



WESTERN DOWNS REGIONAL COUNCIL
DALBY SHOWGROUNDS
MASTER PLAN
2025



CPRGROUP
connelly project resources



LEGEND

-  Boundary lines
-  Possible campsite grid
-  Possible swale alignments for consideration (subject to detailed engineering design)

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.

NOTE

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SITE-WIDE WORKS

Drainage: Design and undertake bulk earthworks and drainage rectification works to:

- Shape all camping and stabling zones to facilitate positive drainage, including application of roadbase throughout
- Construct drainage swales with sub-surface drainage pipes, gravel backfill and new turf to make good
- Install underground stormwater pipe systems to connect underground drainage from buildings, also connect underground drainage to all new buildings
- Fill borrow pit and revert any drainage to new swales and pipes including from wash bays, make good to allow for future use

Stable inserts: Purchase off the shelf stable inserts, and engineer to provide required standard stable inserts (>3.6m x 3.6m) with flexibility to accommodate safe cattle tethering.

PA system: Install new site-wide PA system.

Camping provisions: Increase the provision of serviced camping with new power and water outlets (35 outlets).

Wayfinding signage: Design and install wayfinding signage throughout the site for visitor legibility.

- 1 Upgrade existing open space (refer sheet 3 for further detail)
- 2 Upgrade pony club clubhouse and retain SES and car park (refer sheet 3 for further detail)
- 3 Upgrade existing pony club arena
- 4 Retain existing dog ring
- 5 Upgrade stables and stall area (refer sheet 2 for further detail)
- 6 Upgrade existing service/vehicle entry (refer sheet 2 for further detail)
- 7 Upgrades to existing covered arena building (refer sheet 2 for further detail)
- 8 Upgrade existing main arena (refer sheet 2 for further detail)
- 9 Retain existing main car park
- 10 Retain existing Dalby Events Centre/ Knowles Pavilion, main entry and main ticket booth
- 11 Upgrade existing grass area 1 for camping (refer sheet 2 for further detail)



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The stable arrangement represents a modified layout that works with elements of the existing configuration and other established infrastructure, rather than a complete redesign based on best-practice equestrian facility planning—particularly regarding the proximity of horse vehicle parking. This approach balances practical site constraints with the aim of achieving a reasonable capital expenditure.

- 1 Improve drainage and hardstand to existing grass area 3
- 2 Retain existing sheep yards
- 3 Install drainage line underneath railway line for stormwater drainage
- 4 Retain evacuation compound
- 5 Retain existing dog ring
- 6 Remove existing shipping containers, install new enclosed, screened compound, include internal, secure storage systems and dividers
- 7 Retain existing cattle shed
- 8 Upgrade grandstand and enhance undercroft storage if possible
- 9 Upon construction of additional stable blocks, convert horse stall G shed into storage shed with new cattle wash bay at eastern end, utilise existing stable inserts elsewhere
- 10 Progressively upgrade stable sheds in similar style to stable block A onto pads with enhanced drainage, retain existing stable inserts for use in new stable blocks, retain stable gates for Bligh Street day yard complex, ensure new stables are >3.6m x 3.6m with safe accessways (>4m), stable blocks in close proximity to cattle section to be engineered for stables to be removed or folded back to provide cattle tether rail only (for safety)
- 11 Retain existing M&S shed
- 12 Retain stable A shed and 40 stable inserts, install underground drainage to connect to existing downpipes
- 13 Retain animal wash bays, add rubber matting, divert drainage into new drainage system
- 14 Fill borrow pit and construct new stable blocks and camping area, stage works if necessary, filling pit and providing pad for temporary hire stables as initial stage
- 15 New lockable fenced sand bay
- 16 Reconfigure existing stallion stables to provide standard stable sizes (>3.6m x 3.6m) and safe accessways (>4m) retaining either 16 or 24 stallion stables/stalls
- 17 Provide pads for temporary hired stable if required and improve drainage
- 18 Retain existing Hartman ticket booth
- 19 Retain existing Edward Street gate
- 20 Retain relocatable judges' box
- 21 Improve drainage and install 3 x new spent cattle yards with 2 x 1000 litre shared cattle troughs and relocated loading ramp
- 22 Resurface main arena with dual purpose equestrian surface, replace fencing as necessary
- 23 Retain campdraft announcer, secretary and scorers' boxes
- 24 Realign loading ramp and/or replace with double ramp (north south) and relocate second ramp to spent cattle yards, install additional cattle yard to north and west of existing yards
- 25 New tensioned feedlot shade structure over existing cattle yards and 2000 litre trough including plumbing
- 26 Retain existing cutout grandstand
- 27 Retain existing female showers (5)
- 28 Retain existing male showers (5)
- 29 Retain existing Knox male and female toilets (6 x 2 toilets)
- 30 Retain existing Knox male and female showers (4 x 2 showers)
- 31 Retain existing Knox Pavilion
- 32 Retain existing Parsons Pavilion
- 33 New commercial kitchen, canteen and bar building, design to retain existing deck and shade sails. Relocate existing servery to provide camp side bar
- 34 New DDA compliant footpaths throughout site
- 35 Improve drainage and gravel hardstand to existing grass area 4
- 36 Upgrade existing entry, including power source and ticket box
- 37 New infill trees for dust suppression and screening
- 38 Install heavy duty commercial blinds for wind protection at mezzanine level of covered arena
- 39 Convert bar into bar storage and utility room, add large modular building with servery frontage into concrete space in front of bar
- 40 Upgrade existing arena meeting room (seal windows etc. to increase facility comfort)
- 41 Retain existing covered arena amenities block (female: 13 toilets, male: 4 toilets and urinal)
- 42 Install gravel hardstand over powered camping area/sideshow alley (grass area 5)
- 43 Retain existing 4DDD Radio building
- 44 Retain show society secretary office
- 45 Retain existing car park entry
- 46 Retain existing main sealed car park
- 47 Retain existing car park exit
- 48 New screen planting around Dalby Event Centre
- 49 New DDA compliant ticket booth
- 50 New DDA compliant footpath and crossing to Dalby Event Centre
- 51 Install gravel hardstand over camping area (grass area 1)
- 52 Replace and relocate existing stallion stall amenities with new DDA compliant facilities (4 x ensuites)
- 53 Install new electronic noticeboard at George and Emily Hartmann memorial gates
- 54 Retain existing gate
- 55 Retain existing cattle loading ramp



- 1 Improve drainage throughout fields 1 and 2, and ovals 1 and 2
- 2 Field 1 to be retained for a multi-use recreational and camping area
- 3 Field 2 to be retained for a multi-use recreational and camping area
- 4 Install 120 new day yards as shown (4m x 4m) with water lines and 2 x taps with underground drainage to each block
- 5 Protect existing trees and undertake infill tree planting to provide screening and dust suppression
- 6 Oval 1 to be retained for a multi-use recreational and camping area
- 7 New gate location to provide truck turning/egress
- 8 Protect existing trees and undertake infill tree planting more to provide screening and dust suppression
- 9 Install livestock proof perimeter fencing with gates to ensure horses tethered that may become loose are safely contained
- 10 New gate location to provide truck turning/egress
- 11 Oval 2 to be retained for a multi-use recreational and camping area
- 12 Demolish existing cricket practice nets and construct new storage shed
- 13 Replace existing pony club building including new DDA compliant amenities block and dump point for shared use (pony club and campers) (6 x showers and 6 x toilets) as part of complex
- 14 Retain existing undercover area
- 15 Retain existing SES building
- 16 Retain existing entry and car park, install appropriate line markings to ensure SES has unhindered access
- 17 Resurface existing pony club arena with dual purpose equestrian surface

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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.

Site Development Plan Element	Detail	Budget
Drainage works	- Prepare detailed engineering designs for bulk earthworks, swales and underground drainage systems - Upgrade hydrological modeling based on detailed design - Bulk excavation to shape all camping, grass areas and stabling zones to facilitate drainage (47,000m2) including application of roadbase throughout - Excavation of drainage swale (600m), graveled, backfilled and re-turfed - Installation of 120m 100mm PVC pipe and backfill, re-turfed to connect underground drainage from buildings and wash bays (install drains at wash bays to connect into system) - Consider the addition of drainage line and culvert under railway line - Include improving drainage throughout fields 1 and 2 and ovals 1 and 2 - Fill borrow pit and revert any drainage to new swales and pipes including from wash bays, make good to allow for future use	\$2,500,000
Stable blocks A and G works	Retain stable block A and G sheds and stable inserts for reuse. Install underground drainage to connect existing downpipes to the new drainage system in blocks A and G. Convert block G into storage with wash bay and rubber matting at eastern end.	\$30,000
Reconfigure stallion stables	Reconfigure stallion stables to provide standard stable sizes (>3.6m x 3.6m) and safe accessways (>4m) retaining either 16 or 24 stables. Provision for labour, minor repairs and any granite floor levelling.	\$5,000
Bligh Street day yards	Install a row of 120 uncovered day yards (4m x 4m), back to back configuration in 3 x 40 stable blocks with a 4m lane in between, with water line and 2 x taps with underground drainage to each block.	\$180,000
Bligh Street livestock proof perimeter fencing with gates	Install (approx 900m) of perimeter fencing to ensure horses stabled and tethered that may become loose are safely contained. Include 2 x 6m wide sets of gates to enable truck turning and egress.	\$90,000
Improve and increase storage	Install new storage shed within storage compound and improve storage compound screening/fencing, functionality and security. Remove existing shipping containers.	\$120,000
Establish secure sand store	Develop a theft resistant compound for the storage of sand which facilitates arena maintenance and depth change within the storage compound if feasible. Include provision of drainage connections to main drainage network.	\$5,000
PA system	Install new site wide PA system.	\$250,000
Shade for cattle yards	Install new tensioned feedlot shade structure over cattle yards.	\$280,000
New cattle troughs	Install 2 x 1,000L cattle trough in new spent cattle yards and 1 x 2,000L cattle trough in back yards including plumbing.	\$5,000
Wayfinding signage	Design and install wayfinding signage throughout the site for visitor legibility.	\$10,000
Infill tree planting and screen planting	Undertake infill planting of trees and shrubs as indicated on master plan for screening and dust suppression.	\$10,000
New canteen facilities	Upgrade kitchen/canteen facilities to create a larger (50m ² – 8m x 6m) serving both deck and pavilion with more functional catering space, incorporating a commercial kitchen and servery with cooking appliances, food preparation areas, refrigeration, storage and serving counters. Retain existing deck and shade sails. Relocate existing canteen/servery to provide camp side bar.	\$250,000
Cattle/campdraft yard extension and main arena fencing	Upgrade cattle yards with additional yards, new spent cattle yards (105m), new loading ramp/s, replacement of existing yards where necessary and making the arena fence permanent or semi permanent (105m). Approximately 1000m of new cattle yard fencing allowed for.	\$440,000

Site Development Plan Element	Detail	Budget
New pony club building and public amenities block	Design and construction of new pony club building (30m x 12m), including 90m² unisex amenities building and dump point comprising: • 6 toilets • 6 showers • External basins and vandal proof mirrors • 2 PWD toilet and shower rooms with built in shower shelving Main building shall include: • DDA compliant accessible ramp or access apron • Footpath connections • Security lighting and CCTV cameras • Roof runoff connection to drainage system • Ramp/deck accessway Note: Amenities shall be for shared use (pony club and campers) and potentially divided to support volunteer cleaning. Retain existing entry and car park, install appropriate line markings to ensure SES has unhindered access.	\$600,000
Progressive stable block replacement	Progressively replace stable shed in a similar form to existing stable block A (retain stable block A and G) and retain existing stable inserts used in blocks other than A (40) for re-installation. Install new stable blocks (accommodating 140 stables including new stallion stable configuration) providing 180 in total. Ensure new stables are >3.6m x 3.6m with safe access ways (>4m), stable blocks in close proximity to cattle section to be engineered for stables to be removed or folded back to provide cattle tether rail only (for safety). Connect underground drainage to all new buildings, include provision for road base stable building floor within drainage works. Stages works may include the provision of pads on which to locate temporary hired stables before upgrade is fully completed.	\$800,000
Stable inserts	Purchase off the shelf and engineer stable inserts to provide required standard stable inserts) (100 in total).	\$350,000
Increased serviced camping provision	Increase the provision of services camping with new power and water outlets (35 outlets). Spread gravel over main camping areas (grass areas 1 and 5) to increase trafficability.	\$220,000
Arena resurfacing	Resurface pony club arena and main arena with dual purpose equestrian surface.	\$650,000
Upgrade sheep dog ring grandstand	Upgrade existing grandstand and enhance undercroft storage if possible.	\$50,000
Covered arena upgrades	Upgrade covered arena building as follows: • Seal windows etc. in meeting room to increase facility comfort • Install heavy duty commercial blinds for wind protection at mezzanine level of covered arena • Convert bar into bar storage and utility room, add large modular building with servery frontage into concrete space in front of bar	\$400,000
New pony club storage shed	Remove existing cricket practice nets and construct new storage shed (approx. 17m x 7m).	\$90,000
New amenities block (camping area)	Design and construction of new unisex flood protected amenities building (raised by a minimum of 400mm or wash out) including the following: • External basins and vandal proof mirrors • 4x PWD ensuite (toilet and shower rooms) with built in shower shelving • DDA compliant accessible ramp or access apron • Security lighting and CCTV cameras • Roof runoff connection to drainage system • Building size approx 9m x 3m inclusive of ramp/deck accessway	\$250,000
Internal footpath network	Install approximately 220 linear metres of 2m wide footpath to enhance pedestrian circulation and disability access (ensure DDA compliant).	\$30,000
New main entry ticket booth	Install new DDA compliant ticket booth to Moonie Highway entry and visual prominence of this entry with signage and landscaping.	\$20,000
Wilkes Street entry upgrade	Upgrade existing entry, including power source and new ticket box.	\$30,000
Electronic noticeboard	Install new electronic noticeboard at George and Emily Hartmann memorial gates.	\$50,000

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