



**WOODVILLE DISTRICT &
GERMAN TABLE TENNIS
CLUBS**

**Creating a Community
and Sporting Hub**

**MASTER PLAN
AND
BUSINESS CASE**

June 2021



EXECUTIVE SUMMARY

“Expanding the State’s largest table tennis club and creating a multicultural facility for community use”

The Woodville District Table Tennis Club (WD TTC), established as one of the first Table Tennis clubs in South Australia, has been at its current premises since 1960. The German Table Tennis Club commenced in 1958 in the South Australian German Association Flinders Street premises (Friedrich Jahn Gymnasium).

The Master Plan which documents the vision of both Clubs aims to create a new multicultural community facility to support German culture promotion, cater for table tennis players and spectator needs and to be a new facility for social use by the local community. The numerous health benefits are listed in Section 6 of this Plan and in particular is a sport that has no age limit. The three components of the Master Plan are:

Project 1 - Modernise Clubrooms to create a Multicultural Community Facility (Critical Short Term)

This involves provision of a bistro facility with commercial kitchen, bar and dining room. It is to be built by repurposing the northern annex of the existing building.

Project 2 – Upgrade Playing Area (Medium Term)

As the largest table tennis club in South Australia, its playing floor covering needs to be able to meet Australian standards to ensure maximum use of its 12-table capacity. The main issue is the need for a specialised playing surface. Seating for veteran players is also critical and has been included in this project.

Project 3 – Master Plan Car Parking Expansion (Long Term Aspiration)

There is currently space to park up to 10 motor vehicles off street, which has resulted in years of Windsor Avenue and nearby streets being jammed by cars, much to the annoyance of local residents. There is a unique opportunity to acquire an adjoining property which could alleviate the parking issue. This site is in Russell Terrace, which could have the street frontage residence retained and half the site subdivided and joined to the Council road off Windsor Avenue.

There is a great **opportunity** to invest in this existing Charles Sturt Council asset to develop the site and create an environment which provides tangible sporting benefits and social benefits to the communities of both Woodville and the Adelaide Metropolitan Region. Economic impact assessment indicates a total of 4 jobs will be created through project implementation. There will also be a new Manager Position created to manage the new facility who will be supported by part time staff and volunteers associated with hospitality and cleaning activities.

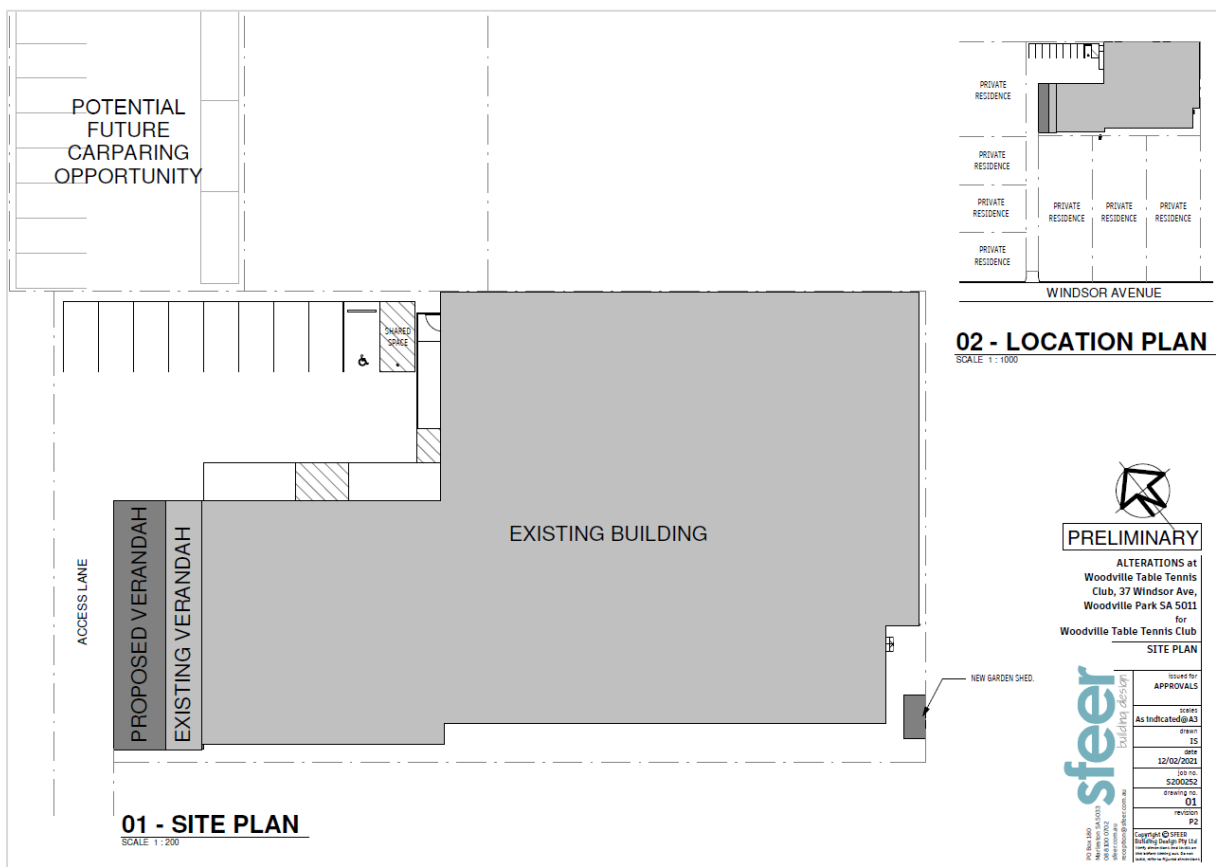
The Woodville District and German Table Tennis Clubs are seeking grant assistance to fast track the implementation of project 1, Clubroom Modernisation of their Master Plan. The total cost is \$299,735 plus GST. Critical grant support is sought.

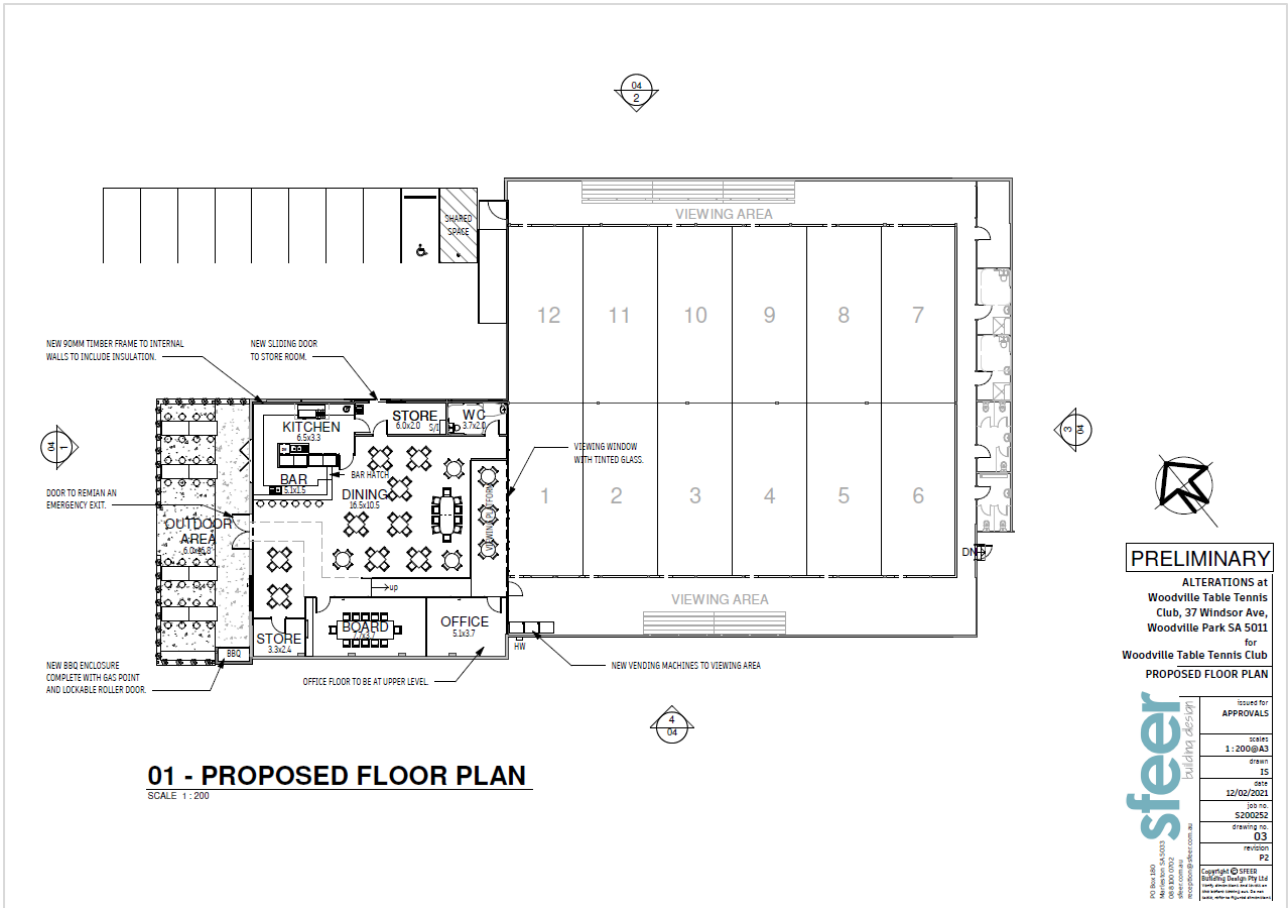
In the medium term, project 2 is to be considered which entails upgrade of the playing area at an estimated cost of \$98,860.

In the longer term, project 3 is to be considered which entails land acquisition, annexation to existing Council land and development of a 16 car off street parking area at an estimated cost of \$296,200.

Total cost of the whole Master Plan implementation is \$694,795 plus GST however the critical short-term request for support would cost \$299,735 which the Clubs are prepared to part fund.

2. SITE PLANS





PRELIMINARY

ALTERATIONS at
Woodville Table Tennis
Club, 37 Windsor Ave,
Woodville Park SA 5011
for
Woodville Table Tennis Club

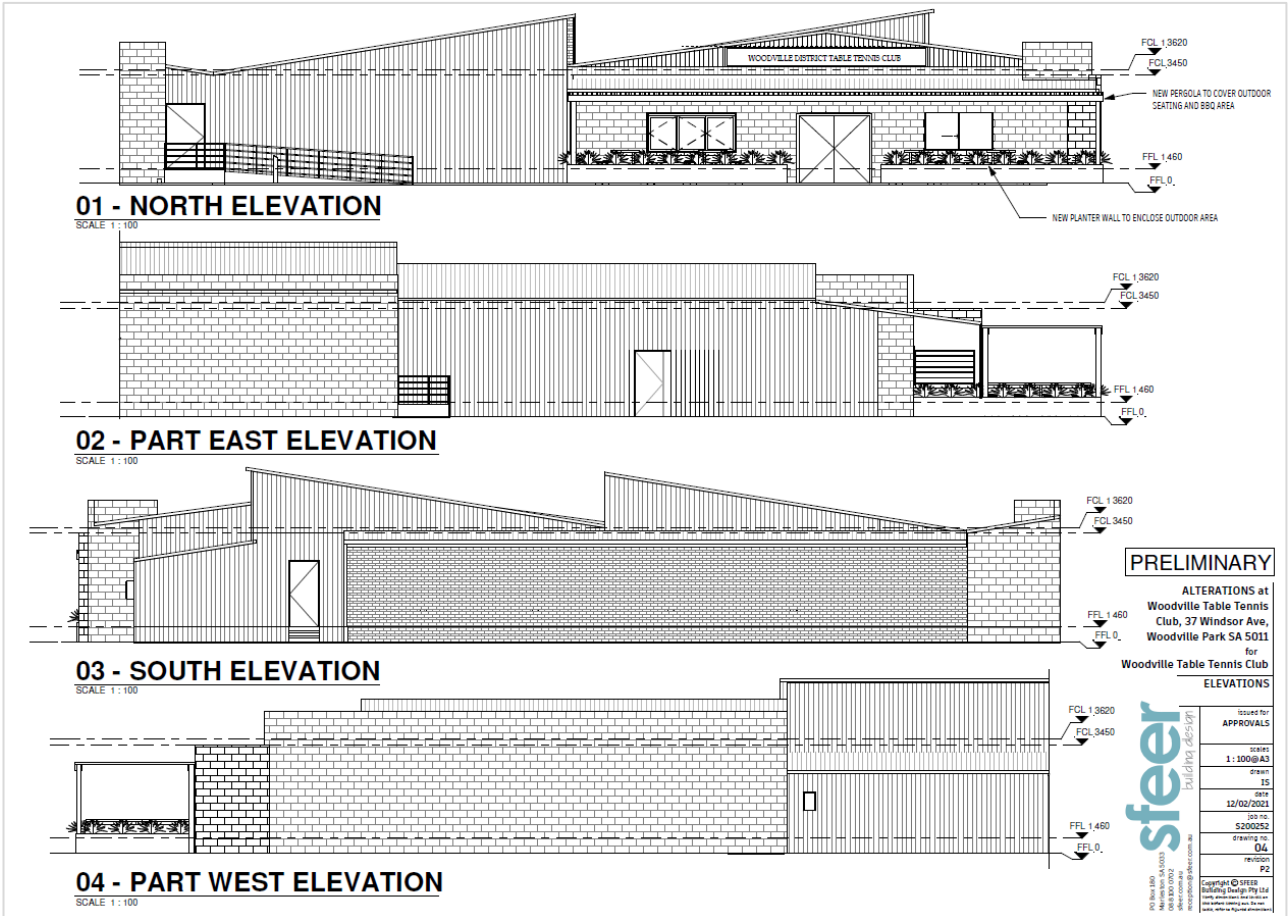
PROPOSED FLOOR PLAN

steer *building design*

ISSUED FOR APPROVALS

DATE	12/02/2021
DRAWN	ES
DATE	12/02/2021
ISSUED FOR	03
PROJECT NO.	5200252
DRAWING NO.	04
REVISION	P2

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PRELIMINARY

ALTERATIONS at
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Club, 37 Windsor Ave,
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ELEVATIONS

steer *building design*

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