seal timber floor with a commercial grade sealer • Sandblast and paint all framework black • Replace louvred windows with black framed gas strut • Mount wheels on all equipment to facilitate relocation to storage facility • Footpath links to new storage shed for ease of equipment relocation	\$70K-\$80K
New grandstands	Replace existing grandstands as they reach “end of life” with new portable covered grandstands.	\$250K-\$350K
PA system and streaming cables	Install PA system and live stream cabling to service main public area around bar, pavilions and stage.	\$50k
Existing cricket amenities improvements	Design and construct refurbishments to the existing cricket club house and amenities including: • General cosmetic/compliance upgrade where possible • Inclusion of a minimum of 2 unisex PWD cubicles (to be shared use with other users)	\$50K-\$75K
Sealed car parks and footpath links	Design and construction of approximately 48 sealed and linemarked car parks with DDA compliant footpath links. Procure portable roll out walkway for all abilities use throughout site.	\$175K-\$225K
Powered camping with water supply	Supply of power and water to proposed main arena and polocrosse camping areas, with water connections for use by campers and to facilitate horse watering.	\$100K-\$125K

	Master Plan Element	Detail	Budget Range
	New polocrosse wash bays	Construction of new wash bays to polocrosse day yards area.	\$15K-\$20K
	Poultry Pavilion refurbishment	Upgrade Poultry Pavilion with the following improvements to provide hireable space: - Hone and seal existing concrete slab with heavy duty exterior clear concrete sealer - Sandblast and paint all internal framework black - Seal/treat any wall openings to seal as best as possible - Replace fluorescent lighting with industrial style black LED hanging lamps - Installation of “Big Ass Fans” ceiling fans - Replace louvre windows with black framed gas strut windows - Mount wheels on all equipment to facilitate relocation to storage facility - Upgrade poultry pens if required to house other animal species - Power source to be upgraded to suit commercial use.	\$100K-\$120K
	Covered connection structure (bar to covered area)	Design and install covered connection structure from bar to covered area.	\$20K-\$30K
	New storage shed and covered area provision	Design and install a new 9m x 20m storage shed between the trade Poultry Pavilion and the Founders Pavilion (raised by a minimum of 500mm) including: - Multi-bay for multi-use (shared user storage) - Construction of connection ramps and paths to rear of sheds - Installation of shade sail posts and anchor points between the new storage shed and Founders Pavilion for sheep and Quick Shears sheep yard - Remove the existing Tara Festival storage container - Ensure minimum 4m accessway between new shed and Poultry Pavilion for vehicular access to open grassed area for sheep and Quick Shears sheep yard location	\$200K-\$300K
	Wayfinding signage	Design and install wayfinding signage throughout the site for visitor legibility.	\$20K-\$30K
	Renewable energy	Installation of energy efficiency upgrades (solar PV, battery storage, EV charging stations).	\$150K-\$250K

MAINTENANCE

Audit and carry out general maintenance, minor works and repair works. Reported and observed needs are as follows:

- Install shelves in showers and vandal proof mirrors in amenities

MAINTENANCE

Audit and carry out general maintenance, minor works and repair works. Reported and observed needs are as follows:

- Install shelves in showers and vandal proof mirrors in amenities
- Audit of taps for water supply across facility, tap repairs in wash bays
- Leaking water tank repairs
- Rectification or installation of plumbing in campdraft canteen
- Installation of shelving under bar
- Boundary fencing maintenance
- Weed management

STORAGE

- Temporary measures for pony club to use cricket shelter as storage until new storage facility beside rodeo arena is installed.

ACCESS IMPROVEMENTS

- Audit access and inclusion across site and implement recommendations

GOVERNANCE

- Council facilitated Combined Users Group
- Equipment sharing app
- Booking “point of contact” in Tara
- Production of a site-wide infrastructure manual to guide maintenance, improvement and capital works in relation to finishes, colour palettes and signage
- Implementation of a landscape management plan in accordance with Infrastructure Manual
- Animal evacuation plan outlining animal housing options for use by evacuees e.g. day yard and on site stable use for horses and poultry cages for small domestic animals



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