



WOLLONDILLY SHIRE COUNCIL

**BARGO SPORTSGROUND
MASTER PLAN**

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Otium Planning Group acknowledges the Australian Aboriginal, Torres Strait and South Sea Islander peoples of this nation.

We acknowledge the traditional custodians of the lands on which our company is located and where we conduct our business. We pay our respects to ancestors and to Elders, past, present and emerging.

Otium is committed to national reconciliation and respect for indigenous peoples' unique cultural and spiritual relationships to the land, waters and seas, and their rich contribution to society.

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Acknowledgments

Project Acknowledgment

Otium Planning Group would like to acknowledge the First Nations representatives, recreation user groups and the Bargo community of the Wollondilly Shire who have provided their expertise and input to the Bargo Master Plan.

Their valuable insights and feedback have been instrumental in shaping the strategic directions for the Master Plan.

Acknowledgment of Country

We respectfully acknowledge the Dharawal people as the traditional owners of the land on which this Master Plan applies. We pay our respects to their Elders past, present and emerging.

We acknowledge Aboriginal people as the original inhabitants of the land and their long and continuing connection to Country.

We are committed to national reconciliation and respect for indigenous peoples' unique cultural and spiritual relationships to the land and waters and their rich contribution to society.

**Dyi nga ni nura –
Here I see my country¹**



Figure 1: Landscape of Bargo Sportsground

¹ <https://documents.uow.edu.au/content/groups/public/@web/@lha/documents/doc/uow162226.pdf>

EXECUTIVE SUMMARY

The Bargo Sportsground Master Plan (Master Plan) aims to transform the existing facilities into a vibrant, multi-use sports and recreation hub that meets the evolving needs of the Wollondilly community. This Master Plan has been developed through extensive consultation with local residents, key user groups, and stakeholders, ensuring that the proposed upgrades reflect the community's aspirations and vision for Bargo Sportsground (Sportsground).

The Master Plan builds on the findings from the Background Report, presenting a detailed plan with a vision underpinned by key guiding principles for implementing the proposed improvements.

The vision for the Sportsground, guided by engagement and research, is:

To provide a dynamic, inclusive and sustainable sporting and recreational facility that preserves and respects the history of the place. The Sportsground will be a place where people of all ages and abilities can come together to engage in a wide range of sports and recreational activities, fostering a sense of community and promoting health and wellbeing.

The development of the Master Plan has been guided by comprehensive community consultation.



The Master Plan represents a significant investment in the health and wellbeing of the Wollondilly community, ensuring that the Sportsground remains a central hub for sports and recreation for years to come.

Key Improvements:



The reconfiguration of sporting fields to maximise playing surface area to support rectangular and oval sport codes.



The relocation of an amenities building along the sportsfields to have a stronger relationship with the fields.



The proposed one-way access and exit in the west to enhance circulation and safety and limit traffic along residential streets.



The formalisation of car parking for improved circulation, access and safety of all users.



The relocation of the Scouts Hall as an extension to the existing Community Hall to avoid duplication of infrastructure and consolidation of assets.



Investigate inclusion of a suitable space within the site for the Bargo Men's Shed.



The relocation of the tennis courts to a more prominent space within the site.



The enhancement of youth activities through an upgraded youth precinct/ hub.

A staging plan has been developed to assist with implementation over time as funding becomes available.



1. INTRODUCTION

1.1. OVERVIEW AND INTENDED PROJECT OUTCOMES

The Bargo Sportsground is a valuable public recreation site that offers multiple sport and recreation opportunities. To maximise community outcomes, ensure targeted investment, and attract external funding, Wollondilly Shire Council (Council) has identified the need for a strategic master plan.

Key Outcomes:

The development of the Master Plan seeks to:



Provide opportunities to increase utilisation and community outcomes.



Improve site uses and surrounding community connectivity.



Provide sustainable planning outcomes that optimise the future use and viability of the site.



Identify opportunities to consolidate existing assets.



Consider recreation vehicle (RV) camping and associated supporting infrastructure.



Support increasing physical activity levels within the community, leading to improved health outcomes.



Align with Council strategies and strategic directions to other levels of government.



Provide a Master Plan to leverage funding support and commence detailed design and construction.

Figure 2: Bargo Sportsground



1.1.1. Background

The Community Sport and Recreation Needs Strategy identifies a specific action related to Bargo Sportsground:

Prepare a staged master plan for the Bargo Sportsground to guide the short-, medium- and long-term provision of high-quality, local-level sport and recreation facilities.

Key considerations:

- « Removal of the trotting track.
- « Realignment of the rugby league fields to NW-SE.
- « Sustainable drainage and irrigation.
- « Field fencing.
- « Consolidation of outbuildings.
- « Relocation of tennis courts within the Sportsground site.
- « Consideration of multi-use courts to accommodate various activities.
- « Potential for future enhancements to the youth zone area.
- « Improvements to the Bargo Community Hall, envisioning it as a central hub to cater to the diverse needs of all clubs and the wider community.

1.2. STRATEGIC ALIGNMENT AND CONTEXT

1.2.1. Strategic Alignment

The Master Plan aligns with and contributes to achieving objectives identified in a range of national, state, regional and local strategies and site-specific studies summarised in the figure below.

Figure 3: Strategic Alignment Summary

National

- « Sport Australia: Sport 2030 - National Sports Plan
- « The Future of Australian Sport
- « Australian Institute of Sport: Foundations, Talent, Elite and Mastery Framework
- « Various National Sport Organisation Facility Guidelines

Site Specific

- « Aboriginal Archaeological Survey Report
- « Geotechnical Study
- « Tahmoor South Planning Agreement



State

- « NSW Government Public Spaces Charter
- « Government Architect NSW - Better Placed NSW
- « Great Public Spaces Toolkit
- « Connecting with Country Framework
- « Everyone Can Play Guidelines
- « Adventurous Spaces Guidelines
- « NSW Office of Sport: Everyone Plays Here, Strategic Plan 2024-2028
- « NSW Office of Sport: Play Her Way, 2024-2028

Regional

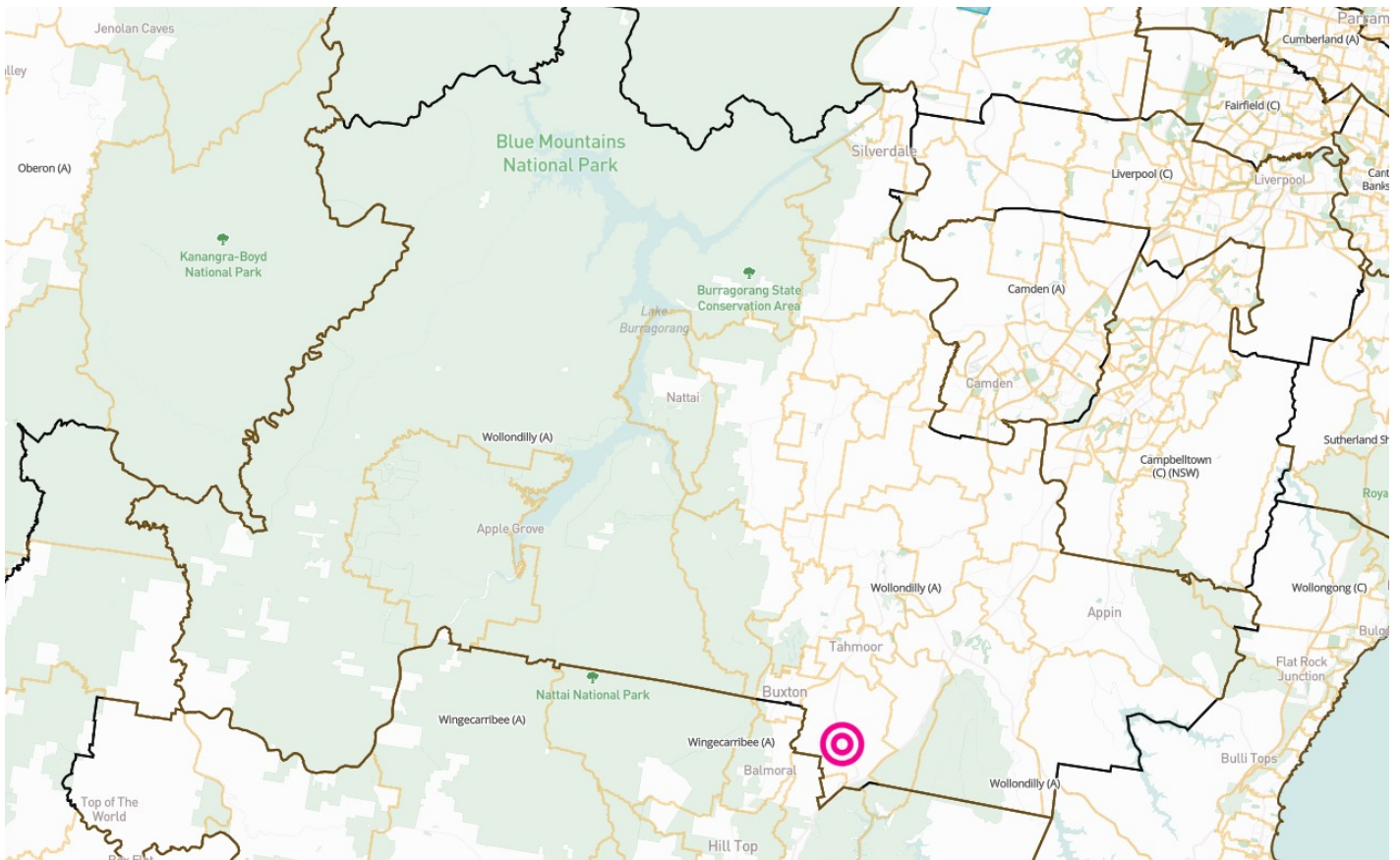
- « Greater Sydney Regional Plan
- « Western City District Plan
- « Local Strategic Planning Statement - 2040
- « Community Strategic Plan
- « Draft Community Sport & Recreation Needs Strategy 2024
- « Open Space, Recreation & Community Facility Strategy 2014
- « Wollondilly Local Environment Plan (2011)
- « Generic Plan of Management for Sportsgrounds

The Bargo Sportsground Master Plan Background Report provides a detailed review and summary of the documents noted in the figure above.

1.3. SITE CONTEXT

The Sportsground is located in the south of the Wollondilly Local Government Area (Wollondilly), which forms part of the Western City District of the Greater Sydney Region.

Figure 4: Site Context in Relation to the Wollondilly LGA



2. KEY RESEARCH FINDINGS

2.1. WHO ARE WE PLANNING FOR?



Existing Communities

There are over 18,528 people residing within a 15-minute drive time of the Sportsground. The site is located within the Bargo - Yanderra - Pheasants Nest Planning Area of .idcommunity. Key demographics of this planning area include:

- « Overall, 20.0% of the population were aged between 0 and 15, and 18.2% were aged 65 years and over, compared with 18.4% and 15.2% respectively for Greater Sydney.
- « There is a significantly higher proportion of Aboriginal and Torres Strait Islander people in the area, 5.6%, compared with a 1.7% average for Greater Sydney



Future Communities

The broader Wollondilly population is forecast to increase from 58,518 in 2024 to 98,401* by 2041, representing an additional 39,883 residents.

- « The majority of this growth is expected in the Douglas Park-Wilton Planning Area, which is located approximately 15-20 minutes from the Sportsground.
- « The largest population increase between 2021 and 2031 is forecast to be in the age group of 25-29-year-old age, which is expected to increase by 68 people and account for 5.6% of the total population.

** Note: Excludes the predicted population for Appin Growth Area.*



Current User Groups

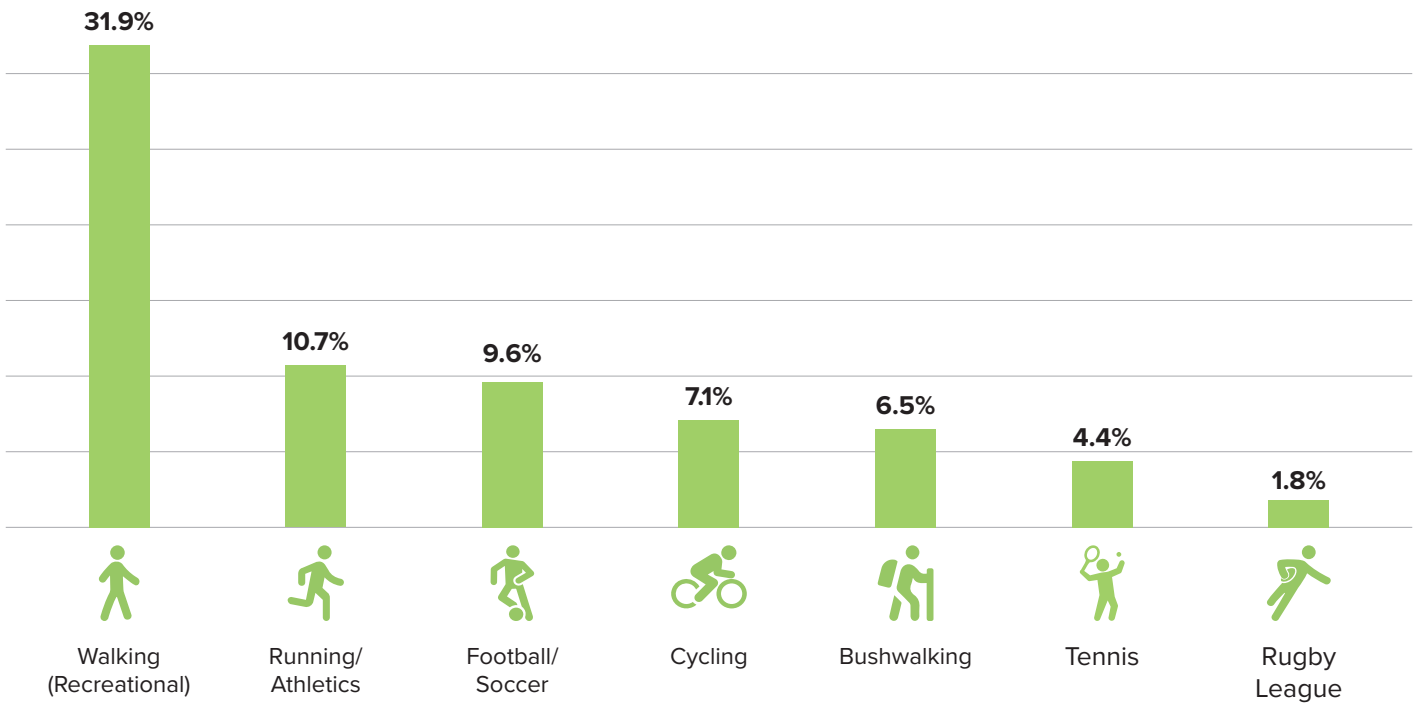
The Sportsground currently provides for a diverse range of user groups, including:

- « Bargo Bunnies Junior Rugby League Football Club
- « Bargo Bunnies Senior Rugby League Football Club
- « Bargo Bunnies Masters Rugby League
- « Yerrinbool-Bargo Soccer Club
- « Tahmoor District Cricket Club
- « Bargo Yanderra Tennis Club
- « 1st Bargo Scout Group
- « Berrima District Historic Vehicle Club
- « Bargo Community Hall – various hirers
- « Wollondilly Knights Senior AFL Club.



2.2. THE PARTICIPATION LANDSCAPE

AusPlay is the largest and most comprehensive survey of sport and participation in Australia. Key participation findings from within and around Wollondilly, relevant to the Bargo Sportsground, include:



2.3. SPORT AND RECREATION INFRASTRUCTURE TRENDS

Key trends in the planning and design of sport and recreation spaces include:



Developing multi-use and adaptable open space precincts that provide a diverse range of recreation opportunities.



People now use sportsgrounds for a diverse range of activities, both formal and informal. Sportsgrounds must accommodate this variety to meet different needs.



Ensuring access to all through inclusive design, bringing people of all ages and abilities together.



Playspaces are now designed to accommodate children and families, including facilities for adults and carers such as barbeques, shade, shelter, water, bike racks, paths, trails, car parks and sometimes fencing.

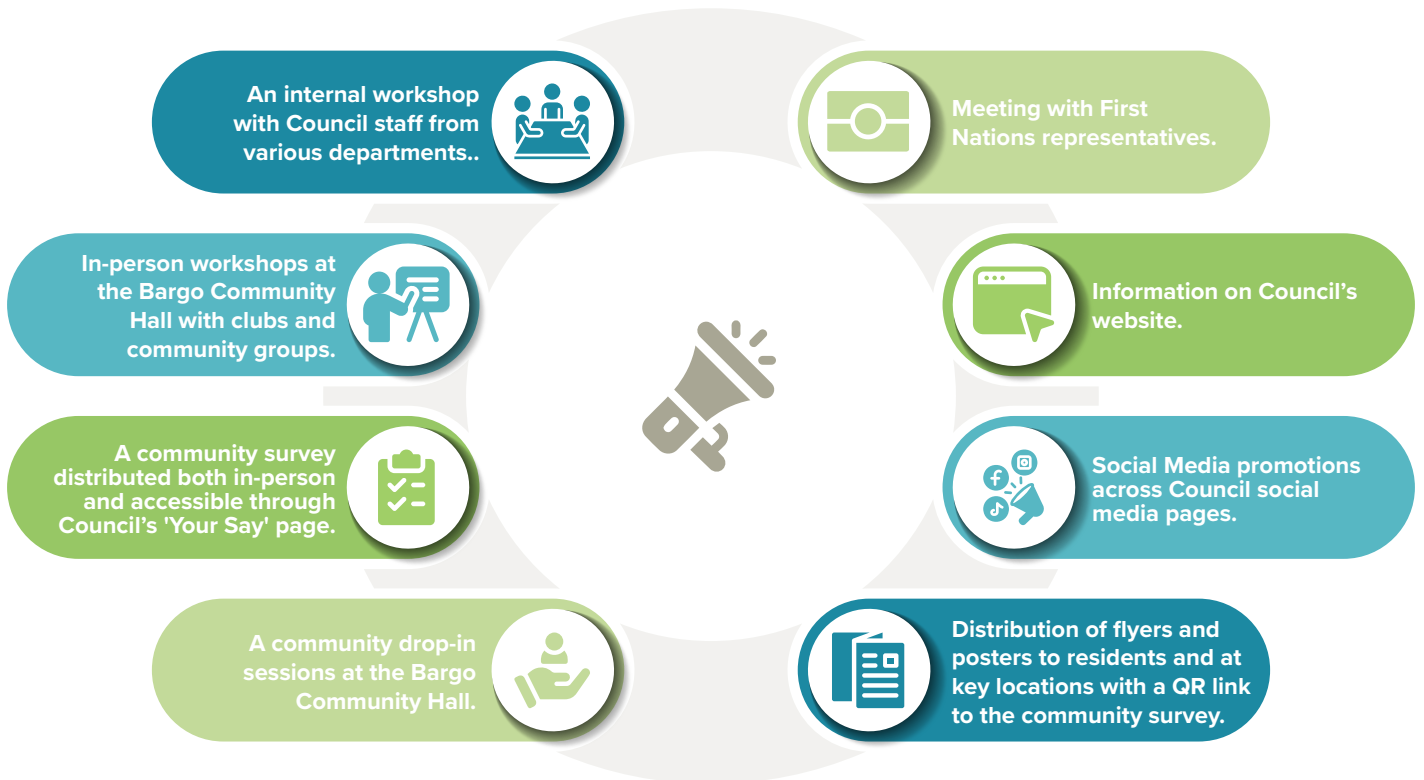


An emerging trend is 'hubbing', where active recreation facilities are located together with sportsgrounds and playgrounds. These co-located hubs create community destinations for various ages and activities.

3. KEY ENGAGEMENT FINDINGS

3.1. HOW WE ENGAGED

Engagement with Council staff, First Nations representatives, user groups and the broader community was undertaken between October and June 2025. This included:



3.2. WHAT DID WE HEAR?

Key priorities identified through engagement included:



Enhance the access, circulation, connectivity and parking.



Broader connectivity of the Sportsground to surrounding key places of destination.



Reconfigure the playing fields.



Relocate the clubhouse amenities closer to the playing fields.



Inclusion of a youth precinct connected to the relocated playground.



Provide a diversity of recreation spaces and opportunities.



Preservation and enhancement of the creek corridor.



New landscape works should include endemic plant species.



Working with First Nations groups in developing public art and interpretation signage.



Relocate the aged Scout Hall for an improved relationship with the Bargo Community Hall.

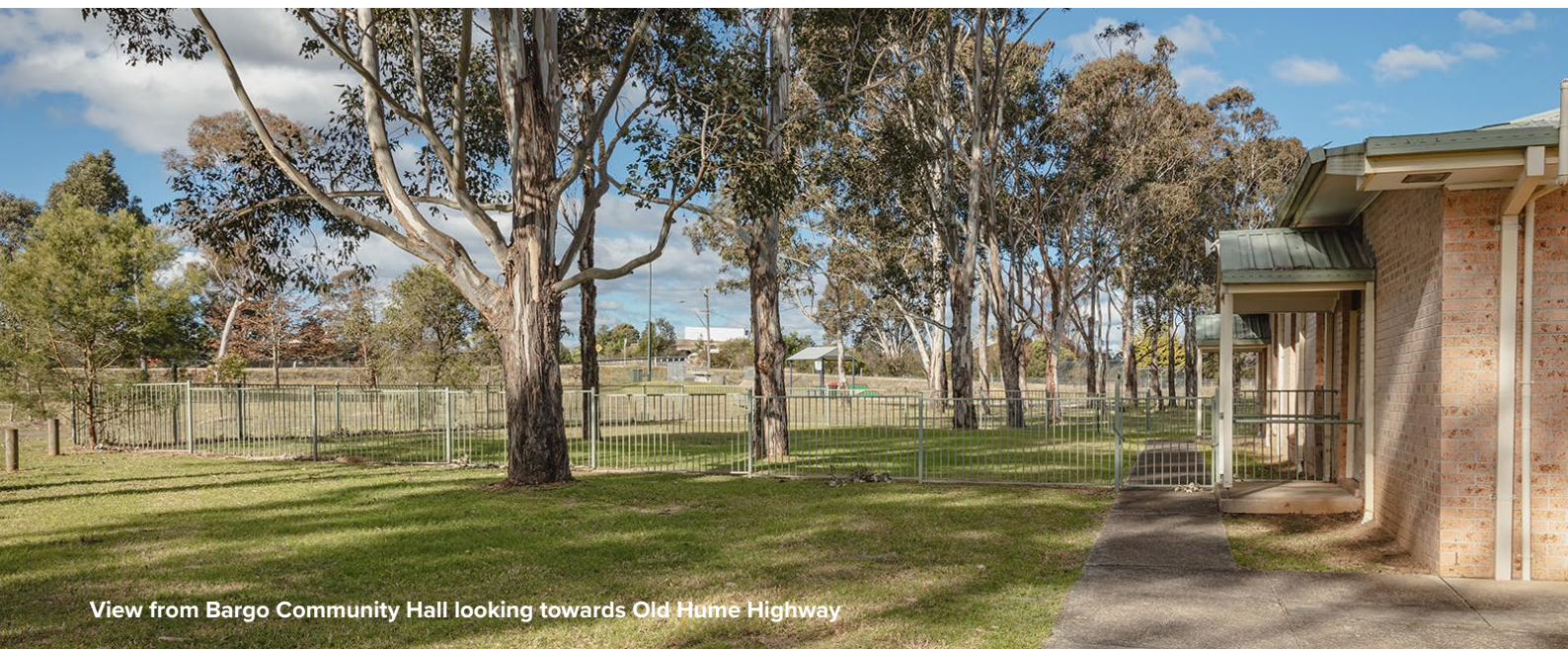


Ensure integration of sustainable design principles.

Refer to the Phase 1 and 2 Community Engagement Findings Report for more detail.

4. SWOT ANALYSIS

Based on site visits and associated analysis, background document review, previous engagement outcomes, and research findings presented in this report, the following summarises the site's strengths, weaknesses, opportunities and threats.



View from Bargo Community Hall looking towards Old Hume Highway

5. VISION AND GUIDING PRINCIPLES

The vision for Bargo Sportsground is supported by the Council's strategic goal to provide responsive community infrastructure to the growing community of Wollondilly.

To provide a dynamic, inclusive and sustainable sporting and recreational facility that preserves and respects the history of the place. The Sportsground will be a place where people of all ages and abilities can come together to engage in a wide range of sports and recreational activities, fostering a sense of community and promoting health and wellbeing.



The vision for the Sportsground is underpinned by six key guiding principles of:

Guiding Principle

Flexibility and Adaptability

- « The reconfiguration of sporting fields will maximise playing surfaces that can accommodate a variety of sports and recreational activities, maximising the utility of the Sportsground.

Improved Site Opportunities

- « The reconfiguration of recreation facilities, along with the creation of separate zones, will provide improved site relationships and efficient connections that will maximise participation opportunities.

Sustainability

- « Incorporate environmentally sustainable practices in the design, construction and maintenance of the Sportsground.
- « Preserve and enhance green spaces, promoting biodiversity and environmental stewardship.



Heritage on Display

- « Acknowledge and showcase the rich history of Bargo Sportsground and its unique landscape and cultural heritage, seeking to increase awareness of ancient land practices and their application in land conservation.



Consolidation of Assets

- « The consolidation of assets that included the relocation of facilities, integration of assets and formalisation of the parking nodes will allow the Council to streamline maintenance and management.
- « Asset consolidation will lead to more efficient use of resources, lower maintenance and operational costs and also assist in the staged delivery of the Master Plan.



Accessible, Inclusive and Welcoming

- « Ensuring that all facilities are accessible to people of all abilities and providing equal opportunities for participation.
- « Designing spaces that cater to a diverse range of sports and recreational activities, accommodating different age groups and interests.



6. MASTER PLAN

6.1. THE MASTER PLAN

The figure below demonstrates the proposed improvements to the Sportsground, underpinned by the vision and key guiding principles.



6.2. MASTER PLAN ANNOTATIONS

Key Notes for Consideration:

- « Multi-use fields provide for rugby league, rugby union, football (soccer), Oztag/ touch football, etc.
- « For parking node P2 and shared path 'b', it is recommended to consider low impact surface treatment.
- « The proposed ramp connection (also a service access) from P2 to the clubhouse is indicative only, subject to site survey and further testing.
- « The Master Plan will consider WSUD and sustainability principles.
- « Loop 1 and 2 to include distance markers and a permeable hard surface finish.
- « Base level functional layout sketches including renders are for indicative purposes only (not for design, construction or detailed costing purposes).
- « An allowance for AFL sleeves is made on site for a field length of 150m. Cricket pitch will need to be covered when the annual AFL game is hosted at Bargo Sportsground.
- « An allowance for 450 sqm is made for the new clubhouse. This is subject to change at detailed design stage.
- « The kids and youth zones are strategically positioned in a transitional pattern. The positioning tries to balance environmental considerations and the provision of new infrastructure. The youth zone location also considers feedback received during phase 1 consultation with the community and stakeholders.
- « Implementation of master plan to align with Council resolution 156/2025 'Ensure the master plan incorporates details for a connected network of footpaths, kerb and guttering, and marked parking spaces to link the township of Bargo with the Bargo Sportsground, via Radnor Road, Panorama Street, Kader Street, Noongah Street and Nooral Street.'

The following items may not be explicitly shown on, however are permitted as Council see fits:

- « Signage boards for communication
- « Public Wi-Fi system
- « Scooter / bike parking
- « Motion controlled lighting
- « Solar lighting system
- « Public art and / or sculptural features or trail
- « Fencing
- « Turf
- « Bubblers
- « EV Charging Station
- « Irrigation
- « Signage
- « Plant Labels
- « Artworks
- « Field resurfacing works
- « Drainage
- « Lighting
- « Picnic Furniture
- « Barbecues

Beautification works and further minor embellishments are permitted providing they do not impact on identified works in the plan and are consistent with Council policy.



6.3. INDICATIVE IMAGES

The following indicative images provide a visual representation of the proposed upgrades and enhancements outlined in the Bargo Sportsground Master Plan.

NOTE: These images are intended to give a sense of the types of facilities that could be provided in the Master Plan. Exact facilities will be refined during future detailed design phases.



RELOCATE EXISTING PLAYGROUND



NEW MULTI-COURT AND REBOUND WALL



CONNECTED SKATE PARK AND PUMP TRACK



SHARED PEDESTRIAN/ BICYCLE PATHWAY



ALL-ABILITIES PLAY

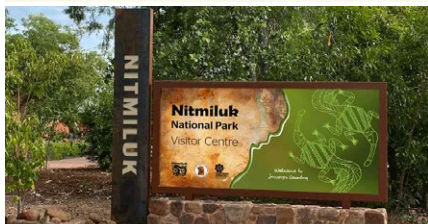


SHADE TREES FOR CAR PARKS

DISCLAIMER: These images are intended to give a sense of the types of facilities that could be provided in the master plan. Exact facilities will be refined during future detailed design phases.



INTERACTIVE DOG PLAY EQUIPMENT



INTERPRETIVE SIGNAGE AND WAYFINDING



STORY-TELLING THROUGH PUBLIC ART



RELOCATE PRACTICE NETS



DUAL-USE GOAL POSTS



RELOCATION OF CLUBHOUSE

6.4. REMOVAL PLAN

The plan below identifies existing facilities and infrastructure that will require removal or relocation within the site.



7. IMPLEMENTATION OF THE MASTER PLAN

7.1. IMPLEMENTATION OF THE BARGO MASTER PLAN

The following key next steps are proposed to implement the Bargo Sportsground Master Plan:

1. Report back to Council for adoption of the final Master Plan, inclusive of the public exhibition outcomes.
2. Engage with Crown Lands NSW for the proposed redevelopment of the Bargo Sportsground.
3. Undertake site investigations inclusive but not limited to:
 - a. Traffic study
 - b. Arborist study
 - c. Heritage study
 - d. Environmental conservation study for the creek corridor habitat
 - e. Stormwater and drainage engineering plan.
4. Develop a detailed Master Plan for Bargo Sportsground. NOTE: it is highly recommended to undertake the detailed Master Plan for the entire precinct. However, subject to funding availability, the detailed Master Plan can be developed in association with the stages, preferably as Stage One, Stage Two and Stage Three. It is recommended that the indicative cost plan be updated following the completion of site investigations noted in the implementation plan.
5. Identify priority works in Council's future capital works programs.
6. Seek external funding through grants programs and partnerships.
7. Continue collaboration and communication with user groups and First Nations groups.
8. Progress detailed design and documents required for planning approvals. For example: Review of environmental factors.

7.2. INDICATIVE STAGING

Staging the Master Plan is not the preferred delivery method due to duplication of design, construction and administration resources. However, in the context of variable funding opportunities, works may be progressed outside of the proposed staging order.

DISCLAIMER: In reference to the staging below,

- « Stage One works are established to deliver the priority infrastructure for the primary function (sportsfields) of Bargo Sportsground.
- « Stage Two and Stage Three works are intended to deliver secondary function and facilities that will support the primary function and encourage users to spend more time at the Sportsground.
- « Facilities can be delivered outside the proposed staging if funding becomes available for a specific infrastructure or recreation type.
- « Facilities delivered within or outside the staging plan to ensure new facility is built prior to removal or relocation of existing facility where possible.

INDICATIVE STAGE ONE

- « Removal of existing stables.
- « Removal of trotting track fence.
- « Site bulk earthworks and re-engineering of the stormwater and drainage infrastructure.
- « Redevelopment of the field-of-play area (inclusive of reorientation of the fields, new turf, drainage and irrigation).
- « Construction of the new multipurpose amenities facility.
- « Demolition of existing clubhouse, amenities, race tower, grandstand building, BBQ building, and existing parking near the Community Hall.
- « Reconfiguration of flood lighting to required standards.
- « Deliver walking loop 'a' around the periphery of the playing fields.
- « Deliver part of car park P1 (closer to the entrance via Radnor Rd).
- « Deliver car park P3 along with the entry/ exit off Tylers Rd.
- « Construction of the rain garden and landscape works associated with P3.
- « Relocation of existing elements and addition of new elements for playground in new location.
- « Commence first stage of new children's playground



INDICATIVE STAGE TWO

- « Create an RV parking area off Tylers Rd along with the provision of a dump point.
- « Construction of new children's playground.
- « Relocation of the tennis courts along with the construction of the clubhouse.
- « Deliver the youth area – including the skate park, multi-use court, pump track and associated landscape works.
- « Formalise entry only via Radnor Road and exit only via Kader Street.
- « Deliver remainder of car park P1 and car park P2.
- « Construction of the rain garden and landscape works associated with P1 and P2.
- « Restoration and preservation of the creek corridor.
- « Deliver the remainder of walking loop 'a' along with the plaza connecting the children's playground to the youth area.
- « Deliver walking loop 'b' and associated landscape works.
- « Deliver new cricket nets to the west of car park P3.
- « New dog interactive play and picnic tables at the existing off-leash dog area.
- « In collaboration with First Nations groups, public art, wayfinding and signage should be installed.



INDICATIVE STAGE THREE

- « Deliver the new Scout Hall building as an extension to the existing Bargo Community Hall. Provide for additional storage.
- « Construction of the Men's Shed building and associated loading zone.
- « Removal of the existing Scout Hall building.
- « Create new parking spaces on the former location of the Scout's Hall.
- « Installation of the electronic scoreboard.



8. WARRANTIES AND DISCLAIMERS

The information contained in this report is provided in good faith. While Otium Planning Group Pty Ltd (Otium) has applied their experience to the task, they have relied upon information supplied to them by other persons and organisations.

We have not conducted an audit of the information provided by others but have accepted it in good faith. Some of the information may have been provided 'commercial in confidence', and these venues or sources of information are not specifically identified. Readers should be aware that the preparation of this report may have necessitated projections of the future that are inherently uncertain and that our opinion is based on the underlying representations, assumptions and projections detailed in this report.

Otium's advice does not extend to or imply professional expertise in the disciplines of economics, quantity surveying, engineering or architecture. External advice in one or more of these disciplines may have been sought, where necessary, to address the requirements of the project objectives. There will be differences between projected and actual results because events and circumstances frequently do not occur as expected, and those differences may be material. We do not express an opinion as to whether actual results will approximate projected results, nor can we confirm, underwrite, or guarantee the projections' achievability, as it is impossible to substantiate assumptions based on future events.

Base-level functional layout sketches are for indicative purposes only (not for design, construction, or detailed costing purposes).

This report does not constitute advice, investment advice, or opinion and must not be relied on for funding or investment decisions. Independent advice should be obtained in relation to investment decisions.

Accordingly, neither Otium nor any member or employee of Otium undertakes responsibility arising in any way whatsoever to any persons other than the client in respect to this report for any errors or omissions herein arising through negligence or otherwise caused.



View from Sportsfields looking towards the Scout Hall.

