



# WOODVILLE DISTRICT & GERMAN TABLE TENNIS CLUBS

## Developing the Woodville Sports Community Centre: Project 2

# BUSINESS CASE

JULY 2024





## WHY DEVELOP THE WOODVILLE SPORTS COMMUNITY CENTRE?

- 1. To create South Australia's largest and most diverse safe table tennis playing centre to encourage and support participation.**
- 2. Utilise the adjoining building to encourage socialisation of both the table tennis and local community.**
- 3. To increase off street parking.**
- 4. To refurbish the building structure and amenities to ensure sustainability of the facility for the next 70+ years.**
- 5. To provide a community centre catering for all people of all ages that will support physical fitness and mental wellbeing.**

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# 1. EXECUTIVE SUMMARY

## *‘Turning an aging Council building into a Community Health and Sport Support Centre’*

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, is creating a new multicultural health and sport community centre supporting German culture promotion, attracting new table tennis players and spectators and to be a new centre for social use by table tennis players, their parents and friends and the local community. Table tennis is a sport that has no age limit and its numerous health benefits are listed in Section 6 of this Plan. The new centre will improve socialisation of the local community. The three components of the Master Plan are: 1 Playing arena; 2 Support Centre; 3 Carparking.

### **Project 2 – Utilise poorly utilised building adjoining the Clubrooms to create a new Community Centre**

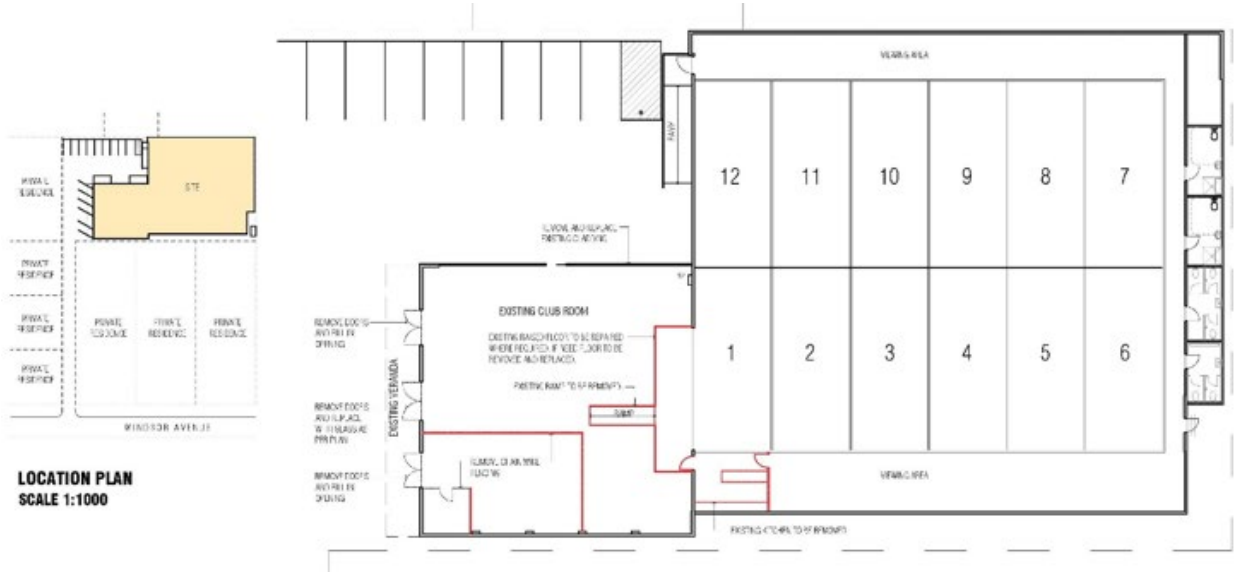
This involves provision of a bistro facility with kitchen, bar and meeting room. (Planning approval not required & Building approval obtained in July 2024.)

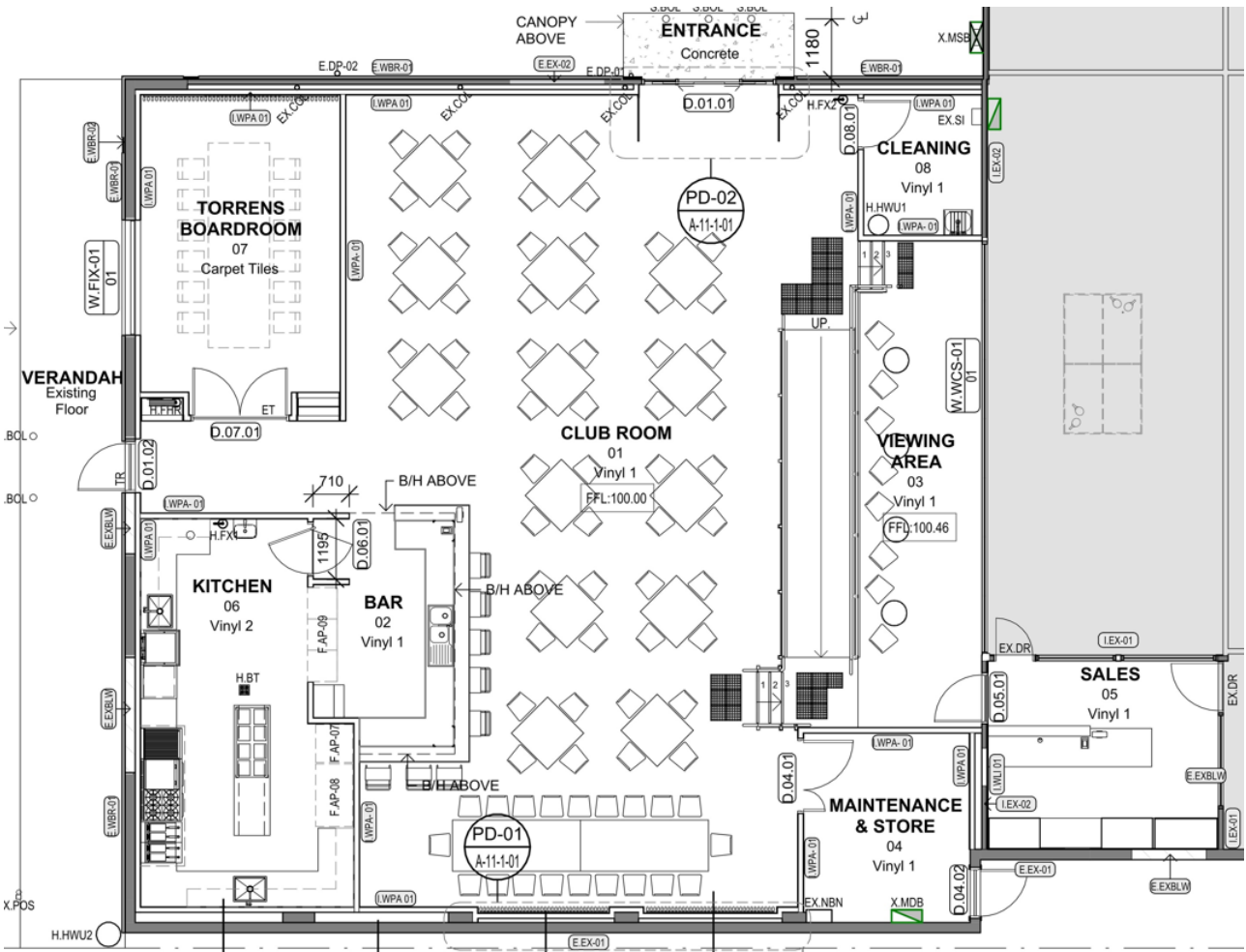
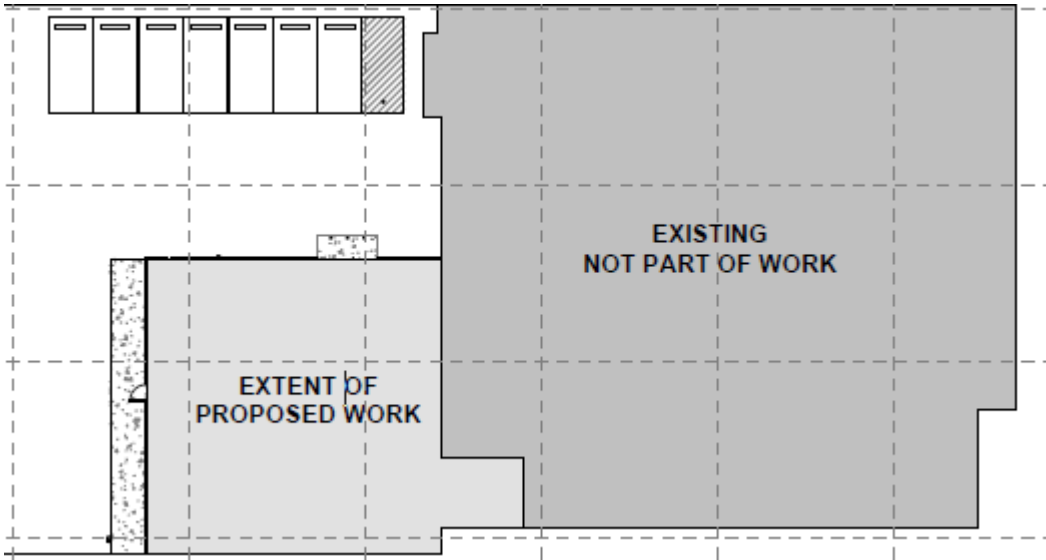
There is a great **opportunity** to continue investing in this existing Charles Sturt Council asset to develop the site and create an environment which provides tangible social and sporting benefits to the communities of both Woodville and the Adelaide Metropolitan Region. Economic impact assessment indicates a total of 6 jobs will be created through project implementation. There will also be a new Manager Position created upon completion of Project 2 to manage the new facility who will be supported by part time staff and volunteers associated with hospitality and cleaning activities.

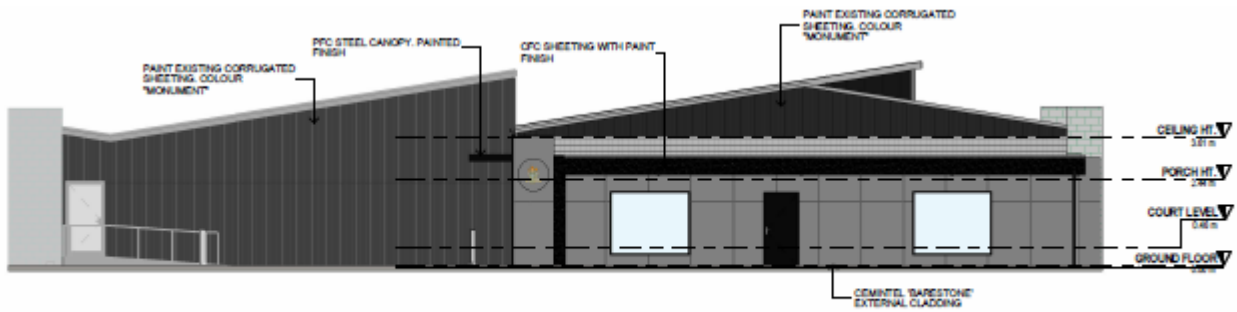
**The Woodville District and German Table Tennis Clubs are seeking grant assistance of \$916,000 to implement Project 2. The total cost is \$1,376,000 Plus GST. Critical grant funding is needed in addition to current commitments by the City of Charles Sturt, the Woodville District Table Tennis Club and German Table Tennis Club.**



## 2. SITE PLANS

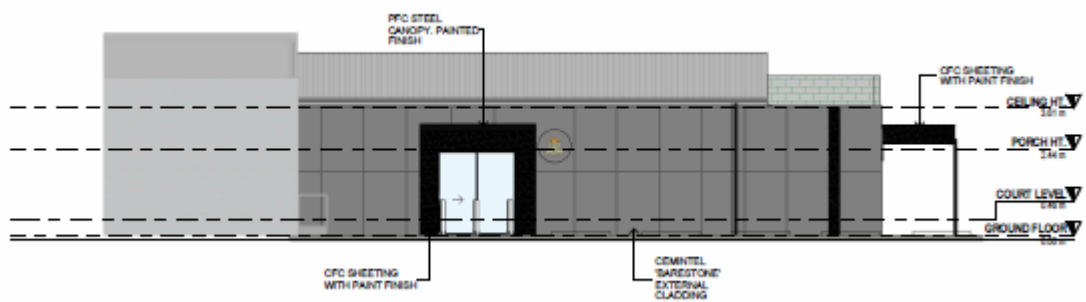






**1 | North Elevation**

SCALE: 1 : 100



**2 | East Elevation**





*Exterior of current site*



*Woodville Table Tennis Playing area with new surface and court dividers to allow international player practice*



### 3. MASTER PLAN

During 2021, the initial Master Plan was prepared for the Clubs and facility which caters for accommodation of both the Woodville District Table Tennis Club and German Table Tennis Club. In addition to the goal of increasing player participation for both table tennis clubs through greater facility utilisation and not expansion, the aim is to provide support facilities for Club members, their families and friends as well as providing a new facility for use by the wider community.

**The next Master Plan objective, having achieved Project 1, is to:**

1. Redevelop the northern section of the facility to include strengthening the structure, providing required building support services, an improved kitchen, meeting/dining areas, special section with stamish table for German Club recognition but use by all, meeting room & reception area, storage area, internal area for social gathering;
2. Provide a table tennis viewing area between the playing area and the redeveloped northern section;
3. Provide a new front entrance automatic door ensuring access throughout the venue for people with a disability.



*Typical end of Club interchange with Brighton and German Table Tennis Clubs & what will be!*



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## 2. PROJECT DESCRIPTION & RATIONALE

Woodville District Table Tennis Club established its Winsor Avenue, Woodville Park clubroom facility in the early 1960s, with support of the City of Woodville (Now City of Charles Sturt). In addition to Woodville Club members, the facility, from early 2019 now provides for joint use with the German Table Tennis Club.

Table Tennis Players travel to Woodville Park from the Nuriootpa in the Barossa, distant Mount Lofty Ranges areas such as Strathalbyn as well as many other metropolitan Adelaide local government areas. There is a range of programs catering for all age groups, and is now looking at promotion, coaching and improved facilities to grow female and junior participation in the sport. It has also planned to develop its facilities to accommodate a recognised local multicultural community use.

This Business Case will demonstrate the attractiveness and opportunities presented by a site improvement and justification for financial support from key stakeholders, including government and interested parties.

### Objectives of the Table Tennis Clubs

Woodville District Table Tennis Club and German Table Tennis Club share the common objective of being a welcoming and inclusive sporting environment that ensures everyone; participants, coaches, officials, administrators, spectators or any other person involved or visiting the Clubs is made to feel welcome, included and values, regardless of age, ability, disability, income, education, sexual orientation, race, religion or personal attributes.



### To achieve the vision:

- Professional expertise has been involved in all facility planning activities.
- Members have been pivotal to every decision.
- We will invest in the best infrastructure we can, utilising the latest technologies.
- We will engage with all stakeholders.
- We are about delivering unique experiences.
- We are inclusive ... people of all ages, all abilities.
- We are about community physical activity, wellbeing and enjoyment.

## The Opportunity

1. Increase facility income through both membership and hospitality sales to fund ongoing facility maintenance and development.
2. Increase number of playing table tennis club members by 90% (Additional 175 players).
3. Attract new multicultural and local community members to utilise the community component of the facility.
4. Create 6 new FTE construction employment opportunities and new position of Club Facility Manager.
5. Build brand profile to attract new members.
6. Create clubrooms with a capacity for improved food and beverage offerings.



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## Project 2 – Modernise Clubrooms to create Multicultural Community Facility

The current Clubroom comprises a large southern section which accommodates twelve table tennis tables, spectator seating, male, female and unisex bathrooms and canteen. The northern section is used for storage and a small gymnasium. This northern section is to be converted to provide a community health and sport support centre and a multicultural community facility.

The clubrooms are open mainly during weekdays at night with regular day time court usage by schools and other casual users. The southern section is well utilised by members and guests. It is apparent however that the northern section of the clubrooms is rarely used and is in need of an upgrade to encourage utilisation. Apart from storage, this section does provide for regular meal activity and social engagement, in addition to participating in the sport.

It is envisaged that an improved kitchen, bar and dining area would be installed (including equipment and furniture) allowing it to be utilised by members and visitors. A vending machine has replaced the former canteen allowing snacks and drinks to be available to players whenever the venue is open.

### Current Situation

1. Minimal kitchen facility.
2. Temporary bar facility.
3. Poor plastic social room furniture.
4. Sales are limited due to narrow selection of products through the dispensing machine and limited kitchen.
5. Storage space is poorly utilised.
6. Small gym area is not inviting so has been removed.
7. Extensive space is very underutilised.

### What is the Opportunity?

1. Create a Health and Sport Support Centre.
2. Increased player participation as a result of attractive and inviting clubrooms and amenities.
3. Broader product offering facilitating new revenue generation.
4. Potential to entice new table tennis players to a revitalised facility.
5. Potential to conduct small functions such as interclub challenge events, creating additional revenue.
6. Potential to increase employment as the club attracts new members and players.
7. Creation of a facility supporting broad community usage.



**Cost for Project 2 = \$1,376,000 plus GST**

PROJECT 2 involves the smaller of the two buildings circled below.



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## 4. MARKET DESCRIPTION

It is important to consider the sport industry and local community services as the markets, which Woodville and German Clubs operate within. To a further degree, the characteristics of the City of Charles Sturt should be considered. The Council area is within the range of 3 to 14 kilometres of the Adelaide CBD and has a rapidly growing population due the significant residential development projects and ongoing residential renewal and infill projects.

### Population Increases

Prior to 2006 the population of Charles Sturt had been growing at a very slow rate. Between 2001 and 2006, the population of the City increased by only 0.2% (319 people), to a total population of 100,529. However, by 2009 the population grew to approximately 106,000 people (2009 Estimated Resident Population, ABS), ranking the City of Woodville as the 21<sup>st</sup> fastest growing SA local government area out of a total of 59 assessed local government areas.

The total population size of the City of Charles Sturt was 104,980 in 2011, 111,756 in 2016, 121,840 in 2021 and estimated 127,440 in 2023 (ABS & id Profile). Spurred by the 30 Year Plan for Greater Adelaide and major infill developments that are in progress, the population of Charles Sturt is projected to continue a high rate of growth. The majority of new residents – approximately 13,000 – will be housed in the new infill sites in Bowden, St Clair, Woodville West and West Lakes, while other growth will be accommodated through arterial road developments and smaller sub-divisions spread throughout the Council area.

Across Adelaide's Western Region (incorporating the Cities of Charles Sturt, West Torrens and Port Adelaide Enfield), the population is expected to increase by 83,000 new residents over the next 30 years. Planning community and social infrastructure for this significant population growth in the West is critical.

### City of Charles Sturt

The City of Charles Sturt was proclaimed on 1 January 1997 as a result of the amalgamation of the former City of Hindmarsh Woodville and the City of Henley and Grange.

City of Charles Sturt is in Adelaide's north-western suburbs between 3 and 14 kilometres from the Adelaide GPO. It covers 56 square kilometres and is Adelaide's fourth largest Council area by population, with residents making up 9% of Adelaide's population.



The main employment sectors are health care & social assistance (13%), retail trade (11%), manufacturing (11%), construction (7%), public administration & safety (7%), education & training (7%).

Currently, Charles Sturt has a SEIFA index score of 1001, indicating that the LGA is characterised by relative socio-economic disadvantage. The SEIFA Index measures people's access to material and social resources, and their ability to participate in society, based on average incomes, educational attainment, employment levels and jobs in skilled occupations. Charles Sturt's communities are not homogenous, with relative disadvantage being considerably diverse across the Council area. SEIFA scores in the LGA range from 1,052 in West Lakes Shore which places this area amongst the State's most advantaged) to 867 in Pennington (which places this area within the State's most disadvantaged).

## 5. TABLE TENNIS

### Table Tennis in Australia (Excepts from TTA Website)

“Table Tennis is an Olympic, Commonwealth Games and Paralympic sport and is enjoyed by all age sectors of the community from Juniors through to Veterans competitors. The sport is represented in all States and Territories throughout Australia.



Table Tennis Australia is the National Sporting Organisation for the Sport of Table Tennis in Australia and is affiliated with both the ITTF (International Table Tennis Federation) which oversees the international governance and development of Table Tennis and the OTTF (Oceania Table Tennis Federation) which oversees the sport development at a regional level.

### Strategic Plan 2023 – 2025

**OUR COLLECTIVE VISION** To connect all Australians with Table Tennis.



# PARTICIPATION CENSUS HIGHLIGHTS 2023



## TOTAL PARTICIPATION

**209,977**

+4.99% from 2022



**109,163**

118,397 (2022)  
DIRECT CLUB/ ASSOCIATION  
PARTICIPATION

**100,814**

81,598 (2022)  
DIRECT TTA & STATE/TERRITORY  
PARTICIPATION

**36,739**

29,615 (2022)  
COME & TRY DAYS/  
PROMOTIONAL ACTIVITIES

**25,306**

25,333 (2022)  
SOCIAL PLAY

**14,828**

13,834 (2022)  
ONCE-OFF TOURNAMENT PARTICIPANTS

**60,397**

60,295 (2022)  
TOTAL SCHOOLS PARTICIPATION

## TOTAL MEMBERS S&T

**11,478**

+12.17% from 2022  
6,400 FULL ACTIVE MEMBERS  
5,078 RECREATIONAL MEMBERS



## Table Tennis in South Australia

### Membership Base – TTSA Metropolitan Clubs & Associations

	Total Participants	Total Members
Adelaide Table Tennis Club	570	68
Brighton Table Tennis Club	1441	255
East Adelaide Table Tennis Club	519	149
German Table Tennis Club	298	25
Payneham Table Tennis Club	465	220
Southern Table Tennis Inc	751	84
Vietnamese Friendship Table Tennis Club	-	-
Woodville Table Tennis Club	715	84 *(284)
<b>North East Hills Association Clubs:</b>	<b>300</b>	<b>93</b>
Athelstone Table Tennis Club		
Golden Grove Table Tennis Club		
Houghton Table Tennis Club		
Parafield Gardens Table Tennis Club		
St Agnes Table Tennis Club		
Tea Tree Gully Table Tennis Club		

\*Note that Woodville, unlike some other clubs do not include its seniors' group or former ARPA players. The Woodville Table Tennis Centre caters for 208 (see page 24) Woodville Members, 45 Australian Retired Person Association and 31 German Table Tennis Club Members. **le total current membership of 284.**

*German Table Tennis Club Players from 2020 season*

2023 Membership - 39



## 6. HEALTH BENEFITS OF PLAYING TABLE TENNIS



Writing for 99Sportz, Gavin Wade states:

“It is the world’s best brain sport (According to Dr Daniel Amen – a known brain imaging specialist)

Besides being a fun activity to spend a healthy time with your family and friends, there are many health and other benefits of playing table tennis which you may be surprised to know.

### **Benefits of Playing:**

1. Enhances Mental Acuity
2. Playing Table Tennis Improve Reflexes
3. Improves Hand-eye Coordination
4. It is Easy on the Joints

One of the major and probably the biggest table tennis benefits is that no one is too old or too young to play table tennis, which means table tennis has no age limit. There are some sports that require an individual to be highly flexible, but this game can be played easily even if you are old. It is indeed a great way of improving your arm, leg, and core strength without accentuating your joints.

5. Table Tennis Helps to Burns Calories
6. Playing TT is Social
7. It Keeps Your Brain Sharp

- 
8. Playing Table Tennis Helps to Prevent Dementia
  9. Stimulates Different Parts of the Brain
  10. Improves Balance by Playing TT
  11. Improves Your Focus and Mental Acuity
  12. Improves Couples Bonding
  13. Helps You Calm Down
  14. Table Tennis Teach You How to Win and Loose

As compared to many other sports, the risks of getting an injury while playing table tennis are very low. When it is played intensely, it is a great way to get fit and burn calories.

There are thousands of sports all over the world that cause injuries every year to many people but while playing table tennis you can avail all the health benefits without having a greater risk of being injured.

Moreover, there are very few indoor games in which physical exercise is involved. Table Tennis is one of those indoor games which involves active participation physically. You can say, it is just like aerobic chess.

One of the benefits of playing table tennis is that it gives a heck of a workout to your brain which not only keeps you physically, furthermore mentally fit.

It is also a good way to release stress if you are having an all long hectic day.

In fact, Table Tennis helps you build strength, speed, and agility.

It is scientifically proven that if you play table tennis for just 10 minutes a day, it boosts activity in the prefrontal cortex and cerebellum. Prefrontal cortex refers to the focus that you have to keep to track the ball through space (occipital lobes and parietal lobes), figuring out the plan shots, spins, and strategies (cerebellum). Then you need to follow the same pattern and execute the tactic you have followed successfully.

You don't need to get nervous on game point, you just need to stay calm and relaxed while playing. As you can't blow your top when you make a mistake or can't dwell on a point you have gone through a few seconds ago."

## 7. WOODVILLE DISTRICT TABLE TENNIS CLUB

### History

The Woodville District Table Tennis Club (WD TTC) began in a room behind the kitchen of the Woodville Town Hall in 1953 with one, then two tables, and from this meagre beginning, a competition began and gathered support to form a club. The Woodville District Table Tennis Club was formed, and a committee elected. In 1957 a constitution was created, and a search was carried out to find a place to build a clubroom. The current premises were leased from the Woodville Council in 1958 and renovations included an extension on the Northern side for a walkway, and foundations were laid for the Besser block wall that is on the boundary.

The Club is situated in the suburb of Woodville Park and close to public transport, whether bus or train. There has been a building upgrade in 2005 and the toilets have been modernized. We have changed the court size so that we now have 12 courts available, and the stadium is air-conditioned.

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, just a few minutes northwest of Adelaide City, up Port Road. South Australia's great Public Transport network is handy to WD TTC with Woodville Park Railway Station just around the corner and many buses nearby on Port Road.

WD TTC is one of the top dedicated Table Tennis clubs in Australia. It has 12 tables of competition standard and fields teams of all standards and abilities in the main fixtures Winter Pennant Competition conducted by Table Tennis SA. Players range from beginners and Smash Hit players right through to Australian and World ranked players. The club also runs internal competitions during the Spring and Summer, which cater for players of all standards including beginners.

The Australian Retired Persons Association Active Over 50s Table Tennis group meet at Woodville District Table Tennis Club every Monday from 9:00am to 1:00pm. All levels of skill are catered for including beginners.



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## User Groups

The following segments demonstrate the different groups of participants:

1. Members
2. Family of Members
3. Visitors
4. Social Players

## Secondary Users

1. Until July 2024 ARPA Active Over 50's Table Tennis Group. ARPA wound up but players remained and became Woodville members.
2. Annual competitions:
  - 1.1. Woodville Open, Youth and Para Tournament
  - 1.2. Woodville Junior Tournament
  - 1.3. Woodville Veterans Tournament
3. SACS School Competition
4. Hosting TTSA Winter Pennant Competition Season
5. Come and Try Day each October
6. Various school daily hire of facility
7. Other sporting groups (Eg Adelaide AFL Football Teams – men & women)

## 8. GERMAN TABLE TENNIS CLUB

### History

The Table tennis group has been part of the South Australian German Association (SAADV) since 1958. Its loyal members have varied annually from a previously capped number of 15 to the 2023 record number of 39. The increase was possible by adding the additional Thursday night training period to the long existing traditional Monday nights. Players range from teenagers through to veterans and from beginners through to members with some past players ranked in Australia's top 100.

Until the end of 2018, Club practise was held in the Friedrich Jahn Gymnasium on four tables, generally followed by refreshments in the bar downstairs. Club practice was moved to the Woodville District Table Tennis Clubrooms in 2020 following the sale of the SA German Association Flinders Street premises and relocation to a small Scout Hall in Brooklyn Park. This new home for the Association was not able to accommodate table tennis, hence the move to Woodville Park.



*German Club Members practicing in the Friedrich Jahn Gymnasium, Flinders Street*

The German Table Tennis Group always supported the SA German Association through volunteering to enable community events to be held. These included Schutzenfest, Oktoberfest and other minor events.

Germans and their descendants have always been an important part of South Australia, both culturally and economically, and the German Association for over 121 years has given guidance, inspiration, comfort and companionship to its members and the German community as well as contributing richly to the cultural diversity of South Australia. The German Table Tennis Club is continuing this tradition through both sport and its social activities.

### General Public

The German table Tennis Club strives to attract both German and Non-German visitors to the Club to experience German culture including playing table tennis, hospitality, music and dancing. Other traditional activities are also proposed to be developed as opportunities for greater participation.

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A redeveloped building will be an attraction to bring visitors to experience the German traditions which have continued throughout South Australia's history.



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## 9. TARGET AUDIENCES

The proposed redevelopment targets the following specific audiences:

### Table Tennis Players

A prime focus of the venue management. Both the Woodville District Table Tennis and German Table Tennis Clubs will individually promote their Clubs and the venue to attract greater memberships.

### General Public

Local promotion of the venue, offering both recreational sport and hospitality services is expected to generate awareness and public use of the venue. The nearby Woodville Park Railway Station and the nearby Port Road with its frequent bus services provides excellent non motor vehicle access.

### Multicultural Community

The German Table Tennis Club members enjoy ongoing information exchange with the SA German Association and referral of individuals to each other's offerings.

### Schools

Several schools hire the venue annually for table tennis activities. These student visits alert those interested in the sport to individually return to play table tennis. Improved facilities will enable the Clubs to plan and conduct regular school student competitions on a regular basis.

### Aged Community

Health benefits are achieved by all participants of table tennis. Significant improvement to the quality of life of older members of the community has been verified by medical practitioners. Improved facilities will include special furniture provisions for elderly citizens.





## 10. STAKEHOLDER ENGAGEMENT

Both Woodville and German Table Tennis Clubs interact with several stakeholders and presents benefits and opportunities for these groups and supports their objectives, both now and in the future.

Plans and an explanation of the Master Plan were initially displayed and discussed at the Woodville Club AGM on 31 March 2021 and German Club Members discussed at a special meeting in mid-2021. All are supportive. Those discussions have continued during 2022, 2023 and 2024 resulting in a number of minor alteration of the plans but most importantly, implementation and completion of Project 1..

	Benefits & Opportunities
<b>City of Charles Sturt</b>	<ul style="list-style-type: none"> <li>Improved sporting plus community facilities within their LGA.</li> </ul>
<b>Department of Premier and Cabinet - Multicultural Affairs</b>	<ul style="list-style-type: none"> <li>A greater number of South Australian's engaging in fitness activities.</li> <li>Efficient monetary spend on one site as opposed to two.</li> </ul>
<b>Members of both Woodville and German Table Tennis Clubs</b>	<ul style="list-style-type: none"> <li>Combines resources towards one improve facility.</li> <li>A venue where high level practice and competitions can be held.</li> </ul>
<b>Office for Recreation, Sport and Racing</b>	<ul style="list-style-type: none"> <li>A greater number of South Australian's participating in fitness activities.</li> <li>Efficient monetary spend on one site as opposed to two.</li> </ul>
<b>SA Health</b>	<ul style="list-style-type: none"> <li>A venue offering physical and mental exercise to the whole community with potential to engage with support for people in aged care.</li> </ul>
<b>Members of Parliament, both State and Federal</b>	<ul style="list-style-type: none"> <li>Efficient monetary spend on one site as opposed to two.</li> <li>Sporting centre increased utilisation by adding community use.</li> </ul>
<b>Table Tennis Australia</b>	<ul style="list-style-type: none"> <li>A venue where high level competitions can be held supported by communal facilities.</li> </ul>
<b>Table Tennis South Australia</b>	<ul style="list-style-type: none"> <li>A venue where high level competitions can be held.</li> <li>A centre showcasing the benefit of sport combined with community facilities.</li> </ul>
<b>Multicultural Council Communities of SA</b>	<ul style="list-style-type: none"> <li>Opportunity for greater cultural and social engagement.</li> <li>Supporting the reuniting of German Club Groups, promoting German culture.</li> </ul>
<b>Regional Development Australia Metropolitan Adelaide</b>	<ul style="list-style-type: none"> <li>Contributing to its goal of economic development activity in the Adelaide Metropolitan region.</li> </ul>
<b>Woodville development site neighbours</b>	<ul style="list-style-type: none"> <li>A high-quality community centre and sporting facility.</li> <li>Easy access to a community facility.</li> </ul>

## 11. COMPETITORS

Table Tennis is a competitive sport both on the court and away from the court. Clubs compete to attract new players and convert them to members at their specific club. Factors such as price, venue sporting standard, member facilities, Club social experience and location all form part of the decision-making process. The main competitors to the Woodville venue and the two table tennis clubs include:

	Total Participants	Total Members
<b>Adelaide Table Tennis Club</b>	570	68
<b>Brighton Table Tennis Club</b>	1441	255
<b>East Adelaide Table Tennis Club</b>	519	149
<b>Payneham Table Tennis Club</b>	465	220
<b>Southern Table Tennis Inc</b>	751	84

It is noted that Table Tennis Clubs compete against each other for members. However, these clubs compete against other sports and hobbies such as badminton, walking and tennis. That is, people make a choice to undertake a particular sport and do so at the exclusion of other things. One advantage that table tennis has is that it is generally played at night-time and is indoors. It therefore has participants that play other sports. As all play is indoors, play can occur at any time and is not impacted by the weather.

The Woodville facility has a great advantage over other table tennis facilities by having reverse cycle air conditioning. Play can continue no matter how hot or cold the outdoor temperature reaches. Creation of facilities that offer hospitality and community use proposed by Project 2 differentiates this facility from other table Tennis centres.



## 12. SWOT

The SWOT Analysis demonstrates the opportunities and constraints of the Woodville facility, which will influence its project plans to create a unique experience.

	Strengths	Weaknesses	Opportunities	Threats
Club	<p>Active skilled volunteers.</p> <p>Excellent management committees and sub-committee teams for both Woodville &amp; German Clubs.</p> <p>Priority on safety including first aid kit, defibrillator &amp; Asthma kit.</p> <p>New international playing surface.</p>	<p>Non playing facilities are either non-existent or old and out of date, needing refurbishment.</p>	<p>Attract more members and events.</p> <p>Professionalise operation by appointing a Club Manager.</p> <p>Offer for training by other high profile sporting clubs and community organisations.</p>	<p>Lack of volunteers to support expanded club operation.</p>
Location	<p>Centrally within the western suburbs of Adelaide with easy access by foot, car or public transport with a nearby train station.</p> <p>Close proximity to emergency services – Queen Elizabeth Hospital, Findon Fire Brigade &amp; Port Adelaide Police Station.</p> <p>Land owned by the Council.</p>	<p>Lacks a road frontage so is not visible to passing traffic.</p>	<p>Maximising the facility's use in a central location.</p>	<p>Other sports and community facilities in Adelaide.</p>
Land Use	<p>Maintain existing use but increase utilisation.</p> <p>There have never been negative reports from neighbours.</p>		<p>Redevelopment to provide new amenities associated to hospitality, social, aged care and multiculturalism.</p>	
Economic Development	<p>Provision of refurbished Club facilities will provide economic development to the area through increasing both Club membership and a publicly</p>	<p>Reliant upon grants in addition to Council and Club funds to undertake this development.</p>	<p>Redeveloped multi use facilities will be showcased across South Australia through promotion and other new community and multicultural activities.</p>	<p>Lack of external financial support to undertake renovations identified in the Business Case.</p>

	accessible range of social and table tennis facilities.		Construction (4) and direct long-term ongoing job creator (1) with other indirect jobs to be created.	
<b>Social</b>	Established existing clubs and membership base.	The current facility does not provide modern or attractive facilities.	Refurbish the existing building to meet the needs of the local community. Encourage people of all ages to participate and join the clubs.	Appropriate design to meet the needs of varying user age groups.
<b>Environmental</b>	Potential utilisation of the North South orientation of the building.	Current building has solar panels but does not incorporate other environmental building features.	Opportunity to redevelop using environmental building techniques and materials. Add new energy sources and capacity.	Additional cost of environmental building techniques over more traditional methods.
<b>Financial</b>	Sound financial position.	Insufficient funds to complete all projects without support of external funds through grants or sponsorships.	Renovated clubrooms will generate significant additional revenue to ensure long term self-sufficiency.	Unpredictable economic/financial factors.
<b>Multicultural</b>	German Culture facility as a base to promote its culture in South Australia. Large local population of Asian migrants.	Methodology to attract migrant community participation.	Provision of a modern social community facility for various community cultures.	

## 13. STRATEGIC CONTEXT

It is important to demonstrate how the development of the Woodville Community Sports Centre will align to the objectives and outcomes of strategic partners including governments at all levels, corporate sector and not for profits. Strategic partners from both a sport, local community and the multicultural communities point of view, are identified and shown below.

### Australian Sports Commission (Sport Australia and AIS)



Key Outcomes:

1. Getting more Australians moving more often
2. Building the capability of sport to create a robust, connected industry
3. Creating national pride and inspiration through international sporting success

### Sport 2030 - Australian Government

The priorities are:

1. Build a more active Australia — more Australians, more active, more often.
2. Achieving sporting excellence.
3. Safeguarding the integrity of sport — A fair, safe and strong sport sector free from corruption.
4. Strengthening Australia's sport industry — A thriving Australian sport and recreation industry.



Sitting under the priority areas are five target outcomes that will:

1. Improve the physical health of Australians — through the benefits of sport and physical activity, including reduced risk of chronic conditions.
2. Improve the mental health of Australians — through the recognised mental health benefits of sport and physical activity, including the improved management of mental illness and greater social connectedness.
3. Grow personal development — from taking up a new challenge, to setting a new personal goal - being active can help everyone endeavour to be their best self.
4. Strengthen our communities — by harnessing the social benefits of sport including through improved cohesion and reduced isolation.
5. Grow Australia's economy — building on the significant contribution of sport to the Australian economy.

### South Australian Office for Recreation, Sport & Racing Strategic Plan 2021-2025

**Strategic benefits** of the proposed Woodville Community Sports Centre are to include:



Government of South Australia  
Office for Recreation, Sport and Racing

Opportunity to integrate a variety of community services in one central accessible location for example recreation and sport, allied health services, community and social services, education, and arts.

Improved links and opportunities for collaboration between sports clubs, service providers, and other hub partners, for example schools to deliver targeted community programs.

#### **Economic benefits:**

Economies of scale in capital and revenue costs with the aim to reduce reliance on public sector subsidy in the longer term, leading to a financially sustainable community facility asset base.

Facilities shared by a number of different clubs bringing economic benefits from sharing overheads and maintenance cost efficiencies

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## Community/Recreation and Sport

Opportunities for integration of sports and recreation with other community, social and health services and organisations.

Capacity to enhance social capital and community cohesiveness.

Improved knowledge sharing and efficiencies for local sports clubs through co-locating and sharing support services.

Increased opportunities for participation through diversity of facilities, linking together clubs, public and private sector provisions.

Culture and provision can be more community focused and inclusive than traditional sports clubs by providing for all sections of the community.

## South Australian Office for Recreation, Sport & Racing Strategic Plan 2021-2025

- The Vision is for:

**An active State** - Ensure lifelong movement, play and performance is part of our daily routine;

**Connected Communities** - Bring people together to build strong, healthy, safe and more resilient communities;

**Inspiring Performance** - Empower people to achieve their sporting dreams.



Government of South Australia  
Office for Recreation, Sport and Racing

- Strategic priorities

- Active Lives - Movement, play and performance is embedded into the daily lives of South Australians.

- Places and Spaces - Places and spaces that encourage and support movement, play and performance are accessible to all.

- Sporting Excellence - People are empowered to achieve their sporting dreams.

- Strategic Partnerships - Community outcomes are delivered through strategic partnerships.

- Business Performance - Recognised as a respected organisation, delivering high quality services to support the achievement of our strategic goals.

## South Australian Office for Recreation, Sport & Racing State Sport & Recreation Infrastructure Plan 2020 - 40



Government of South Australia  
Office for Recreation, Sport and Racing

### Socio economic status and participation

Consideration must be given to how we develop, upgrade and maintain infrastructure in areas facing disadvantage to enable equal participation from all people.

### Access for all

Infrastructure must be flexible enough to satisfy the needs of multiple sporting codes and recreational activities, including catering for cultural requirements.

### Connectivity & productivity

Future sport and recreation infrastructure improvements must consider technology advancements to remain contemporary and appealing to spectators, viewers and participants at venues and at home. eg lighting improvements.

### Sport and entertainment precincts

New sports infrastructure is forming part of wider precincts that create sport or entertainment hubs.

### Complimentary use of infrastructure

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Councils and sporting organisations need to maximise infrastructure use to ensure their operating model is sustainable and the money invested results in maximum community benefit.

## SA Health

SA Health enables, protects, guides and supports the health and well-being of all South Australians.

SA Health collaborates with a diverse range of partners so that all South Australians benefit from a full range of health and well-being services.

SA Health directly provides evidence informed, high quality services across our communities from beginning to end of life.

Strengthen partnerships through a coordinated approach to relationship management.



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## Table Tennis Australia – 2023-2025 Strategic Plan

**Vision** To connect all Australians with Table Tennis.

**Purpose** For the Australian Table Tennis community to collectively get more Australians engaging with Table Tennis in more ways, in more places, more often.



### Values

1. Collaborate – all table tennis entities to work together.
2. Creative & Courageous – embrace new ideas, experiment and be innovative.
3. Have Fun – table tennis should always be fun.
4. Inclusive – a sport for all and a sport for life.

**Participation** – Participation of at least 150,000 participants achieved annually.

## Table Tennis South Australia

### Our Vision

A growing vibrant South Australian Table Tennis Community.

### Our Purpose

To foster participation of Table Tennis throughout South Australia and promote excellence in performance.



TTSA will - Advocate-network with stakeholders to be a voice on current and emerging opportunities for Table Tennis throughout the community.

## Regional Development Australia Adelaide Metropolitan

### Vision

A vibrant, connected and prosperous metropolitan Adelaide and South Australia with world-leading social, economic and environmental living conditions for all of our communities.



### Mission

To strengthen metropolitan Adelaide and South Australia by fostering positive and productive relationships and engagement between the different levels of government, industry, academia and civil society.

### Strategies

- To collaborate with relevant stakeholders to identify economic opportunities and leverage private and public sector investment to the region.
- To support community stakeholders to develop project proposals to access funding.



## Charles Sturt Council Community Plan 2020 - 2027



### VISION:

The aspirational strategic plan that sets the vision for its community and organisation of a **'Leading, Liveable City'**.

Our Community Plan articulates how we will work with our community to achieve our shared goals of forming a strong, connected community with exciting places, sustainable strategies and economic opportunities.

The Council has clear strategies addressing liveability, leadership, environment, economy and its community.

### Multicultural Australia

Shared values: Respect, Equality and Freedom.

Australia is the most successful multicultural society in the world, uniting a multitude of cultures, experiences, beliefs, and traditions. We owe our accomplishments as a nation to the contributions of more than 300 different ancestries—from the First Australians to the newest arrivals.

We have flourished in part thanks to our cultural diversity that is underpinned by our common values and commitment to freedom, security, and prosperity.

Over time, this coming together of many peoples helped build our infrastructure, enlivened our communities, enhanced our cultural experiences, increased our opportunities and, most significantly, expanded the way we see and engage with the world.

Successive Australian Governments have established a firm commitment to a multicultural Australia.



### Multicultural Affairs – South Australian Department of the Premier and Cabinet

#### Vision

To achieve an open, inclusive, cohesive and equitable multicultural society, where cultural, linguistic and religious diversity is understood, valued and supported.



### Multicultural Communities Council of South Australia

#### Vision

An equitable, cohesive and thriving South Australia.

#### Mission

To support and advocate for all people from culturally and linguistically diverse (CALD) backgrounds to realise their potential as active contributors to the economic, social and cultural life of South Australia.





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## 14. MARKETING

All marketing for the Clubs is carried out by their Management Committees. The clubs utilise different mediums to promote themselves and to communicate with members and visitors. The proposed redevelopment will necessitate the engagement of a Club Manager who will have the responsibility of marketing the Clubs and facility.

### **Branding & Signage**

Once the new facilities are available, consistent branding will be developed and used by both the Woodville and German table tennis clubs. This will be used on new signage at the premises and mobile displays for use at events, presentations and functions. Port Road advertising will also be considered.

### **Print**

Display ads in publications to advertise the clubs.

### **Social Media**

The clubs have a presence on Facebook with just over 359 for Woodville and 162 for the German TT Club. Facebook is used as a promotional tool with special membership offers often appearing in its feed. The medium is also used to celebrate the club's and players' success stories, tournaments and special events. This in turn generates a 'personality and culture' for the clubs which aims to appeal to potential new members.

Social Media provides a wonderful opportunity to redirect people to the preferred website. Hence, it would be looking to increase the number of unique visitors, the number of pages they visit and increase the length of time spent on the site.

Social Media would look to utilise a selection of mediums to drive messages. One of the aims here will be to drive engagement. That is, to share, comment or watch the activity. Social Media will also allow the Woodville and German Table Tennis Clubs to deliver information in a more personal manner.

YouTube could also be used to show video content about the clubs.

### **Website**

In the absence of an organisation's representative, its website is its 'shopfront', providing an instant impression of what it is. This provides an immediate perception of the club and whether it aligns to their preferences. The Woodville District Table Tennis Club website provides a sound overview of the club and has a special portal for Members Login. A new updated website is currently being developed. The German Table Tennis Club will also have a website developed and linked to the Woodville site.

Video content which shows the various facets of the clubs, would enhance the medium and provide the viewer with an enhanced and detailed insight into the clubs.

Testimonials from current members and social players may be an excellent addition to the site, providing third party endorsement and access to 'real people'.

### **Television and Radio**

The new facilities will be promoted on community television and radio using high profile personalities (Ambassadors) from the community, both local and German and by sporting figures with Olympic Games experience both from the Woodville and German Table Tennis Clubs.

## Sponsorships

Sponsorship serves two purposes; provides income (or in-kind) for the club and provides awareness, positioning and other benefits (eg signage) to the organisation providing the sponsorship.

Note the developments proposed for the club will see new potential sponsors emerge, wanting to align themselves with a premium table tennis and multicultural community venue.

Specific target markets and strategies for marketing the clubs now and post development are as follows:

	Target Market	Strategies
1	New members	Attract new members using digital media – Facebook, YouTube, Instagram and website and print advertisements. Offer 'come and try' days through the club.
2	Existing members	Seek feedback from members. Offer market initiatives, which are valued by members. Ensure continuous communication between Management Committees and members.
3	Social clubs / players	Advertising in any form placed in multiple mediums, including retail outlets. Added incentives may encourage players to decide in favour of table tennis at Woodville.
4	Table tennis players from other Clubs	Offer 'come and try' days. Reciprocal privileges. Promote regular Club reciprocal exchanges
5	School program	Engage schools in providing students with the opportunity to play table tennis. Develop and conduct a school-based competition.
6	General Public	Create awareness by conducting local programs promoting what we do & where we are located. Cold calling/Letterbox drops etc.

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## 15. PROJECT TEAM, BOARDS & CONTACT DETAILS

### Club Board Members

Both the Woodville District Table Tennis Club and German Table Tennis Club are not for profit, incorporated associations. They have Boards which are governed by their Constitutions.

#### Woodville Club Board

**David Lowe**

President

**Audrey Swanbury**

Vice President

**Karen von Einem**

Secretary/Treasurer

**Ashley Dohse**

Member

**Malcolm Boyley**

Member

**Tony Stacey**

Member

#### German Club Board

**Sef van den Nieuwelaar**

President

**Michael Hemmes**

Vice President

**Tony Stacey**

Secretary/Treasurer

**Lyndal Ellis**

Member

### Project Team

The Project Management Team which will oversee the projects described herein has representative Board members from each club being:

#### Woodville Club

David Lowe & Malcolm Boyley

#### German Club

Michael Hemmes & Tony Stacey

#### Consultants include:

- Cube Architects – Mark Willians & Jarrad McGaffin
- Structural Engineer - Jack Adcock Consulting
- Mechanical, Electrical, Fire & Hydraulic Engineers – Meinhardt Consulting Engineers
- Quantity Surveyor - Rider Levett Bucknall
- Building Certifier - BuildServ

### Facility Management

Once implementation of the proposed facility redevelopment is confirmed, a Facility Manager for the Centre will be appointed and will work with the two table tennis clubs, Council and local community. Professional services will also be provided associated with hospitality and commercial cleaning.

### Contact Details

**Woodville District Table Tennis Club Incorporated (ABN 99 702 092 674)**

President David Lowe Ph 0422 915 965 Email [president@wdttc.org](mailto:president@wdttc.org)

**German Table Tennis Club Incorporated (ABN 97 628 158 074)**

Secretary/Treasurer Tony Stacey Ph 0412 699 930 Email [admin@gttc.com.au](mailto:admin@gttc.com.au)

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## 16. LEGISLATIVE REQUIREMENTS

All necessary approvals will be secured before Project two works begin.

The project team has held numerous discussions with the City of Charles Sturt, and it has been confirmed that there will be no need for lodgement of a development application for Project 2. A process has been ongoing, wherein consultation has been held with the various Council staff with responsibility for facilities, recreation, and community development.

A development application (Application ID 23027686) was lodged with PlanSA in September 2023. Advice from City of Charles Sturt was:

“Planning Consent Not Required”.

The Clubs have worked with Cube Architects to complete detailed design documentation which was submitted to a private certifier (BuildServ) to finalise development approval.

## 17. RISK MANAGEMENT STRATEGY

Possible risks have been listed and mitigating strategies identified.

	Risk	Risk Level	Mitigation Strategy
1	Project / development approvals	Nil	Utilised appropriately experienced consultants and gained development approval.
2	Unrealistic time schedule to complete projects	Low	Include requirements in building works documentation. Target dates agreed and maintained.
3	Insufficient funds to complete project	High	The Projects will not commence until full funding has been confirmed, including contingency to cover any latent conditions or unforeseen changes during construction.
4	Project team disagreement	Low	Regular project team meetings to be held, to ensure any disagreements are identified and promptly addressed prior to escalation.
5	Vandalism, fire, theft to building/property	Low	Appropriate Insurance.
6	Climate Change - Climatic, emergency or natural disaster such as flooding	Low	Risks and opportunities considered via sustainability actions such as solar power to reduce energy cost and provide reverse cycle air-conditioning to maintain facility usability. Appropriate Insurance.
7	Pandemic or other community wide health risk	Low	Club coordinators appointed to plan and manage appropriate responses to ensure health of members and visitors to the Woodville centre.
8	Incurring of additional project costs.	Medium	Each stage of the project will be value managed and implemented with appropriate contingencies.
9	Industrial relations issues with contractors	Low	History of all contractors to be checked, prior to appointment. Preference will be given to using local contractors (where suitable) with known track record.
10	Lack of patronage	Low	Develop and implement a detailed Marketing Plan.
11	Lack of immediate results	Medium	Communicate to stakeholder's that investment in time and resources is required.
12	Competition from other multiuse community sports centres	Low	No similar facilities currently exist or are being planned.
13	Funding cannot be secured	Medium	Exhaust all grant opportunities. Consider Business contributions. Consider greater Council support funds. Consider major partner / sponsorship.

## 18. FINANCIALS

### Operating Statement

<b>WOODVILLE DISTRICT TABLE TENNIS CLUB INCORPORATED</b>					
	<b>2023</b>	<b>2022</b>	<b>2021</b>	<b>2020</b>	<b>2019</b>
<b>INCOME</b>	<b>Year</b>	<b>Year</b>	<b>Oct 20 to Dec 21</b>	<b>Year</b>	<b>Year</b>
ARPA Seniors Group	7,924	9,148	9,939	4,624	7,124
Building Fund	-	-333	420	1,357	1,920
Canteen Sales	2,597	3,430	3,607	3,757	5,250
Club Membership	4,825	890	6,800	1,910	2,585
Club Shirts	350	50	550	-	350
Donations & Gifts	715	180	385	104	1,069
Coaching	5,110	1,613	3,248	1,616	1,215
Insurance Recovery	-	-	1,200	-	-
Internal Competition	1,327	1,185	3,102	1,512	3,163
Pro Shop Sales	100	380		72	594
Equipment Sales	-	84	418	5,000	1,500
Table Hire	24,561	12,748	15,113	10,245	13,314
Tournaments	1,296	2,421	3,783	3,667	4,164
Training Balls	18	-	-	30	240
Venue Hire	7,395	6,284	6,345	1,865	8,141
Winter Pennant Fees	4,585	14,151	3,603	-795	4,728
Seniors Group	12,042	12,960	20,425	9,346	11,783
Other	2,295	-	-	-	-
<b>Total Income</b>	<b>75,140</b>	<b>65,191</b>	<b>78,938</b>	<b>44,310</b>	<b>67,137</b>
<b>Cost of Goods Sold</b>					
Stock Purchases	2,518	1,043	2,749	1,779	1,975
<b>GROSS PROFIT</b>	<b>72,622</b>	<b>64,148</b>	<b>76,188</b>	<b>42,531</b>	<b>65,162</b>
<b>EXPENSE</b>					
Accounting Fees	250	250	-	-	-
Advertising & Promotion	660	1,890	4,663	1,072	1,263
Affiliation		390	300	-	-
Bank Charges	1,508	1,216	1,219	332	112
Council Licence Fee	3,208	3,688	4,879	2,405	2,853
Cleaning	3,253	3,593	8,376	3,791	3,863
Coaching	3,925	2,879	4,008	1,280	660
Committee Expenses			641	-	775
Competition Expenses	1,450	1,275	2,635	1,480	2,476
Electricity	4,083	3,857	3,438	3,197	5,293
Fire Protection	553	1,336	947	2,397	1,086
First Aid			483	-	9
Honorariums	-	1,200	-	1,400	-
Insurance	5,897	3,340	4,096	1,092	2,167
Insurance Claim Expense	-	-	1,200	-	-



IT Costs	2,379	985	1,179	1,586	339
Kitchen	37	-	107	22	409
Legal Fees	-	-	6,122	869	-
Licencing	132	129	1,376	-	-
Member Amenities	1,358	1,446	1,451	887	-
Office Supplies	137	118	261	806	704
Other	472	-	-	-	-
Post Box & Postage	148	139	136	145	130
Repairs & Maintenance	4,132	1,061	2,931	7,565	16,781
Security & Monitoring	593	597	835	1,275	515
Sporting Equipment	374	-	1,440	173	318
Telephone/Internet	1,335	971	1,248	1,096	553
Tournament Expenses	1,468	1,564	2,360	3,573	1,956
Water Rates	1,372	1,260	1,408	1,223	1,288
Winter Pennant	7,659	10,100	4,290	-	3,140
<b>Total Expenses</b>	<b>46,383</b>	<b>43,284</b>	<b>62,029</b>	<b>37,666</b>	<b>46,690</b>
<b>Operating Profit</b>	<b>26,239</b>	<b>20,864</b>	<b>14,159</b>	<b>4,865</b>	<b>18,472</b>
Bank Interest	865	73	22	80	337
Club Improvements	12,989	-	-	10,757	-
Grant Income	49,432	400	6,709	1,500	13,400
Grant Expense	49,832	-	8,975	13,500	2,670
<b>ANNUAL SURPLUS/LOSS</b>	<b>13,715</b>	<b>21,337</b>	<b>11,915</b>	<b>-17,812</b>	<b>29,539</b>

**NOTE:**

The 2020 loss of \$17,812 was not surprising due to Covid-19 revenue reduction and the opportunity to undertake club improvements impacted to normally profitable operation.

The Club changed its financial year to end on 31 December to be in line with State and National Table Tennis Reporting, hence the 2021 figures reflect 15 months.

## Statement of Financial Position as at 31 December 2023

### WOODVILLE DISTRICT TABLE TENNIS CLUB INCORPORATED

#### BALANCE SHEET

ASSETS		\$
	<b>CURRENT ASSETS</b>	
	Bank SA Express Saver	91,288
	Bank SA Cheque Account	29,923
	Petty Cash & Till Float	1,719
	Visa	1,542
	Trade Debtors	16,540
	Canteen Stock	74
	Cash on hand	<u>0</u>
	<b>TOTAL CURRENT ASSETS</b>	<b>141,086</b>
	<b>FIXED ASSETS</b>	
	Camera – Nikon	1,130
	Storage Shed	599
	Office Furniture	598
	SVA Vending Machine	7,870
	Table Tennis Tables	6,750
	Wheel Chair Tables	<u>3,000</u>
	<b>TOTAL FIXED ASSETS</b>	<b>19,947</b>
<b>TOTAL ASSETS</b>		<b><u>161,033</u></b>
<b>LIABILITIES</b>		
	Liabilities - Trade Creditors	3,944
	Grants in Advance	<u>0</u>
<b>NET ASSETS</b>		<b>157,089</b>
<b>EQUITY</b>		
	Opening Balance – Equity	35,712
	Retained Earnings	107,662
	Current Year Earnings	<u>13,715</u>
<b>TOTAL EQUITY</b>		<b>\$157,089</b>

Note:

The abatement of the Covid-19 pandemic has encouraged players to return to the sport.

## Operating Statement

### GERMAN TABLE TENNIS CLUB INCORPORATED

	2023	2022	2021	2020	2019
<b>Income</b>					
Grant – Office Rec Sport & Racing/Council	-	-	2,360	1,000	-
Interest	119		-	-	-
Membership Fees	3,065	1,980	1,130	1,375	750
Member contributions to social functions	-	-	-	-	1887
Dinner & Drink Sales	6,427	5,739	1,978	198	1571
Player registration contribution	200	-	280	75	1085
Sponsorship	-	-	-	-	-
Table Tennis Table Sales	-	-	-	-	1000
Uniform Sales – Member contribution	270	150	90		133
Woodville Venue Hire - Players	3,773	2,640	2,114	1,659	2620
<b>Total Income</b>	<b>13,854</b>	<b>10509</b>	<b>8,292</b>	<b>4,307</b>	<b>9,046</b>
<b>Expenditure</b>					
Annual Picnic expenses	-	-	-	-	384
Christmas Function plus Dinner Expenses	291	360	291	103	1610
Constitution Update	-	76	-	-	-
Equipment (TT Barriers, Nets & Balls)	-	16	-	141	141
Equipment	333	246	471	-	-
Membership refund	-	-	-	-	80
Dinner & Drink Sales	5,781	4,242	1,200	153	1053
Player Registration	1,185	575	440	-	525
Stationery	-	-	5	25	4
Table Tennis SA Affiliation Fee	305	300	30	270	270
Table Tennis Club Visit Expenses	-	383	91	-	328
Table Tennis Winter Fees	800	-	200	-	445
Trophy engraving	17	11	66	-	-
Uniform purchases	-	338	-	1,029	277
Website	-	-	2,360	-	-
Woodville Venue Hire	2,515	1,760	1,404	1,105	2,620
<b>Total Expenditure</b>	<b>11,227</b>	<b>8,307</b>	<b>6,558</b>	<b>2,826</b>	<b>7,737</b>
<b>Annual Surplus</b>	<b>2,627</b>	<b>2,202</b>	<b>1,734</b>	<b>1,482</b>	<b>1,309</b>

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## Statement of Financial Position as at 31 December 2023

### GERMAN TABLE TENNIS CLUB INCORPORATED

#### BALANCE SHEET

##### ASSETS

Cash at Bank (Operating)	2,204
Cash at Bank (Investment)	<u>12,170</u>

<b>Total Assets</b>	<b>14,374</b>
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##### LIABILITIES & MEMBERS EQUITY

Liabilities	0
Members Equity	14,374

<b>Total Liabilities and Equity</b>	<b>\$14,374</b>
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Note:

The abatement of the COVID pandemic has encouraged players to return to the sport.

## 19. INCOME & EXPENDITURE

### Project Expenditure

Project Costs	Cost (excl GST)
<b>Project 2 (Creating a Community Health &amp; Sport Support Centre)</b>	
Preliminaries	76,700
Substructure	3,500
Staircases	1,750
Roof	31,400
External walls	33,750
Windows	5,000
External doors	14,750
Internal Walls	53,235
Internal screens & borrowed lights	14,450
Internal doors	7,900
Wall finishers	25,800
Floor finishes	20,015
Ceiling finishes	57,640
Fitments	59,950
Special equipment	15,000
Sanitary fixtures	15,000
Sanitary plumbing	34,600
Water supply	2,500
Gas service	1,500
Air conditioning	118,200
Fire protection	7,100
Electric light & power	172,480
Builders work in connection with specialist services	10,500
Alterations & renovations	5,322
Landscaping & improvements	4,500
Builders margin 3.3%	45,700
Furniture, fittings & equipment	189,690
Professional fees 8.8%	121,000
Contingency 11.7%	161,300
Escalation to completion	53,008
Special provisions	5,200
<b>TOTAL PROJECT 2</b>	<b>\$1,376,000</b>

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## Project Income

Potential Source		Status	Income (excl GST)
<b>CLUBROOM REDEVELOPMENT – Project 2</b>			
Woodville District Table Tennis Club	Cash	Confirmed	50,000
German Table Tennis Club	Cash	Confirmed	5,000
Donations – Australian Sports Foundation	Cash	Confirmed	5,000
City of Charles Sturt	Cash	Confirmed	400,000
Other – Grants, donations & sponsorships	Grant	Applications	916,000
<b>TOTAL REQUIRED FOR PROJECT 2</b>			<b>\$1,376,000</b>

Note that the implementation plan is to seek funding support from several sources throughout the process.

Support has been received from the Australian Sports Foundation. Both the Woodville District Table Tennis Club and the German Table Tennis Club have registered the redevelopment project and have received early donations.

## 20. FINANCIAL PROJECTIONS

### Projected Revenue

#### General Club Operations Income & Expenditure Budget –

#### Consolidated Woodville & German Clubs

	2024	2025	2026	2027
<b>INCOME</b>				
Building Fund	1,500	1,500	1,500	1,500
Canteen/Vending Machine	5,000	6,000	6,500	7,000
Catering		14,000	28,000	30,000
Club & Bar		32,500	65,000	70,000
Club Membership	3,000	6,000	8,000	8,500
Coaching	1,500	1,500	2,000	2,200
Donations & Sponsorships	250	1,000	5,000	5,000
Equipment & Uniform Sales	1,000	1,000	2,000	2,500
Internal Competition	3,000	4,000	5,000	6,000
Tournaments	10,000	12,000	14,000	15,000
User Groups	19,000	21,000	30,000	32,000
Winter Pennant	6,000	7,000	9,000	10,000
<b>TOTAL INCOME</b>	<b>50,250</b>	<b>107,500</b>	<b>176,000</b>	<b>189,700</b>
<b>EXPENDITURE</b>				
Advertising & Promotion	1,500	1,500	2,500	3,000
Bank Charges	400	450	500	550
Council Licence Fee	2,500	2,600	2,700	2,800
Cleaning	4,000	8,000	10,000	11,000
Coaching	1,500	1,750	2,000	2,200
Competition & Tournaments	5,000	5,500	7,500	10,000
Electricity & Gas	3,500	3,600	4,250	4,500
Fire Protection & First Aid	1,500	1,500	1,750	1,800
Insurance	1,700	2,000	2,500	2,750
IT, Postage, Telephone & Internet	1,300	1,500	1,750	2,000
Kitchen, Bar & Dining Room	400	28,500	59,000	62,250
Legal Fees	500	2,000	500	500
Manager & Board	1,900	25,000	35,000	50,000
Office Supplies	500	1,000	1,000	,1,250
Repairs & Maintenance	2,500	2,000	2,250	2,500
Security & Monitoring	1,100	1,500	1,600	,1,700
Water Rates	1,300	1,750	2,000	2,200
<b>TOTAL ANNUAL EXPENSES</b>	<b>31,100</b>	<b>62,650</b>	<b>79,800</b>	<b>93,350</b>
<b>NET INCOME FROM OPERATIONS</b>	<b>19,150</b>	<b>44,850</b>	<b>96,200</b>	<b>96,350</b>

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**Assumptions:**

- 1 Completion for new operation in 2025.
- 2 Increased Table Tennis Club Membership **and** New Community Social Member Membership Category expected to add 90% increase to overall membership.
- 3 New vending machine sales replacing canteen.
- 4 New significant income from food and bar services calculated using an existing similar size sporting club.



## PROGRESS ON WOODVILLE TABLE TENNIS CENTRE REDEVELOPMENT (AS AT JUNE 2024)

PROJECT	2020 ACTUAL		2021 ACTUAL		2022 ACTUAL	2023 ACTUAL		2024 BUDGET		2025 BUDGET		2026 BUDGET		STATUS
	Cost	Grant	Cost	Grant		Cost	Grant	Cost	Grant	Cost	Grant	Cost	Grant	
Air condition Playing area	19,184	13,000												Complete
Self serve Dispenser			7,840	0										Complete
Crockery/ Cutlery			4,609	4,609										Complete
<b>Project 1</b>														
Flooring Playing area						49,419	44,032							Complete
Court Dividers						9,377	5,000							Complete
Chairs								11,500	11,500					\$ Needed
<b>Project 2</b>														
Planning Construction								60,000	0			1,376,000	916,000	Progressing \$ Needed
<b>Project 3</b>														
Carpark												296,200	296,200	\$ Needed
<b>TOTAL</b>	19,184	13,000	12,449	4,609	0	58,796	49,032	71,500	11,500	1,376,000	916,000	296,200	296,200	

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## ECONOMIC ANALYSIS (Provided by City of Charles Sturt)

### “Impact Report for Charles Sturt (C)

Impact Scenario

#### Industry Sector Direct Change Jobs Direct Change Output (\$K)

Non-Residential Building Construction \$1,376,000

#### Impact on Employment

From a direct increase in output of \$1.376 million the corresponding creation of direct jobs is estimated at 2 jobs. From this direct expansion in the economy, flow-on supply-chain effects in terms of local purchases of goods and services are anticipated, and it is estimated that these indirect impacts would result in the gain of a further 3 jobs. This represents a Type 1 Employment multiplier of 2.500.

The increase in direct and indirect output and the corresponding creation of jobs in the economy are expected to result in an increase in the wages and salaries paid to employees. A proportion of these wages and salaries are typically spent on consumption and a proportion of this expenditure is captured in the local economy. The consumption effects under this scenario are estimated to further boost employment by 1 job.

Total employment, including all direct, supply-chain and consumption effects is estimated to increase by up to 6 jobs. This represents a Type 2 Employment multiplier of 3.000.

#### Impact on Output

From a direct increase in output of \$1.376 million it is estimated that the demand for intermediate goods and services would rise by \$1.319 million. This represents a Type 1 Output multiplier of 1.959.

These supply-chain effects include multiple rounds of flow-on effects, as servicing sectors increase their own output and demand for local goods and services in response to the direct change to the economy. The increases in direct and indirect output would typically correspond to the creation of jobs in the economy. Corresponding to this change in employment would be an increase in the total of wages and salaries paid to employees. A proportion of these wages and salaries are typically spent on consumption and a proportion of this expenditure is captured in the local economy. The consumption effects under this scenario are estimated at \$0.381 million.

Total output, including all direct, supply-chain and consumption effects is estimated to increase by up to \$3.076 million. This represents a Type 2 Output multiplier of 2.236.

#### Impact on Wages and Salaries

From a direct increase in output of \$1.376 million it is estimated that direct wages and salaries would increase by \$0.151 million. From this direct expansion in the economy, flow-on supply-chain effects in terms of local purchases of goods and services are anticipated, and it is estimated that these indirect impacts would result in the gain of a further 3 jobs and a further increase in wages and salaries of \$0.251 million. This represents a Type 1 Wages and Salaries multiplier of 2.655.

The increase in direct and indirect output and the corresponding creation of jobs in the economy are expected to result in an increase in the wages and salaries paid to employees. A proportion of these wages and salaries are typically spent on consumption and a proportion of this expenditure is captured in the local economy. The consumption effects under this scenario are expected to further boost employment in sectors such as retail therefore further increasing wages and salaries by \$0.082 million.

Total wages and salaries, including all direct, supply-chain and consumption effects is estimated to increase by up to \$0.484 million. This represents a Type 2 Wages and Salaries multiplier of 3.198.

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### Impact on Value-Added

From a direct increase in output of \$1.376 million the corresponding increase in direct value-added is estimated at \$0.255 million. From this direct expansion in the economy, flow-on supply-chain effects in terms of local purchases of goods and services are anticipated, and it is estimated that these indirect impacts would result in a further increase to value-added of \$0.442 million. This represents a Type 1 Value-added multiplier of 2.731.

The increase in direct and indirect output and the corresponding boost to jobs in the economy are expected to result in an increase in the wages and salaries paid to employees. A proportion of these wages and salaries are typically spent on consumption and a proportion of this expenditure is captured in the local economy. The consumption effects under this scenario are expected to further boost value added by \$0.206 million.

Total value-added, including all direct, supply-chain and consumption effects is estimated to increase by up to \$0.903 million. This represents a Type 2 Value-added multiplier of 3.537.

### Impact Summary

Output	\$3,076,000
Employment (Jobs)	6 plus Club Manager
Wages and Salaries	\$484,000
Value-added	\$903,000

### Disclaimer

All figures, data and commentary presented in this report are based on data sourced from the Australian Bureau of Statistics (ABS), most of which relates to the 2021, 2016, 2011, 2006 and 2001 Censuses.

Using ABS datasets and an input / output methodology industrial economic data estimates for defined geographic regions are generated.

This report is provided in good faith with every effort made to provide accurate data and apply comprehensive knowledge. However, REMPLAN does not guarantee the accuracy of data nor the conclusions drawn from this information. A decision to pursue any action in any way related to the figures, data and commentary presented in this report is wholly the responsibility of the party concerned. REMPLAN advises any party to conduct detailed feasibility studies and seek professional advice before proceeding with any such action and accept no responsibility for the consequences of pursuing any such action.

Report Created: Wed, 29 May 2024 11.20AM

## 21. PROJECT MILESTONES

Key Activities	Outcome(s)	Performance Indicator(s)	Timeframe Due By
<b>PROJECT 2</b>			
Detailed design & documentation	Development approval. Project 2 shovel ready	Architects & Consultants complete documentation	June 2024
Business Case	Completed	Business Case documented for Project 2 of Master Plan	July 2024
Seek Project 2 funding	Project funding grant submissions	Funding applications submitted	July 2024 to December 2024
Grant confirmation	Project 2 implementation	Grant agreement(s) executed	January/February 2025
Development contractor engagement	Contractor contracts in place. Project ready for construction	Construction Contract(s) signed	February 2025
Community Sports Centre construction	Renovation works complete.	Impressive community sports centre to appeal to members, visitors, local community and multicultural community.	February 2025 to June 2025
Official opening of the new Woodville Centre	Officially, open to the sports club members, German Community, local community and general public.	Attendance at the opening of the new community hub.	September 2025

## 22. OUTCOMES & MEASURES - Project 2

	Outcome	Measure
	Clubroom upgrade complete	1. Improved environment for Club members, German Community, local community, multicultural organisations, the general public and visitors.
	Retain existing members	1. Community sports centre upgrade will be attractive to existing members of both Woodville and German Table Tennis Clubs.
	Attract new playing members	1. Number of members will increase for both clubs.
	Attract new Community Social Members	1. New nonplaying members to utilise the new facility and participate in social activities
	Business growth	1. Increase in revenue: 2. Additional income Clubrooms: Average \$79,000 annual surplus. 3. Additional income Memberships: Income to treble over 3 years
	Employment	Construction: 1. 6 new jobs  Ongoing Operation: 1. New position of Centre Manager & part time hospitality and cleaning

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## The Value of Community Sport Infrastructure

In addition to the benefits of participation, it is important to acknowledge the role of community sport infrastructure. In a recent research project, the Australian Sports Commission partnered with KPMG and La Trobe University to investigate the value of community sport infrastructure to Australia. The study entitled, *The Value of Community Sport Infrastructure: Investigating the value of community sport facilities to Australia (2018,)* focusses on the economic, social and health benefits directly related to the infrastructure, as opposed to the more general benefits of sport and physical activity attained through participation.

The report found that community sport infrastructure is estimated to generate over \$16.2 billion to Australia with economic benefit providing \$6.3 billion, health benefits \$4.9 billion and social benefit \$5.1 billion. In addition to these key areas, other benefits relating to social inclusion and community pride are also derived.

The economic benefits include the economic activity associated with the construction, maintenance and operation of facilities, and the increase productivity of people who are physically active because of the infrastructure.

The health benefits include personal benefits to those who are less likely to contract a range of health conditions which are known to be associated with physical inactivity, and the benefits of the health system from a healthier population.

The social benefits include the increased human capital resulting from the social interactions that are facilitated by community sport infrastructure and the broader community benefits of providing green spaces such as sporting fields.

The report observes that these benefits are reliant on community sport infrastructure and that while positive social and health outcomes occur through participation in recreation-based activities, infrastructure is a critical factor that amplifies the outcomes. Facilities bring people together by providing places for events, celebrations and meetings. The infrastructure supports greater amenity within local communities, enhances connectedness and community pride, and provides safe places for responses to disaster and security threats. The report determined the link between programming and infrastructure is critical in delivering these benefits, and that they cannot be achieved by participation and programming alone.

The proposed Woodville Community and Sporting Hub is yet another step towards achieving the myriad of community benefits as outlined in the KPMG report.

### **Game On – Getting South Australia moving report**

“Better physical and mental health and happier communities are some of the more positive impacts on a society when people engage in 30 minutes of physical activity each day. In 2020, figures show that only 58% of our state’s population engage in the recommended 150 minutes of exercise each week, with South Australians voicing a range of factors as a reason of why they can’t be active”.

### **State Sport & Recreation Infrastructure Plan 2020-40**

This most recent plan recognises and quantifies benefits from sports participation in terms of:

1. Education benefits
2. Health benefits
3. Social benefits

The Woodville and German Table Tennis Clubs are endeavouring to support the State Government through its timely infrastructure project.

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## 23. REFERENCES & ACKNOWLEDGEMENTS

1. Annual Reports, Woodville District Table Tennis Club Inc 2020, 2021, 2022 & 2023.
2. Annual Reports, German Table Tennis Club Inc 2020, 2021, 2022 & 2023.
3. Australian Bureau of Statistics, - ABS Stat (Beta) 28/11/2020.
4. Table Tennis Australia website and Table Tennis in Australia, Our Future Now, a whole of sport strategic plan 2019 to 2022.
5. State Sport & Recreation Infrastructure Plan 2020-40, Office for Recreation, Sport and Racing November 2020
6. Profile.id.com.au.
7. City of Charles Sturt – Remplan economic impact analysis & <https://app.remplan.com.au/charlessturt/community>
8. The Value of Community Sport Infrastructure: Investigating the value of community sport facilities to Australia, KPMG and La Trobe University2018.
9. Game On – Getting South Australia Moving Report, Office for Recreation, Sport and Racing. November 2020
10. <https://www.99sportz.com/benefits-of-playing-table-tennis>, 99Sportz is the go to source for all the things you require to know in context to sports



### Disclaimer

This Business Case has been produced independently by @TSM Consulting Pty Ltd at the joint request of the Woodville District Table Tennis Club Inc and German Table Tennis Club Inc (Recipients). The information, statements, statistics and commentary contained in this Business Case have been prepared by @TSM Consulting Pty Ltd from publicly available material, material provided by the Recipients and from discussions held with stakeholders. @TSM Consulting does not express an opinion as to the accuracy or completeness of the information provided, the assumptions made by the parties that provided the information or any conclusions reached by those parties.

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