



Waikerie Recreation Centre
Needs Analysis and Feasibility Study



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Executive Summary

SGL Consulting Group has been commissioned by the District Council of Loxton Waikerie to undertake a Needs Analysis and Feasibility Study into a potential expansion and redevelopment of the Waikerie Sports Centre to accommodate at least two indoor sports courts.

SGL has undertaken this study utilising pre-developed cost estimates and architectural drawings for three options, with a further option to be considered as a stand-alone court next to the recreation centre as a second court.

This needs analysis and feasibility assessment has been developed to assist in making a data driven assessment of the options. SGL is cognisant that local factors that will need to be considered for this assessment and will undertake this in delivery of the project.

Waikerie Recreation Centre caters for basketball, netball and other indoor sports with an adjoining gymnasium. It forms part of the Waikerie Community Sports Centre that includes playing fields catering for hockey, cricket, soccer, athletics, softball, touch football and special functions. There are also six hard tennis courts, two netball/basketball courts, croquet courts, a bowling club and swimming pool.

Key Findings

The Waikerie Recreation Centre has been identified as having strong and stable demand for indoor court space, particularly during the summer basketball season (November December, February and March). Some of the key findings have included:

- Average utilisation is approximately 26 hours a week during November, December, February and March (63% occupancy). While in other months its between 10-13 hours utilisation across peak, shoulder and non-peak times (24-30% occupancy).
- The facility (single court) is current utilised at approximately 38% capacity across shoulder and peak periods for a 48 week year (note: its important to account for some lax periods in some holiday periods, however there can be increased usage during winter holiday months).
- There is underutilisation for the facility during peak and shoulder periods of 32%. This represents significant spare capacity across the year.
- There is significant spare capacity in the indoor court, particularly around peak times for most months of the year (April to October), and every month there is spare capacity on the weekends.
- Current usage data provided by Belgravia Leisure indicates that annual basketball patronage is higher (approximately 25%) than expected for the demographic profile of the District Loxton Waikerie.
- Current usage data provided by Belgravia Leisure indicates that annual netball patronage is around twice as high as expected for the demographic profile of Waikerie, but around half as much as the profile for the District of Loxton Waikerie.
- During peak periods (November, December, February and March), the facility is operating at approximately 63% capacity, with minimal space for further optimisation and utilisation.
- Overall participation and demand expectations at the Waikerie Recreation Centre indicates the existing facility is meeting the needs of the community across the year.

- The facility is expected to require an annual subsidy from council of approximately \$1,258,583.
- Based upon the estimated usage of the court facilities in 2022-23 of approximately 8,900 patrons this would reflect a per patron visit subsidy of \$141.41.

Key Conclusions

Based on the comprehensive feasibility analysis, benchmarking of regional projects, and stakeholder feedback, the following conclusions are drawn:

1. Cost-Benefit Challenges of Expanded Facilities
 - A two-court indoor facility (Option B) is projected to require an annual subsidy of \$1,258,583, significantly higher than the \$472,535 subsidy for a covered outdoor court alternative. This aligns with trends observed in comparable regional projects:
 - Victor Harbor Precinct: \$42M total cost requires \$0 council subsidy due to PPP revenue streams but reflects a \$10.5M per-court premium.
 - Loxton Precinct: \$13.2M (2020) set a benchmark for community hubs.
 - Post-COVID inflation (7.8% annually in SA) and material cost escalations (structural steel +62%, concrete +41%) render Waikerie's 2024 \$16.75M estimate financially precarious without phased funding.
2. Stakeholder Priorities and Design Standards
 - The Waikerie Recreation Centre Working Group opposed a high quality indoor court designs. A facility without sprung timber floors or adequate spectator amenities risks rejection by basketball/netball associations, jeopardising utilisation targets.
 - Peak-hour demand (4:00–8:30 PM) already strains the single court, forcing half-court training. A second court must meet competition standards to avoid displacing users to Loxton.
 - Key stakeholders in Basketball and Netball have confirmed they are using the facility at the levels consistent with the times advised by Belgravia, and also consistent with demographic analysis
 - Basketball and Netball identified key concerns with court runoff being a factor. The single indoor court is not compliant at the moment, and with Netball there is no effective run off. As a consequence any upgrade would require a rebuild of the exiting court, in addition to an additional court.
3. Operational Sustainability Risks
 - Larger facilities correlate with higher operating costs. For example:
 - Mount Gambier Hub (6 courts, \$57.3M) requires a \$928k annual subsidy.
 - Victor Harbor Precinct offsets costs via childcare/retail leases but demands intensive management.
 - Waikerie's aging demographic (31.7% over 65 by 2030) limits revenue growth potential, increasing reliance on subsidies.
4. Integration Opportunities
 - Co-locating the recreation centre with the swimming pool could reduce staffing costs by 15% and streamline maintenance. The alternate covered court option (subsidy: \$65/visit) offers a compromise but lacks multi-sport versatility.

Recommendations

The demographics and sport participation data for Waikerie do not provide supporting evidence that there is under provision of indoor sports courts in the Waikerie Community. Current utilisation indicates there is excess spare capacity particularly during shoulder periods and on weekends most times of the year. This is not to suggest that there could not be facility optimisations that could be made at the Waikerie Recreation Centre. Improvements could include:

- Integration of the facility with the swimming pool, to allow for optimised staffing arrangements, and potential lowering of operating costs.
- Enhancements and redevelopment of group fitness spaces, to allow higher optimised use of spaces.
- Increased use of facility for social sports, particularly during off seasons, such as mid-week basketball competitions in winter.
- Providing new sports access including futsal/indoor soccer.

A further lower cost option for covered court space could include construction of a weatherproof cover over a number of the existing outdoor courts that sit adjacent to the indoor facility and swimming pool. This could include construction of a new facility entry to provide a single point of entry for the indoor facility, swimming pool and covered outdoor courts. It is expected this scenario would reduce the annual subsidy to \$472,575 which would reflect a per patron visit subsidy of \$65

1. Introduction

SGL Consulting Group has been commissioned by the District Council of Loxton Waikerie to undertake a Needs Analysis and Feasibility Study into a potential expansion and redevelopment of the Waikerie Sports Centre to accommodate at least two indoor sports courts.

SGL has undertaken this study utilising pre-developed cost estimates and architectural drawings for three options, with a further option to be considered as a stand-alone court next to the recreation centre as a second court.

This needs analysis and feasibility assessment has been developed to assist in making a data driven assessment of the options. SGL is cognisant that local factors that will need to be considered for this assessment and will undertake this in delivery of the project. As a consequence, the following methodology was adopted for delivery of the project:

Task 1: Project Commencement Meeting

Representatives from the SGL Group will meet with the Project Manager/team to:

- clarify the project scope, objectives, risks, milestones and deliverables for the project
- identify and obtain key background information and data for the needs assessment, including usage, expenditure and revenue data available from existing facilities.

Task 2: Relevant reports and studies reviewed

All relevant policies, reports and studies will be reviewed and analysed to provide a baseline for the needs assessment. This includes relevant local council strategies and plans as well as any relevant state, commonwealth and sporting association specific documents. A precis of each document will be prepared to inform and support the needs assessment.

Task 3: Community Analysis

An analysis of the latest available census and sport participation data (Ausplay and/or state or national sporting association) will be prepared. This will include analysis of population projections to assist in determining demand for indoor sports facilities into the future to provide an understanding of:

- demographics and socio-economic analysis
- population projections
- catchment areas
- market segments
- market growth.

Task 4: Infrastructure Network Analysis

A review and analysis on the provision of, and availability of recreation centres and indoor sports courts within an identified catchment will be undertaken. This includes evaluation of likely impacts of:

- Current demand for indoor sports courts in catchment area
- Existing indoor court provision in catchment area
- Identification of other potential sports facilities in the broader catchment zone.

Task 5: Needs Assessment

SGL will identify and articulate the current and projected indoor sports courts needs and prioritise these based on current and potential utilisation identified in the previous task.

Task 6: Financial Analysis

SGL will prepare a financial evaluation of the various court options. This includes identification of expenditure and income, and an income assessment for each of the facility delivery options.

Task 7: Capital and Operational Analysis

SGL will provide an assessment and analysis on the capital costs (based on the existing estimates that Council already has). This is supplemented with an analysis on running costs to present a capital and operating assessment for each of the delivery options.

Task 8: Draft Report

A draft report will be prepared and submitted to Council. This incorporates a summary overview and analysis based on each task identified in the delivery methodology. The report will be submitted to Council for review with an associated presentation made to Council.

Task 9: Final Report

Amendments will be made to the draft report based on discussion/feedback from Council on the draft. The updated final report will be submitted to Council to complete the assignment.

3. Supporting Documents

There are a number of corporate documents for the District Council of Loxton Waikerie that provide an overview and high-level guidance in relation to development of sport and recreation facilities in the region. As such, it is important the direction for development and renewal of facilities both now and in the future is aligned with these key documents and plans.

This chapter provides a summary review of these documents, along with other strategies and plans that support recreation facility provision. A more detailed Document Review is included at Attachment A.

3.1. Council Strategies and Plans

3.1.1. Community Strategic Plan, 2023-2038

Loxton Waikerie's strategic plan acts as a 15 year vision, articulating the community's aspirations and goals and provides 'big picture' direction to Council. The Strategic Plan identifies four strategic objectives with supporting goals and strategies.

Of relevance to this project this includes strategies relating to community, identified as:

- Provision of passive and active infrastructure to support recreation pursuits;
- Supporting sporting and community organisations to source funding for sport and recreation facilities; and
- Working with local sporting and community groups to explore opportunities for shared use facilities.

3.1.2. Corporate Plan

The District Council of Loxton Waikerie's Corporate Plan outlines specific actions, projects, and initiatives against Council's focus areas of Community, Economy, Environment and Corporate Services. The Plan also identifies timeframes and responsible officers for delivery of each identified action.

For Sport and Recreation, and of relevance to this project, key actions include engaging with the community on recreational opportunities, planning options and investigating shared facilities that provide greater return on Council's investment.

3.1.3. Long Term Financial Plan, 2023-24

The Long-Term Financial Plan (LTFP) translates the goals and strategies in Council's Business Plans into financial projections and allocations. The Plan ensures long term financial sustainability can be maintained while meeting the needs and expectations of the community and delivering Council's objectives. It guides future planning of Council's financial operations regarding key components such as rate increases, service levels to the community, and infrastructure asset replacement and renewal. It also influences Council's treasury management decisions such as loan indebtedness and internal cash reserve utilisation.

3.1.4. Loxton Waikerie Growth Strategy

The Loxton Waikerie Growth Strategy is a plan on how the region should grow to become more liveable, competitive and sustainable into the future. The strategy notes that although Loxton and Loxton North is home to half of the district's population, Waikerie is a key service centre and gateway to the Riverland.

The Growth Management Plan notes that Waikerie is well serviced by sport and recreation facilities with the Waikerie Community Sports Complex identified as a major hub with secondary facilities located across the township.

3.2. Recreation Facility Provision

3.2.1. Waikerie Sport and Wellbeing Precinct Master Plan, June 2020

The Waikerie Sporting and Wellbeing Precinct master plan was prepared to guide the consolidation and future development of active and passive recreation and sport across precinct, including identification of the roles and functions of Council and user groups with costed priorities and actions for short, medium and long term based on areas of greatest need and demand.

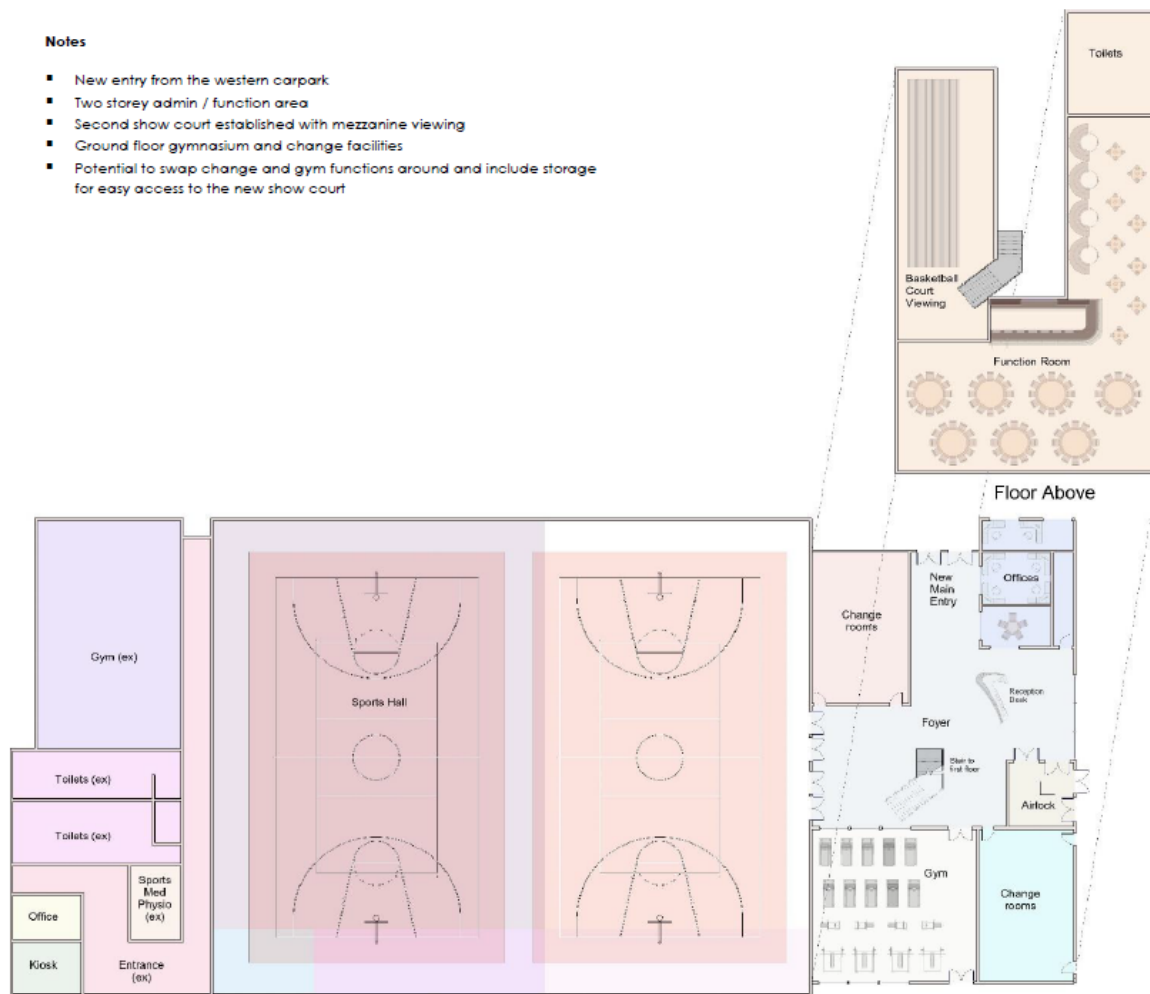
Recommendations of relevance to the Waikerie Recreation Centre in the master plan included it being:

- retrofitted into a two-court facility as per option 2 for an estimated cost of \$7,498,756; and
- programmed and managed as a health and wellbeing facility for the immediate needs of the Waikerie community.

To support development of a second indoor court, the master plan referenced benchmarks of one indoor court for every 4,000 population, with this supplemented by an identified participation number of 150 people but increasing. This was further supported through the consultation phase of the master plan development where:

- Waikerie Basketball Associated noted that short and medium term demand was for two indoor courts with storage and office space and longer term for three courts, storage, office space and a function room
- Country Basketball SA noted that basketball is growing in the region at both senior and junior levels and the centre had hosted several elite basketball events over the previous two years. It also noted that future growth in the sport would be limited unless a second court could be developed at the centre to accommodate growing popularity of the sport.

In the short and medium term, the master plan recommended a 2 indoor court facility would provide optimal court space for competitive basketball and netball, whilst allowing flexibility for other indoor community uses and events (Concept 3.1).



Concept: 3.1: Waikerie Recreation Centre master plan concept

3.2.2. Waikerie Sport and Wellbeing Precinct Master Plan, Prospectus Report

The Prospectus Report provides a summary overview of the Waikerie Sport and Wellbeing Precinct master plan, with key findings and implications for the site, including for the recreation centre:

- two indoor courts,
- other multi use space (not solely for basketball or netball), and
- appropriate run off space.

Options for development for the recreation centre were identified as:

Option 1: Retrofitting the existing one court facility. This includes extending the single court to meet full basketball and netball requirements, including run off space, resulting in the loss of the existing multi-purpose area. The estimated cost for this option was \$197,425.

Option 2: Adding a Second Court. This is in addition to option 1 and includes a retrofit of the existing stadium to a two-court facility with new entrance and services to the north of the existing building. It would also include a new admin/function area. The estimated cost for this option was \$7,498,756.

Option 3: A new Two Court Facility. This is a rebuild of a new two court facility, with suggestion to relocate the centre to more closely align with the existing aquatic facility to provide more centralised management of the two facilities. The estimated cost for this option was \$11,048,150.

Funding sources were identified as state and federal government grants and potential third party investment with potential council funding from its capital and operational budgets.

3.2.3. The Murraylands & Riverland Region. Regional Sport & Recreation Facilities Needs Review, Phase 1 Report, September 2017

The Regional Sport & Recreation Needs Review was prepared to provide strategic direction and identify priorities for planning, allocation, development and management of regional sport and recreation needs across the Murraylands & Riverland Region.

The report defined a regional level recreation and sport facility as a facility (either single purpose or community sporting hub) of regional level significance which attracts users from a large council area and/or across multiple council areas and meets the standards required to host major regional/state level competitions, events and/or training.

The review (based on stakeholder consultation, site visits and a desktop assessment) identified 54 regional level sport and recreation sites including cross-boundary trails within the MRLGA. In addition, six district community sporting hubs were identified where regional facilities are not likely due to the population size and geographic location.

Murray Bridge was identified as the central location for regional level sport and recreation facility provision in the Murraylands region, supported by its neighbouring Council areas (Mid Murray and Coorong District Councils). It was noted that the Riverland also offers a wide range of regional level sport and recreation pursuits; however, this is more evenly spread across the three Riverland local government areas.

The report found the MRLGA region is well catered for regional level ovals, aquatic centres, tennis precincts, skate parks and play spaces and meets the provision standards for indoor sport and recreation centres and hockey pitches (synthetic).

The report identified the following challenges and opportunities for regional level sport and recreation facility and service provision across the MRLGA region:

- Regional level facility provision for a diverse and stable population
- Community expectations of high facility standards
- Ageing built infrastructure
- Shared use of regional level facilities
- Strategic resource allocation
- Sustainability of sports facilities, clubs and services
- Need to cater for emerging sports
- Consideration of life-cycle costing and asset management

- Public health issues caused by physical inactivity
- Facility provision aligned with elite sport pathways
- Further enhancement of regional level sport and recreation events
- Technology and innovation advances
- Adaptation of existing regional facilities rather than the creation of new regional facilities.

3.2.4. The Murraylands & Riverland Region. Regional Sport & Recreation Facilities Needs Review, Phase 2 Report, December 2017

This report presented Phase 2 of the Regional Sport & Recreation Facilities Needs Review, with future direction, planning principles and strategic recommendations on regional sport and recreation facility and event provision over the long term. The report noted Local Government has a lead role in the provision of regional level sport and recreation infrastructure within the community, supported by federal, state and other services providers with parties respectively taking a role in planning, facility management, partnerships and advocacy, service provision and funding.

The following principles were developed to guide provision of regional level sport and recreation facilities across the MRLGA region:

- 1 Maximum Community Participation – regional facilities targeted to diverse community needs to benefit all people regardless of age, cultural background, socioeconomic status or ability, to maximise community participation and support pathways to elite sport.
- 2 Share Facilities and Community Hubs – facilities that are clustered and co-located to optimise use through adaptable and flexible design.
- 3 Sustainability – integrate short and long term economic, environmental, social and cultural considerations, aligned with Council strategies to meet current and future community needs and provide value for money.
- 4 Partnerships – Collaborative approaches are used to plan, deliver and manage regional level facilities and partnerships are used to achieve community outcomes beyond sport and recreation.
- 5 Working Together with Clubs & Community – club, associations and the community are engaged in the planning and design of facilities with an inclusive sport culture.
- 6 Placemaking – achieves quality regional level sport and recreation facilities based on best practice and informed by the community.
- 7 Effective Management & Maintenance – facilities are managed and maintained to promote a safe condition, minimise financial liability and comply with relevant legislation, policies and standards.

The Strategic Vision informs and guides future investment in the three major planning components; facilities/open spaces, service providers and events/programs, noting:

- Regional-Level Hubs exist at Murray Bridge and in the Riverland (Renmark, Berri, Loxton),
- resources are focused towards development of existing and new regional-level facilities within the Hubs,
- existing regional-level facilities located outside the identified Hubs, and their continuing development will be supported in line with the Action Plan,

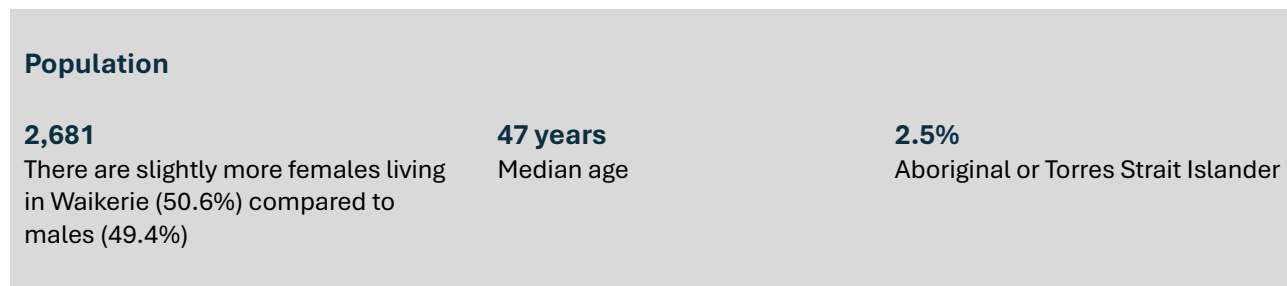
- significant tourism opportunities exist, associated with water, motor and shooting sports and recreational experiences for visitors to the region,
- development of new regional-level facilities outside the Hubs will not be precluded, particularly where such a facility might not reasonably be accommodated in close proximity to main population centres,
- significant developments are underway to establish regional-level motor sports facilities (Tailem Bend), equestrian facilities (Gifford Hill) and a regional trail (Murray Coorong Trail),
- the River Murray connects many of the communities within the region, providing opportunities for water-based activities all along the river, and
- other sport and recreation facilities will continue to be provided across the region to meet the needs of local communities outside the Hubs focusing on district community sporting hubs which may be upscaled to cater for regional level events and competitions as required.

The Action and Implementation Plan identifies strategies and actions for developing and enhancing regional level sport and recreation facilities in the MRLGA region. Actions are identified with identified timeframes, partners and resources.

Waikerie Sporting Precinct is noted as a regional level facility for cricket and Waikerie Oval for football, however Waikerie Recreation Centre is not specifically identified or considered in the Review.

4. Waikerie – The Community

This chapter presents a summary of the Waikerie community, with data based on results from the 2021 Census of Population and Housing. A more detailed population analysis is included at Attachment B.



Waikerie has the second highest population in the District Council of Loxton Waikerie (2,681), after Loxton with 4,677, as shown in Figure 4.1¹.

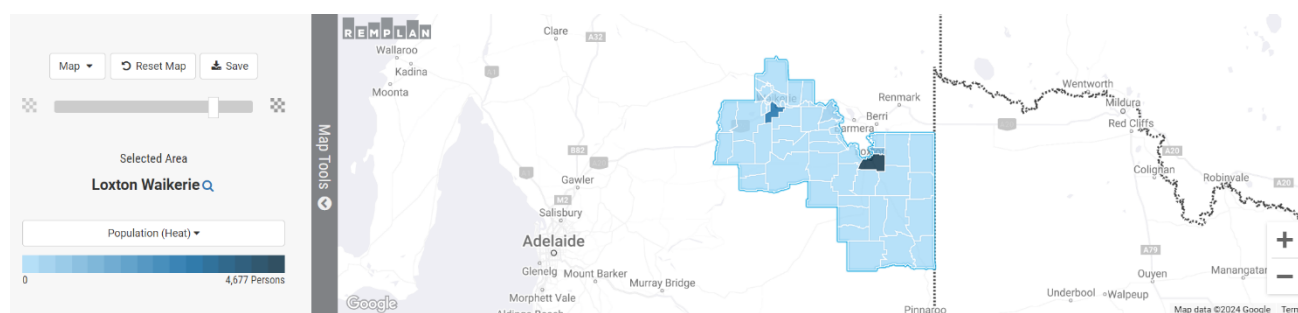


Figure 4.1: Population density, Loxton Waikerie

The service age groups for Waikerie show there is a higher proportion of older people (aged 60 and over) and a lower proportion of younger people (aged up to 24 years). There is a relatively even split between males and females across the age groups (Figure 4.2)

¹ <https://app.rempln.com.au/loxtion-waikerie/community/population/age>

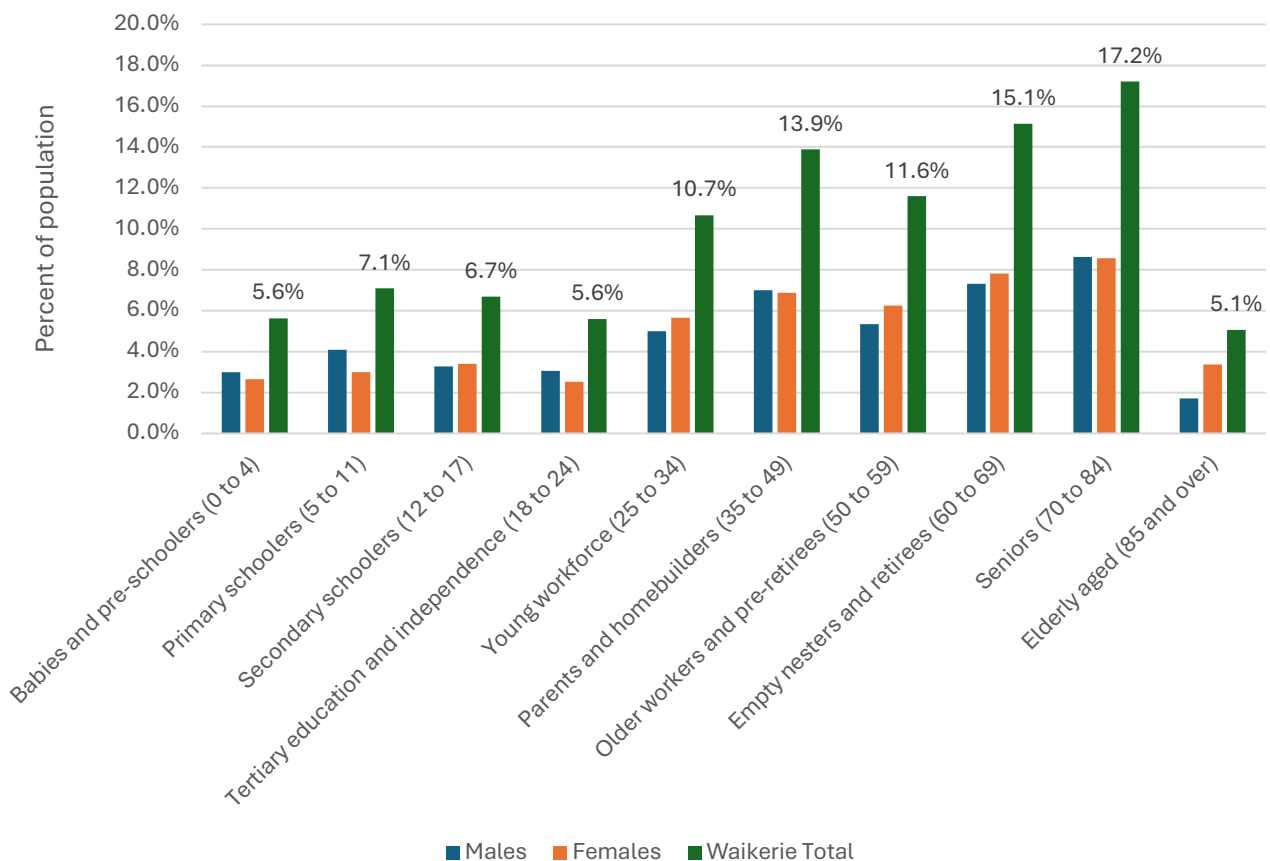


Figure 4.2: Waikerie Service Age groups, 2021

Families and dwellings		
718 Families 52.6% couple families without children 30.1% couple family with children 15.5% one parent families	1,390 Private dwellings 85.9% separate houses 13.4% semi detached, terrace or townhouses	\$954 Median weekly household income
63.3% Home ownership 38.9% fully owned 24.4% mortgage 28.4% renting	79.9% Born in Australia 3.2% born in England 2.4% born in India 1.6% born in Malaysia	8.3% Non-English language

There were 216 couple families with children and 111 single parent families in Waikerie in 2021, comprising 30.1% and 15.5% of households respectively. There was an average number of 1.8 children per family for families with children.

Of the 1,390 private dwellings in Waikerie, 963 (85.9%) were separate houses and a further 150 (13.4%) semi-detached, terrace or townhouses.

The median weekly household income for Waikerie in 2021 was \$954, the median personal income \$581 and the median family income \$1,280.

Data on home loan and housing rental payments is based on data from 2021, when interest rates were at a record low in Australia. Since May 2022 interest rates have seen an upward cycle, and as such, this is not reflected in Census data. Given this, data on home loan and rental payments is not presented for this report as it will not provide an accurate representation. Notwithstanding, 63.3% of households were purchasing or fully owned their home and 28.4% were renting in 2021.

Analysis of the country of birth of the population in Waikerie showed the majority (79.9%) were born in Australia. This is significantly higher than South Australia with 71.5% and Australia as a whole with 66.9%. For those born overseas, England (3.2%), India (2.4%) and Malaysia (1.6%) were the most popular country of birth locations for people from Waikerie.

Analysis of the language used at home by the population of Waikerie in 2021 showed 85.0% used English only and 8.3% used a non-English language. The dominant language used at home, other than English in Waikerie was Punjabi, with 3.0% of the population, or 80 people using this language at home.

Employment and Education

50.5%

In the labour force

53.6% employed full time

35.0% employed part time

7.1% employed away from work

18.7%

Employed in Agriculture, Forestry
and Fishing

8.9%

Bachelors degree or higher

Highest level of educational
attainment

The size of Waikerie's labour force in 2021 was 1,137, of which 609 (53.6%) were employed full time and 398 (35.0%) part time. The three most popular industry sectors were employment in Agriculture, Forestry and Fishing (203 people or 18.7%), Health Care and Social Assistance (134 people or 12.4%) and Retail Trade (119 people or 11.0%). In total, these three industries employed 456 people or 42.1% of the total employed resident population.

On Census day 2021 in Waikerie, 67.9% of people travelled to work in a private car as a driver, 6.0% worked at home and 6.3% walked². It is noted there was limited public transport travel to work which may indicated limited public transport options in Waikerie.

² Method of travel to work relates to Census day, which for the 2021 Census occurred during COVID-19 lockdowns for large parts of Australia. In lockdown, many occupations were required to work from home if possible, and some industries were closed, so people did not go to work. For this reason, these categories may have increased, with corresponding declines in other methods of travel. Data should be used with caution when comparing over time.

4.1. Population Forecasts

Plan SA provides population projections to help understand the most likely future size, age structure and distribution of the population of the state. Figure 4.3 shows a comparison of the medium and high services for the District Council of Loxton Waikerie from the 2021 Census to 2041. This shows on the medium series forecast that the population will increase by 1,254 people to 13,177 by 2041, an increase of 10.5% over the 20 year period.

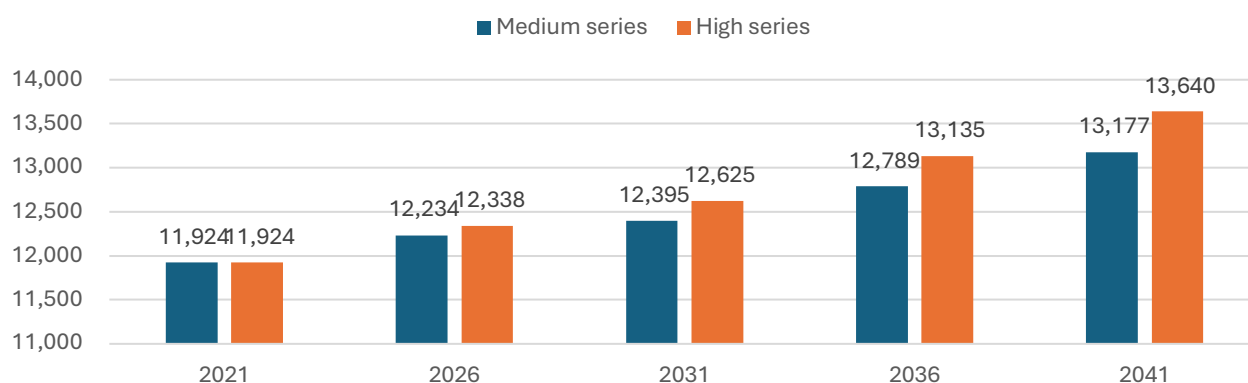


Figure 4.3: Population projection, Loxton Waikerie, 2021 to 2041

Plan SA published Population Projections for South Australia and Regions – 2021 to 2051 in June 2023³. This report presents an overview of the key assumptions and population projections for South Australia and 19 regions for the 30 year period from 2021 to 2051. The District Council of Loxton Waikerie is captured in the Murray and Mallee region in this report. The age profile for this region projects growth to fall across most age groups, with only the 35-49 and 65+ projected to increase (Figure 4.4).

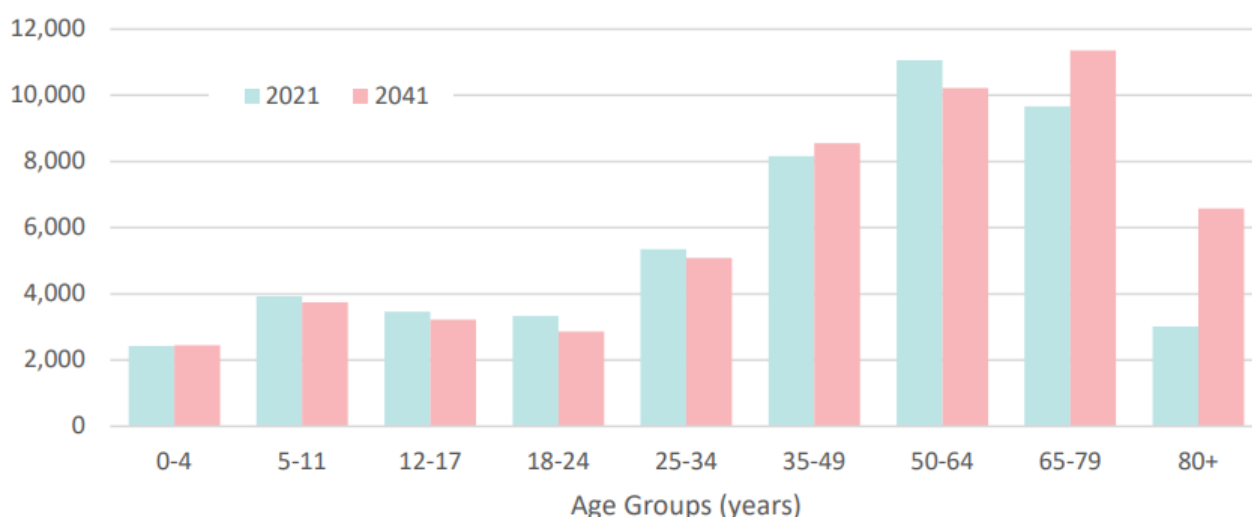


Figure 4.4: Projected age profile, Murray and Mallee region, 2021 to 2041

³ https://plan.sa.gov.au/__data/assets/pdf_file/0019/1235431/Population-Projections-for-South-Australia-and-Regions-2021-to-2051.pdf

5. Waikerie Recreation Centre

Waikerie Recreation Centre includes an accessible 24/7 gymnasium and indoor sports court that can be used for basketball, netball, volleyball, indoor soccer and badminton. There is also a toddler play area.

The centre is staffed Monday to Friday from 9:00am to 12:00pm and 3:00pm to 7:00pm.

The gym includes cardio equipment and free weights and offers fitness classes and personal training. During staffed hours the gym operates with a qualified instructor on site.

Waikerie Recreation Centre hosts the local basketball league coordinated through Riverland Basketball Association, with the competition held in the late spring and summer from October to March. Netball is facilitated by the Waikerie Netball Club, through the Riverland Netball Association, and is held during the winter months from April to September.

In addition to competition leagues through the respective associations, Waikerie Recreation Centre hosts in-house local competitions and other participation opportunities, for example pickleball sessions. These are publicised via the Centre's Facebook page.

5.1. Facility Usage

Belgravia Leisure has provided facility usage and attendance data to support this study. Due to the commercial nature of this information its inclusion in this report has been limited. Figure 5.1 provides stadium attendance data for each of the key user groups. Data for 2024/25 year to date has been omitted as it does not reflect full year usage.

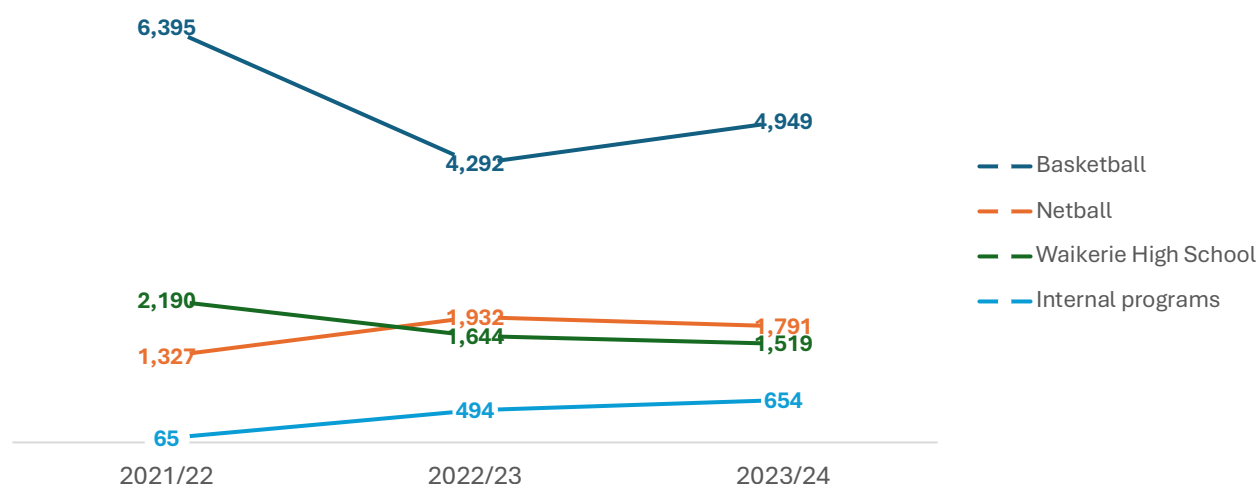


Figure 5.1: Waikerie Recreation Centre stadium attendance, 2021/22 to 2023/24

Figure 5.1 shows that basketball is the most popular sport and over the three year period has averaged 5,122 attendances per annum. Netball had an average attendance figure of 1,683, Waikerie High School 1,784 and internal program usage has increased from 65 in 2021/22 to 654 in 2023/24.

Figure 5.2 shows stadium hours of use by each user group for 2022/23 and 2023/24. This shows a similar trend to stadium attendance with basketball use increasing, netball and Waikerie High School usage decreasing slightly and internal program use increasing.

Given the limited timeframe of data, an average split across the two years may provide a better picture with average annual hourly usage being 343 for basketball, 169 for netball, 121 for Waikerie High School and 123 for internal programs.

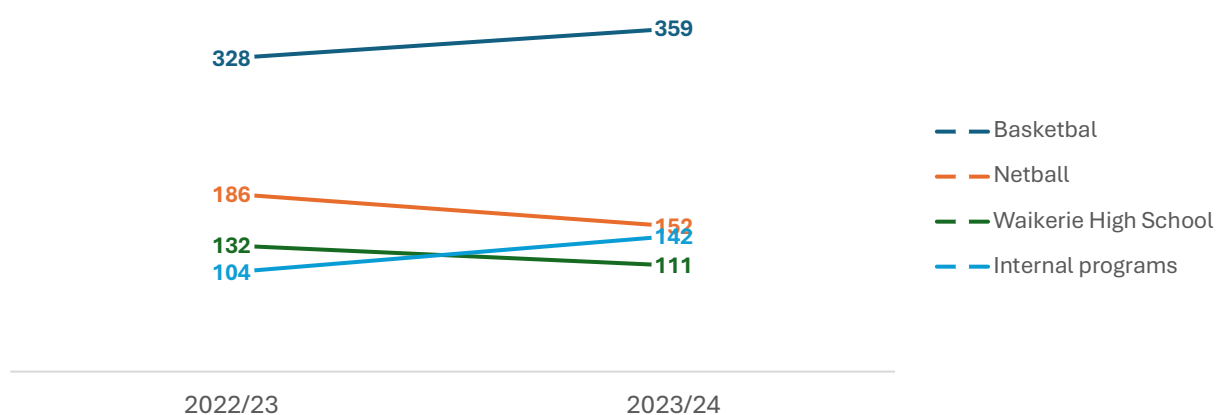


Figure 5.2: Waikerie Recreation Centre stadium hours of usage, 2022/23 and 2023/24

5.1.1. Basketball

Basketball commences trials and training in September each year with training and games running until the end of March the following year. There is a break from late December to early January.

- Court hire/booking fee: \$37/hour for training and \$47/hour for games
- 2024/25 season: 4 senior and 10 junior teams
- 2023/24 season: 5 senior and 12 junior teams, events included Riverland Carnival (1 day) and local carnival weekend (1 day)
- 2022/23 season: 2 day local carnival weekend
- 2021/22 season: 7 senior and 12 junior teams, events included Riverland Carnival (2 days) and local carnival weekend (2 days).

5.1.2. Netball

Netball commences training in late April each year with training and games running until the end of August.

- Court hire/booking fee: \$47/hour for games
- Waikerie Netball Club pay a flat annual fee invoiced monthly
- 2023/24 season: 2-3 senior teams trained each week (approximately 4 hours per week), junior teams trained on the outside netball courts and weekend games are held across 6-8 Saturdays during the season

- 2022/23 season: all teams trained and played games indoors with games held on Saturdays throughout the season.

5.1.3. Waikerie High School

Waikerie High School use both the sports courts and the health club and fitness room. The school has purchased a lot of equipment for their own indoor court and therefore now operate using that facility more than it did previously.

The school is invoiced a flat fee for usage across each school term.

5.1.4. Internal Programs

Internal programs offered at Waikerie Recreation Centre include school holiday programs, table tennis (both competition and social sessions), pickleball and mini ball during school term 4.

5.1.5. Health Club and Group Fitness

Health club attendances include members, casual visitors and 10 visit gym pass holders.

Group fitness classes offered include boxing, step, bootcamp, fitness for 50+ and teen gym. Strength For Life group sessions commenced in November 2024.

For commercial-in-confidence reasons attendance numbers are not presented in this report. Health Club (gym) attendance increased significantly in 2023/24 and is tracking well for 2024/25 year to date. Group fitness class attendance has remained relatively constant from 2021/22 to 2023/24 and is tracking on a similar path for 2024/25.

A healthy habits program commenced in 2023/24 with good participation rates. This has continued into 2024/25. This program is operated by Focus One Health and is held fortnightly in the downstairs group fitness space. The hire fee for the session and participant attendance fee is invoiced through Focus One Health with the program fully funded and free for participants. It is noted that some participants have gone on to purchase gym memberships, attend social sport programs and attend aquatic aqua sessions.

6. Sport and Recreation Participation

Clearinghouse for Sport, through Ausplay, collects national, state and territory data on over 600 different participation sports and activities in Australia and who is participating in them⁴. In July 2023, Ausplay shifted from phone to online data collection resulting in establishment of a new baseline for 2023-24 data which cannot be directly compared to prior years.

This chapter identifies the existing and expected sport and recreation participation levels nationally and across South Australia. This data for basketball, netball, and general fitness/gym usage provides an expected population estimation for the community in Waikerie, and more broadly across the District Council of Loxton Waikerie, which can be used to estimate likely participation rates now, and into the future. This data also allows us to estimate whether there is a lower, medium or higher participation rates within the catchment area.

6.1. Indoor Sport Activities

Activities undertaken at Waikerie Recreation Centre predominantly include basketball, netball and gymnasium in the gym facility. This chapter presents a summary analysis of these activities.

6.1.1. Basketball

The Ausplay survey results for South Australia July 2023 to June 2024 found 5.6% of the adult population (aged 15+) and 5.0% of children (0-14 years) participated in basketball at least once per year. Basketball for both adults (8.3% compared to 3.1%) and children (8.8% compared to 1.2%) was significantly more popular for males than females. Sport and Physical Activity Reports are not yet available under the new Ausplay data collection methodology, however reports that provide data from 2015 to 2023 on a national level are still available⁵. Data below is drawn from the Basketball report.

Figure 6.1 provides peak participation rates for males and females across reported age categories. This shows peak participation rates for both genders from 12 to 17 years of age. It also shows the distinct difference between the male (higher) and female (lower) peak participation rates.

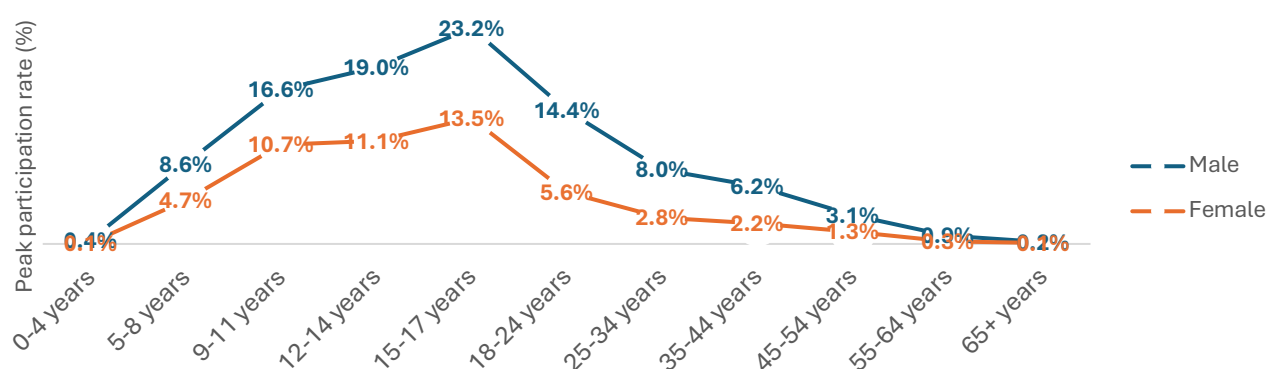


Figure 6.1: Peak national participation rates for basketball by age and gender

⁴ https://www.clearinghouseforsport.gov.au/research/ausplay/results#data_tables_br_july_2023_june_2024

⁵ https://www.clearinghouseforsport.gov.au/research/ausplay/results-2015-2023#sport_and_physical_activity_reports_br_2015-2023

Figures 6.2 and 6.3 show both adult (aged 15+) and child's (aged 0-14) participation has been increasing over time.

For adults there has been steady and constant participation rates for 1+ and 2+ times per week (at an average of 2.0% for 1+ times per week and 1.1% for 2+ times per week) but increasing participation for 1+ times per month, 4+ times per year and 1+ times per year (Figure 6.2).

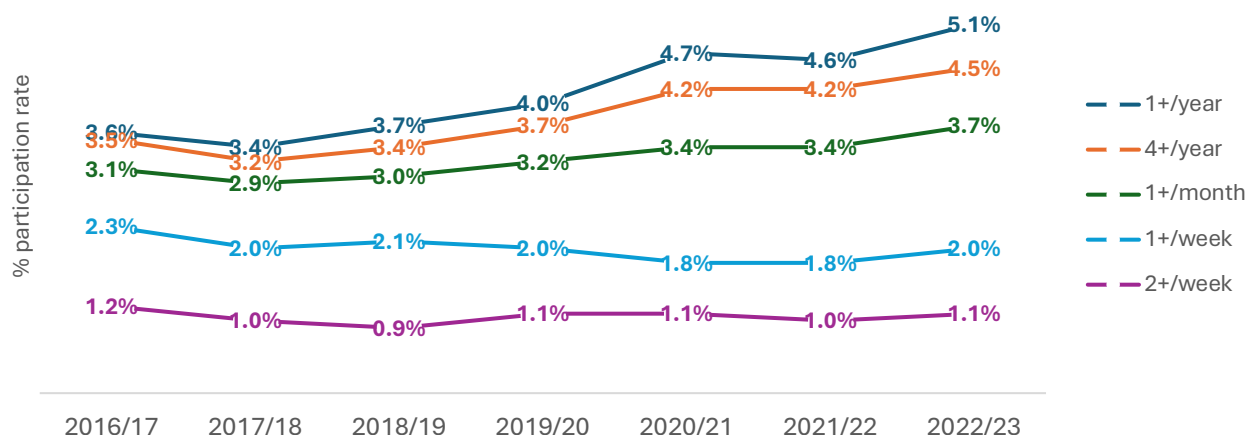


Figure 6.2: National participation rates for basketball, adults 15+, 2016/17 to 2022/23

Figure 6.3 shows for there has been growth in participation across all frequencies in 2021/22 and 2022/23 for children. The graph also shows there the clear decline in participation during Covid-19 and its associated lockdowns followed by the subsequent rebound in participation rates.

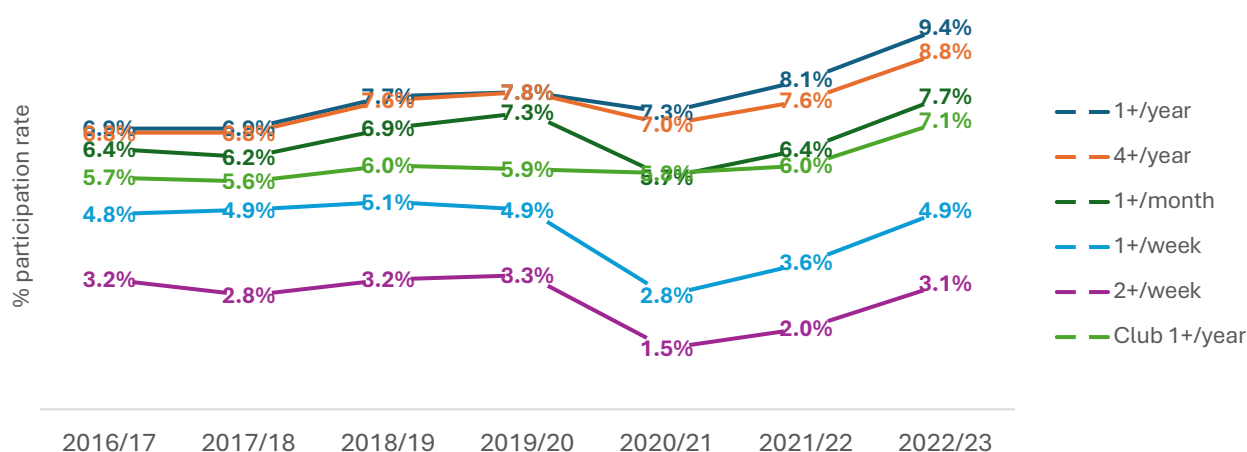


Figure 6.3: National participation rates for basketball, children 0-14, 2016/17 to 2022/23

Table 6.1 presents frequency of participation by age and gender for adults 15+ years. This shows for both genders the highest and most frequent participation is in the younger age categories, with males having higher participation rates than females.

Table 6.1: Participation frequency by age and gender, basketball

Frequency of participation	Gender	Age category						
		15-17	18-24	25-34	35-44	45-54	55-64	65+
1-11 times per year	Male	2.4%	2.6%	2.0%	1.5%	0.6%	0.2%	0.1%
	Female	2.9%	1.6%	0.9%	0.5%	0.4%	0.1%	0.1%
12-23 times per year	Male	1.8%	2.0%	1.1%	1.0%	0.4%	0.1%	0.0%
	Female	1.4%	0.8%	0.4%	0.3%	0.2%	0.1%	0.0%
24-51 times per year	Male	3.5%	2.4%	1.3%	1.1%	0.5%	0.1%	0.0%
	Female	2.0%	0.6%	0.4%	0.3%	0.2%	0.0%	0.0%
52-103 times per year	Male	4.2%	3.3%	2.0%	1.7%	0.9%	0.2%	0.0%
	Female	2.8%	1.2%	0.7%	0.7%	0.4%	0.0%	0.0%
104-155 times per year	Male	4.1%	2.2%	0.9%	0.6%	0.4%	0.1%	0.0%
	Female	2.4%	0.7%	0.2%	0.3%	0.1%	0.0%	0.0%
156-207 times per year	Male	2.6%	0.9%	0.5%	0.3%	0.2%	0.0%	0.0%
	Female	0.8%	0.4%	0.1%	0.0%	0.0%	0.0%	0.0%
208-259 times per year	Male	1.4%	0.5%	0.1%	0.1%	0.1%	0.0%	0.0%
	Female	0.4%	0.2%	0.0%	0.0%	0.0%	0.0%	0.0%
260-311 times per year	Male	1.3%	0.2%	0.1%	0.1%	0.0%	0.0%	0.0%
	Female	0.4%	0.1%	0.0%	0.0%	0.0%	0.0%	0.0%
312-363 times per year	Male	0.7%	0.1%	0.0%	0.0%	0.0%	0.0%	0.0%
	Female	0.3%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
364 or more times per year	Male	1.0%	0.2%	0.0%	0.0%	0.0%	0.0%	0.0%
	Female	0.1%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%

The same Ausplay report also presents participation rates for children 0-14, however this is not separated by gender or the same categories. For 2022-23 the data shows the percentage of children aged 0-14 years that participated in basketball as:

1+ times per year – 9.4%

4+ times per year – 8.8%

1+ times per month – 7.7%

1+ times per week – 4.9%

2+ times per week – 3.1%.

6.1.2. Netball

The Ausplay survey results for South Australia July 2023 to June 2024 found 2.7% of the adult population (aged 15+) and 7.1% of children (0-14 years) participated in netball at least once per year. The results also found for both adults and children that netball was significantly more popular for females than males. It is noted that netball results will include both indoor and outdoor netball participation of which 26% is undertaken indoor and 74% outdoor.

Figure 6.4 provides peak participation rates for males and females across reported age categories from the 2015 to 2023 Sport and Physical Activity Report for Netball. This shows the distinct difference

between the female (higher) and male (lower) peak participation rates. Peak participation rates are for females aged 9 to 17 years.

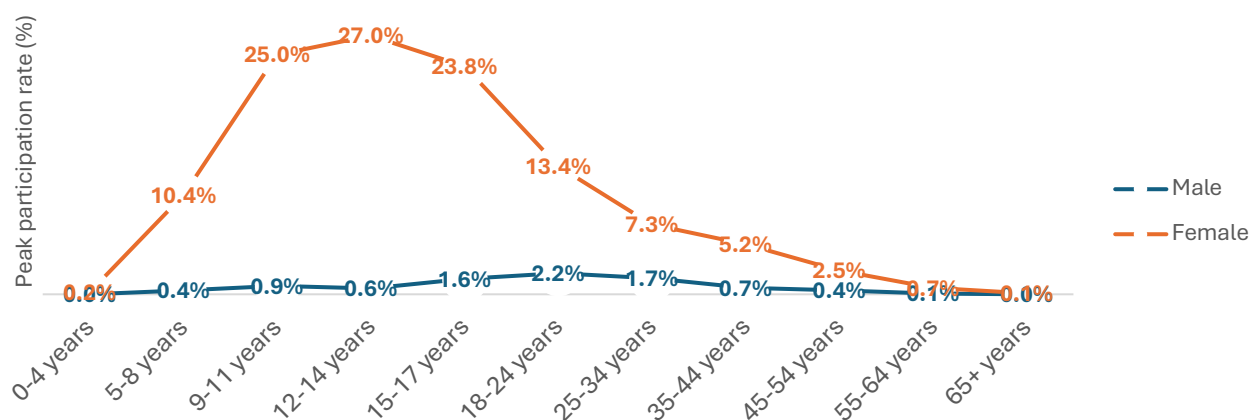


Figure 6.4: Peak national participation rates for basketball by age and gender

Figures 6.5 and 6.6 show both adult (aged 15+) and child's (aged 0-14) participation from 2016/17 to 2022/23. For adults there has been steady and constant participation rates across all frequencies of participation. There is a notable decline in 2020/21 across all participation frequencies with all but 2+ times week recovering since (Figure 6.5).

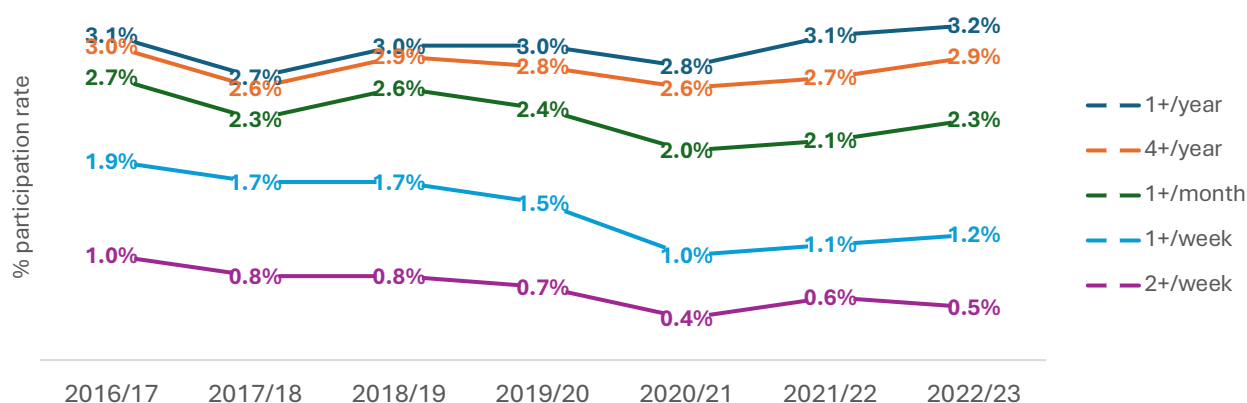


Figure 6.5: National participation rates for netball, adults 15+, 2016/17 to 2022/23

Figure 6.6 shows for there has been a slow decline in participation across all frequencies from 2016/17 to 2022/23 for children. The graph also shows there the decline in participation during the period of Covid-19 and its associated lockdowns.

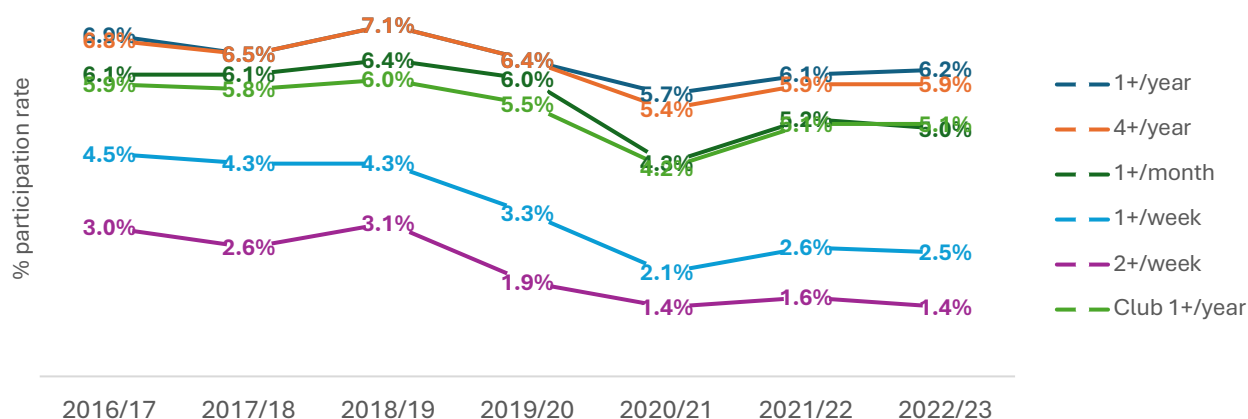


Figure 6.6: National participation rates for netball, children 0-14, 2016/17 to 2022/23

Table 6.2 presents frequency of participation by age and gender for adults 15+ years. This shows for both genders the highest and most frequent participation is in the younger age categories, with females having significantly higher participation rates across all participation frequencies.

Table 6.2: Participation frequency by age and gender, netball

Frequency of participation	Gender	Age category						
		15-17	18-24	25-34	35-44	45-54	55-64	65+
1-11 times per year	Male	0.5%	0.9%	0.6%	0.2%	0.1%	0.0%	0.0%
	Female	3.1%	2.2%	1.6%	1.0%	0.5%	0.2%	0.0%
12-23 times per year	Male	0.2%	0.5%	0.3%	0.1%	0.1%	0.0%	0.0%
	Female	3.2%	1.9%	1.2%	0.7%	0.3%	0.1%	0.0%
24-51 times per year	Male	0.1%	0.2%	0.2%	0.1%	0.0%	0.0%	0.0%
	Female	3.5%	2.3%	1.1%	1.0%	0.4%	0.0%	0.0%
52-103 times per year	Male	0.4%	0.5%	0.4%	0.2%	0.1%	0.0%	0.0%
	Female	4.4%	3.3%	2.2%	1.4%	0.8%	0.3%	0.0%
104-155 times per year	Male	0.4%	0.1%	0.0%	0.0%	0.0%	0.0%	0.0%
	Female	5.4%	2.0%	0.8%	0.7%	0.3%	0.1%	0.0%
156-207 times per year	Male	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	Female	2.8%	1.0%	0.3%	0.2%	0.1%	0.0%	0.0%
208-259 times per year	Male	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	Female	0.9%	0.3%	0.1%	0.1%	0.0%	0.0%	0.0%
260-311 times per year	Male	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	Female	0.2%	0.2%	0.0%	0.0%	0.0%	0.0%	0.0%
312-363 times per year	Male	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	Female	0.1%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
364 or more times per year	Male	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	Female	0.1%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%

The same Ausplay report also presents participation rates for children 0-14, however this is not separated by gender or the same categories. For 2022-23 the data shows the percentage of children aged 0-14 years that participated in netball as:

- 1+ times per year – 6.2%
- 4+ times per year – 5.9%
- 1+ times per month – 5.0%
- 1+ times per week – 2.5%
- 2+ times per week – 1.4%.

6.1.3. Gymnasium

The Ausplay survey results for South Australia July 2023 to June 2024 found 26.5% of the adult population (aged 15+) and 1.1% of children (0-14 years) participated in fitness/gym at least once per year. This also found that fitness gym is significantly more popular for adults and children with an even split between male and female participation.

Figure 6.7 provides peak participation rates for males and females across reported age categories from the 2015 to 2023 Sport and Physical Activity Report for Fitness/Gym. This shows the distinct increase in participation for those aged 18-24 and 25-34 years. It also shows slightly higher participation rates for females compared to males across all age categories.

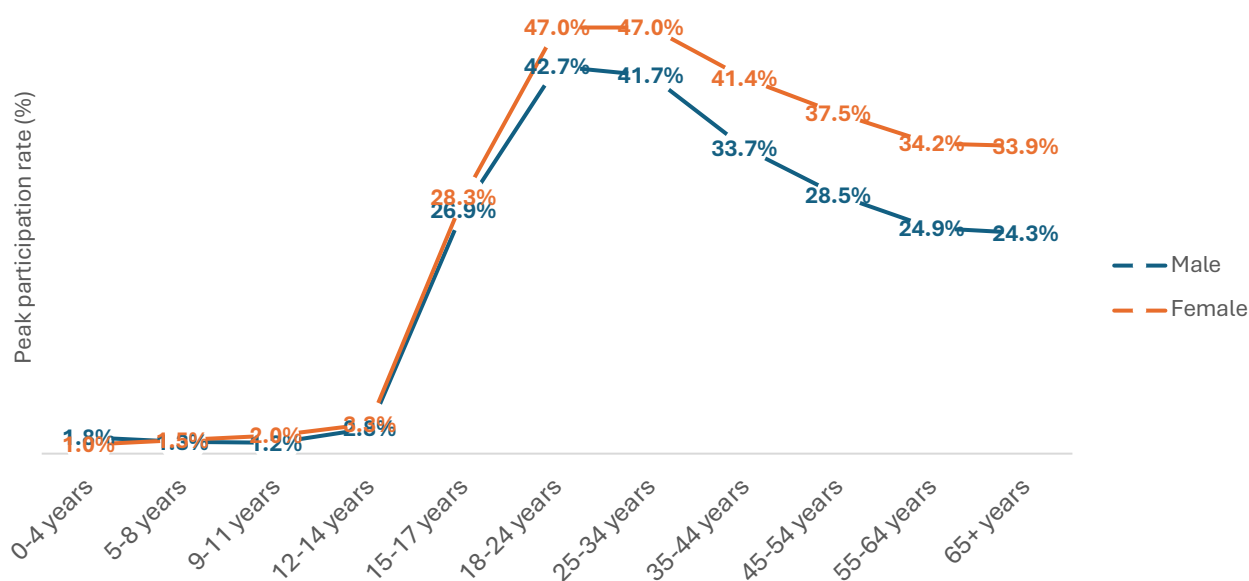


Figure 6.7: Peak national participation rates for fitness/gym by age and gender

Figures 6.8 and 6.9 show both adult (aged 15+) and child's (aged 0-14) participation from 2016/17 to 2022/23. For adults there has been steady and constant participation rates across all frequencies of participation. There was a notable decline in 2020/21 across all participation frequencies associated with the Covid-19 impacts and lockdowns but all are showing signs of recovery since (Figure 6.8).

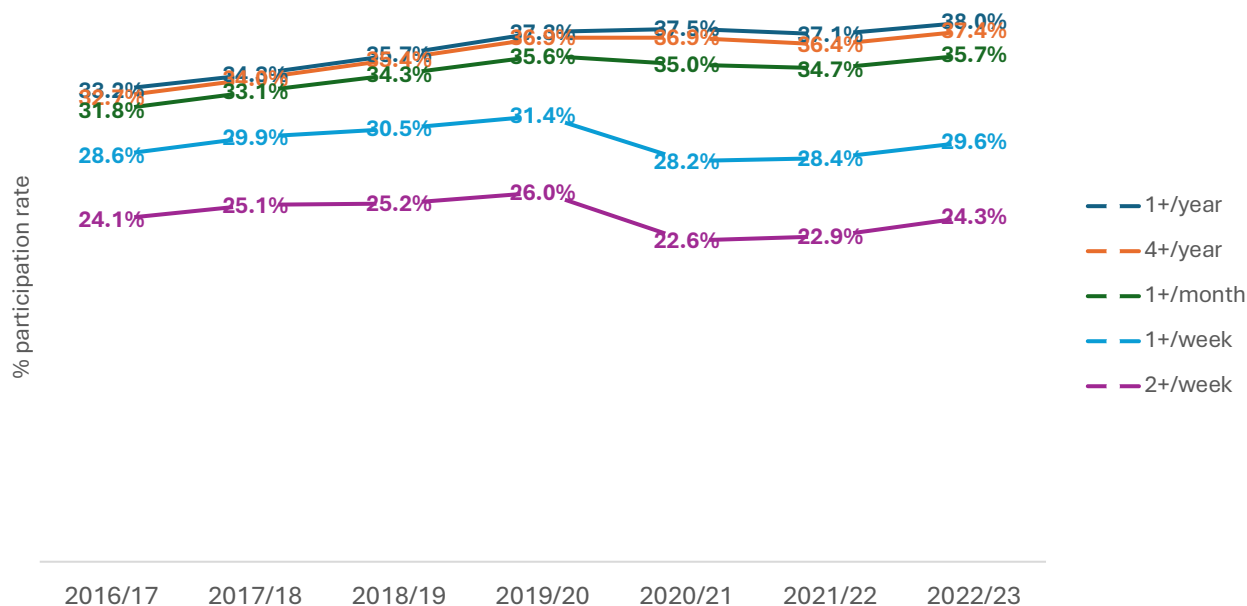


Figure 6.8: National participation rates for fitness/gym, adults 15+, 2016/17 to 2022/23

Figure 6.9 shows minimal participation across all frequencies from 2016/17 to 2022/23 for children, however an increase was recorded in participation during 2022/23.

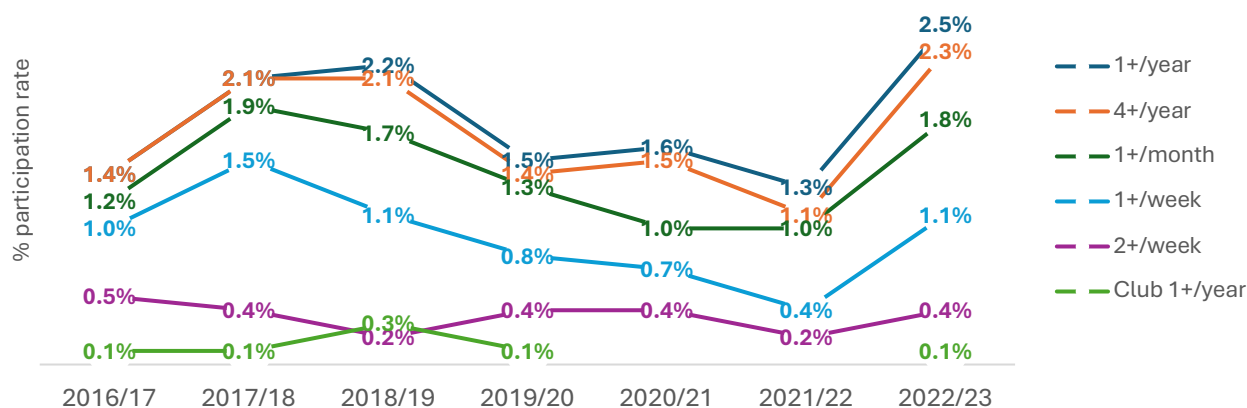


Figure 6.9: National participation rates for fitness/gym, children 0-14, 2016/17 to 2022/23

Table 6.3 presents frequency of participation by age and gender for adults 15+ years. This shows for both genders the highest and most frequent participation is between 52 and 207 times per year. Across the age categories, females tend to have slightly higher participation rates when compared with males.

Table 6.3: Participation frequency by age and gender, fitness/gym

Frequency of participation	Gender	Age category						
		15-17	18-24	25-34	35-44	45-54	55-64	65+
1-11 times per year	Male	2.0%	1.5%	1.8%	1.4%	1.1%	1.0%	0.8%
	Female	1.9%	2.3%	3.2%	2.9%	2.4%	2.3%	1.8%
12-23 times per year	Male	1.4%	1.3%	1.4%	1.6%	1.4%	1.2%	0.9%
	Female	1.8%	2.1%	2.4%	2.2%	2.1%	1.8%	1.6%
24-51 times per year	Male	2.3%	3.4%	3.0%	2.7%	2.5%	1.9%	1.7%
	Female	3.9%	4.1%	4.6%	3.7%	3.1%	2.8%	3.0%
52-103 times per year	Male	3.4%	4.3%	5.1%	4.5%	3.9%	3.3%	3.5%
	Female	4.2%	5.9%	6.4%	6.7%	5.9%	5.7%	6.8%
104-155 times per year	Male	4.5%	6.2%	7.1%	6.6%	6.1%	5.4%	4.7%
	Female	5.4%	9.1%	8.9%	8.8%	7.5%	6.8%	7.2%
156-207 times per year	Male	4.9%	9.3%	10.2%	7.8%	6.4%	5.4%	4.7%
	Female	4.8%	10.4%	10.5%	8.2%	7.7%	7.1%	5.5%
208-259 times per year	Male	3.4%	7.1%	5.7%	4.2%	2.8%	2.1%	1.8%
	Female	2.7%	6.5%	5.0%	4.1%	3.5%	2.7%	2.1%
260-311 times per year	Male	2.4%	5.6%	4.4%	2.6%	2.3%	2.0%	2.1%
	Female	1.6%	4.0%	3.5%	2.5%	2.7%	2.2%	2.1%
312-363 times per year	Male	1.4%	2.4%	1.6%	1.1%	0.7%	0.7%	1.0%
	Female	0.7%	1.3%	1.1%	1.1%	0.9%	0.8%	0.8%
364 or more times per year	Male	1.2%	1.7%	1.4%	1.2%	1.3%	1.9%	3.1%
	Female	1.2%	1.4%	1.3%	1.1%	1.5%	1.9%	3.1%

The same Ausplay report also presents participation rates for children 0-14, however this is not separated by gender or the same categories. For 2022-23 the data shows the percentage of children aged 0-14 years that participated in fitness/gym as:

1+ times per year – 2.5%

4+ times per year – 2.3%

1+ times per month – 1.8%

1+ times per week – 1.1%

2+ times per week – 0.4%.

7. Needs Assessment

This chapter assesses the current and projected indoor sports courts needs, both in the direct Waikerie and wider catchment for the District Council of Loxton Waikerie.

7.1. Indoor Court Assessment

Indoor sports courts have three major types of activities; competitions conducted by management, competitions conducted by sports associations and special events, functions and tournaments. The last category will include country, state and national sports championships, and non sporting events such as festivals and exhibitions.

Viability of an indoor sports hall must be judged on its day to day use from community sport programs. Supplementing these programs are major events, tournaments and functions. It is very difficult, if not impossible to predict what events may be attracted in the future from an expanded facility in the region, such as regional carnival championships, or other major events, as they are usually won on a competitive bidding process. These should be considered as bonus income, rather than as core income. An expanded indoor sports centre as proposed may be an incentive and attraction to host regional and state events, in conjunction with other indoor sports centres in the Riverland region.

Spare capacity for community sports exists at the Waikerie Recreation Centre, although this is limited during the basketball season at peak times. Netball is also played in Waikerie, but mostly on outdoor courts at a lower court hire rate than that charged to basketball for the indoor court. Potential exists to relocate much of the outdoor netball competitions played to utilise the indoor court. In addition, basketball may need to restructure its program allocation to focus on maximising hire times (ie. longer sessions on individual days).

Table 7.1 shows it is expected that junior competitions could be conducted on week days from 4pm to 6.30pm (Shoulder Times) with adult competitions held from 6.30pm through to 9.30pm (Peak times). Weekends tend to be used for junior sport competitive games and club training. Competitions can be conducted for various age groups and social adult competitions are conducted for male, female and mixed gender teams.

Table 7.1: Sports Hall Peak, Shoulder and Non-Peak times and expected Occupancy levels

Sports Hall			
	Time	hours/week	Occupancy
Peak hours (weekdays)	6:30pm – 9:30pm	15	
Peak hours (Saturday)	9:00am – 6:00pm	9	
		24	70%
Shoulder hours (weekdays)	4:00pm – 6:30pm	12.5	
	9:30pm – 10:30pm	5	
Shoulder hours total		17.5	70%
Off peak hours (weekdays)	9:00am – 4:00pm	7	
	10:30pm - 11:00pm	2.5	
Off peak hours (Sunday)	9:00am – 10:00pm	13	
		22.5	10%

7.2. Waikerie Recreation Centre

Table 7.2 provides a summary of general usage across of Waikerie Recreation Centre across a financial year. Based on identified hours of use:

- There is minimal social usage of the indoor court during school hours and on weekends
- Peak netball usage from April to September, with limited use after school hours and on weekends
- Peak basketball usage from November to March, with three to five hours of court usage per weekday and limited weekend use for carnivals.
- Average Utilisation is approximately 26 hours a week during November, December, February and March. While in other months its between 10-13 hours utilisation across peak, shoulder and non-peak times.

Table 7.2: Waikerie Recreation Centre general usage calendar

Month	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday	Sunday
July/ August/ September Avg 12.5hrs a week	2 hrs – social sport weekly		2 hrs – social sport weekly	4 hrs – holiday program (1 week)	Av 1/ month 1-2 hrs netball games	Av 2/ month 4 hrs netball games	
			3.5 hrs av. Netball training	3 hrs high school (weekly school term)			
July/August September spare capacity	Peak 1hrs off peak 7hrs	Peak 3 hrs off peak 7hrs	Peak 1hrs off peak 4.5hrs	Peak 3 off peak 4hrs	Peak 1hr off peak 7 hrs	Peak 5hr	Off peak 12 hrs
October Avg 9.5hrs a week		2 weeks/ month 4 hrs basketball trials	2 hrs – social sport weekly		4 hrs – holiday program (1 week)		
			2 weeks/ month 4 hrs basketball trials		3 hrs high school (weekly school term)		
October spare capacity	Peak 3hrs Off peak 7hrs	Peak 0 hrs Off peak 7hrs	Peak 0hrs Off peak 5.5hrs	Peak 3 hrs Off peak 7hrs	Peak 3 hrs Off peak 3 hrs	Peak 9 hrs	Off peak 12 hrs
November/ December⁶ Avg 26 hrs a week	2 hrs – junior basketball Aussie Hoops/mini ball	3 hrs basketball training	4 hrs – social sport weekly	3 hrs basketball training	5 hrs/ week junior games	1 weekend December basketball carnival av. 8 hours	
	3 hrs basketball training			2 hrs/ week senior	3 hrs high school (weekly		

⁶ Basketball finishes around 19 December and returns in the last week in January.

				basketball games	school term)		
November/December spare capacity	Peak 0 hrs Off peak 6 hrs	Peak 0 hrs Off peak 7hrs	Peak 0 hrs Off peak 6 hrs	Peak 0 hrs Off peak 5 hrs	Peak 0 hrs Off peak 2 hrs	Peak 8 hrs	Off peak 12 hrs
January Avg 13 hrs a week	3 hrs basketball training	3 hrs basketball training	4 hrs – social sport weekly	3 hrs basketball training			
January spare capacity	Peak 0 hrs Off peak 6 hrs	Peak 0 hrs Off peak 7hrs	Peak 0 hrs Off peak 6 hrs	Peak 0 hrs Off peak 5 hrs	Peak 3 hrs Off peak 2 hrs	Peak 9 hrs	Off peak 12 hrs
February/ March Avg 26 hrs a week	3 hrs basketball training	3 hrs basketball training	4 hrs – social sport weekly	3 hrs basketball training	5 hrs/ week junior games	1 weekend February basketball carnival av. 7 hours	1 weekend February basketball carnival av. 5 hours
				2 hrs/ week senior basketball games	3 hrs high school (weekly school term)		
February/ March spare capacity	Peak 0hrs Off peak 7 hrs	Peak 0 hrs Off peak 7hrs	Peak 0 hrs Off peak 6 hrs	Peak 0 hrs Off peak 5 hrs	Peak 0 hrs Off peak 4 hrs	Peak 8 hrs	Off peak 12 hrs
April/May/ June Avg 11 hrs a week	2 hrs – social sport weekly		2 hrs – social sport weekly	4 hrs – holiday program (1 week)			
			3.5 hrs av. Netball training	3 hrs high school (weekly school term)	Av 1/ June 1-2 hrs netball games	Av 1/ June 4 hrs netball games	
April/ May/ June Spare Capacity	Peak 1 hrs Off peak 7 hrs	Peak 3 hrs Off peak 7hrs	Peak 0 hrs Off peak 6 hrs	Peak 0 hrs Off peak 5 hrs	Peak 3 hrs Off peak 4 hrs	Peak 5 hrs	Off peak 12 hrs

7.3. Sports Court Demand

Using participation rates and the age profile for Waikerie and the District Council of Loxton Waikerie from the 2021 Census data, an estimate of the total number of attendances for basketball, netball and fitness/gym has been prepared.

Table 7.3 shows for basketball the expected annual attendance range of from 542 to 871 with a base attendance of 706 for Waikerie and a range from 2,467 to 3,967 with a base attendance for the wider District Council of Loxton Waikerie of 3,217.

Table 7.3: Estimate of total annual attendance for basketball

Waikerie		Minimum		Maximum	
Annual participation	Basketball	Annual sessions	Total sessions	Annual sessions	Total sessions
1-11 times	2.6%	1	2	11	19
12-23 times	2.0%	12	16	23	30
24-51 times	2.4%	24	38	51	81
52-103 times	3.3%	52	113	103	224
104 -155 times	2.2%	104	151	155	225
156 - 207 times	0.9%	156	93	207	123
208 -259 times	0.5%	208	69	259	86
260 -311 times	0.2%	260	34	311	41
312 -363 times	0.0%	312	0	363	0
364+ times	0.0%	364	0	364	0
			516		829
Regional market	0.05		542		871
Base attendance (median)	706				

Loxton Waikerie		Minimum		Maximum	
Annual participation	Basketball	Annual sessions	Total sessions	Annual sessions	Total sessions
1-11 times	2.6%	1	8	11	86
12-23 times	2.0%	12	72	23	138
24-51 times	2.4%	24	173	51	368
52-103 times	3.3%	52	516	103	1,022
104 -155 times	2.2%	104	688	155	1,026
156 - 207 times	0.9%	156	422	207	560
208 -259 times	0.5%	208	313	259	390
260 -311 times	0.2%	260	156	311	187
312 -363 times	0.0%	312	0	363	0
364+ times	0.0%	364	0	364	0
			2,349		3,778
Regional market	0.05		2,467		3,967
Base attendance (median)	3,217				

Table 7.4 shows for netball the expected annual attendance range of from 506 to 820 with a base attendance of 663 for Waikerie and a range from 2,306 to 3,733 with a base attendance for the wider District Council of Loxton Waikerie of 3,020.

Table 7.4: Estimate of total annual attendance for netball

Waikerie		Minimum		Maximum	
Annual participation	Netball	Annual sessions	Total sessions	Annual sessions	Total sessions
1-11 times	2.2%	1	1	11	16
12-23 times	1.9%	12	15	23	29
24-51 times	2.3%	24	36	51	77
52-103 times	3.3%	52	113	103	224
104 -155 times	2.0%	104	137	155	205
156 - 207 times	1.0%	156	103	207	137
208 -259 times	0.3%	208	41	259	51
260 -311 times	0.3%	260	34	311	41
312 -363 times	0.0%	312	0	363	0
364+ times	0.0%	364	0	364	0
			482		781
Regional market	0.05		506		820
Base attendance (median)	663				

Loxton Waikerie		Minimum		Maximum	
Annual participation	Netball	Annual sessions	Total sessions	Annual sessions	Total sessions
1-11 times	2.2%	1	7	11	73
12-23 times	1.9%	12	69	23	131
24-51 times	2.3%	24	166	51	353
52-103 times	3.3%	52	516	103	1,022
104 -155 times	2.0%	104	626	155	933
156 - 207 times	1.0%	156	469	207	623
208 -259 times	0.3%	208	188	259	234
260 -311 times	0.3%	260	156	311	187
312 -363 times	0.0%	312	0	363	0
364+ times	0.0%	364	0	364	0
			2,197		3,556
Regional market	0.05		2,306		3,733
Base attendance (median)	3,020				

Table 7.5 shows for fitness/gym the expected attendance range of from 45,066 to 59,222 with a base attendance of 52,144 for Waikerie and a range from 194,087 to 255,054 with a base attendance for the wider District Council of Loxton Waikerie of 224,570.

Table 7.5: Estimate of total annual attendance for fitness/gym

Waikerie		Minimum		Maximum	
Annual participation	Fitness/gym	Annual sessions	Total sessions	Annual sessions	Total sessions
1-11 times	5.0%	1	16	11	177
12-23 times	5.0%	12	193	23	369
24-51 times	8.0%	24	617	51	1,311
52-103 times	14.0%	52	2,339	103	4,632
104 -155 times	19.0%	104	6,348	155	9,460
156 - 207 times	21.0%	156	10,524	207	13,964
208 -259 times	11.0%	208	7,350	259	9,152
260 -311 times	8.0%	260	6,682	311	7,992
312 -363 times	3.0%	312	3,007	363	3,498
364+ times	5.0%	364	5,846	364	5,846
			42,920		56,402
Regional market	0.05		45,066		59,222
Base attendance (median)	52,144				

Loxton Waikerie		Minimum		Maximum	
Annual participation	Fitness/gym	Annual sessions	Total sessions	Annual sessions	Total sessions
1-11 times	5.0%	1	69	11	761
12-23 times	5.0%	12	830	23	1,591
24-51 times	8.0%	24	2,656	51	5,645
52-103 times	14.0%	52	10,072	103	19,950
104 -155 times	19.0%	104	27,337	155	40,743
156 - 207 times	21.0%	156	45,322	207	60,139
208 -259 times	11.0%	208	31,654	259	39,415
260 -311 times	8.0%	260	28,776	311	34,421
312 -363 times	3.0%	312	12,949	363	15,066
364+ times	5.0%	364	25,179	364	25,179
			184,844		242,908
Regional market	0.05		194,087		255,054
Base attendance (median)	224,570				

7.4. Conclusions from Sports Court Expected and Actual Demand

This section has identified a stable and strong usage for both basketball and netball at Waikerie. The current usage identified by Belgravia Leisure – the facility manager on behalf of Council indicates that existing usage and demand for the facility across these two sports is higher than the national and state participation levels that would be expected for the community. This demonstrates strong community support for the facility and that it is achieving its objective of providing the sport and recreation infrastructure needs of the community.

Key Observations on existing and expected demand across include:

- Average utilisation is approximately 26 hours a week during November, December, February and March (63% occupancy). While in other months its between 10-13 hours utilisation across peak, shoulder and non-peak times (24-30% occupancy).
- The facility (single court) is current utilised at approximately 38% capacity across shoulder and peak periods for a 48 week year (note: its important to account for some lax periods in some holiday periods, however there can be increased usage during winter holiday months).
- There is underutilisation for the facility during peak and shoulder periods of 32%. This represents significant spare capacity across the year.
- There is capacity for additional social usage of the indoor court during school hours for non-school aged participant activities and on weekends
- Peak netball usage is from April to September, with potential for increased use for netball after school hours and on weekends during the netball season.
- Peak basketball usage is from November to March, with three to five hours of court usage per weekday and limited weekend use for carnivals. There would be limited potential for increased use for basketball after school hours and on weekends during the basketball season, including the potential for longer weeknight opening hours.
- There is significant spare capacity in the indoor court, particularly around peak times for most months of the year (April-October), and every month there is spare capacity on the weekends.
- Current usage data provided by Belgravia Leisure indicates that annual basketball patronage is higher (approximately 25%) than expected for the demographic profile of the District Loxton Waikerie.
- Current usage data provided by Belgravia Leisure indicates that annual netball patronage is around twice as high as expected for the demographic profile of Waikerie, but around half as much as the profile for the District of Loxton Waikerie.
- During peak periods (November, December, February and March), the facility is operating at approximately 63% capacity, with minimal space for further optimisation and utilisation.
- Overall participation and demand expectations at the Waikerie Recreation Centre indicates the existing facility is meeting the needs of the community across the year.

8. Infrastructure Network Analysis

Given the regional location of the District Council of Loxton Waikerie, there are a limited number of indoor sports courts or recreation facilities across the network. A desktop search identified The Precinct, Loxton in the District and Alan Glassey Park in the Berri Barmera Council jurisdiction. Both facilities would not be considered as direct competitor facilities given the distance and time to travel between the facilities. Accordingly, there are no real competitor venues for Waikerie Recreation Centre for community participation for the indoor sports held at the venue.

8.1. The Precinct, Loxton

The Precinct, Loxton is located in Loxton, approximately 75km by road from Waikerie Recreation Centre (52 minute drive). The Precinct, Loxton opened in March 2020, and includes:

- Two indoor multipurpose courts for basketball, netball, volleyball and events
- Café
- Tiered indoor seating
- Multi-purpose change rooms to service the stadium and outdoor playing areas
- Outdoor multi use netball and basketball courts, car park and associated landscaping
- Meeting rooms and office
- Treatment room and storage space
- Gym area
- Mezzanine function area.



Rates for hire at the Precinct are:

Stadium

Item	Price	Item	Price
Indoor court hire (games)	\$45.00	Indoor court hire (trainings)	\$35.00
Social hire (hour)	\$7.00	Outdoor court hire (day up to 6pm)	\$15.00
Outdoor court hire (day after 6pm)	\$20.00	Outdoor court hire (games)	\$20.00
Fully day – indoor court (per court per day)	\$320.00	All 4 outdoor courts (per day)	\$430.00
Total facility (indoor and outdoor courts)	\$960.00		

Room Hire (downstairs)

Canteen (per day)	\$200.00	Canteen (half day)	\$100.00
Meeting room 1 or 2 (per room up to 3 hours)	\$15.50	Meeting room 1 and 2 (up to 3 hours)	\$30.00
Meeting room 1 or 2 (whole day)	\$45.00	Meeting room 1 and 2 (whole day)	\$80.00
Change room 1 or 2 (half per room per day)	\$25.00	Change room 1 or 2 (per room per day)	\$50.00
Umpire change rooms (per day)	\$30.00	Gym room (per day)	\$90.00
Tea and coffee station	\$30.00	Carpet set up (one court)	\$750.00
Carpet set up (both courts)	\$1,500.00	Storage area inside (annual)	\$100.00
Storage area (outside)	\$100.00		

8.2. Alan Glassey Park

Alan Glassey Park is located at 25 Chilton Road, Berri. The park is a major regional sports park for the Berri Barmerra Council, adjacent to the District Council of Loxton Waikerie. The park is approximately 65km from Waikerie Recreation Centre (50 minute drive). Facilities include:

- An indoor sports stadium
- Playing fields
- Clubrooms
- Hall for hire
- Event space
- Sports at the venue include baseball, basketball, croquet, gymnastics, hockey, lawn bowls, netball and softball.

9. Benchmarking and Industry Trends

SGL has undertaken desktop research on published data which has been correlated with information sourced from prior studies to identify key sport and recreation trends. Below are a series of trends that have implications for multi-use indoor recreation facilities.

9.1. Social Trends

- Australia's population is growing but also ageing with increasing numbers of older people participating in a wider range of sport and recreation activities.
- There has been a slow relocation away from capital cities with lifestyle and affordability being driving factors behind this population migration.
- More than half of working Australians are in part time or casual work. This is impacting the ability to participate in regular sport and recreation activities.
- Councils are taking more of a role in encouragement of active lifestyles to reduce social isolation and improve health outcomes, both physical and mental.

9.2. Participation Trends

- There has been a trend towards more individual or small group non-organised sport and recreation activity participation, and a movement away from more traditional organised sports. This has been exacerbated by the Covid-19 pandemic. This is supported by the participation statistics presented in Chapter 6.
- People have less time for sport and recreation participation so convenience in being able to participate at a time that suits each individual is becoming increasingly important.
- There is an increased consumer approach, where people can just arrive and participate in sport and recreation activities at a time that suits their lifestyle, eg: 24/7 gymnasiums and other similar pay and play activities.
- More people are using public parks and open space to participate in fitness and exercise programs, either as individuals or with a person trainer/small group. This is reducing the reliance on built infrastructure/buildings.

9.3. Infrastructure and Facility Trends

- Quality facilities – often high quality sport and recreation facilities are seen as a key tool to help attract new residents, particularly those in more regional centres.
- Multi-purpose facilities are increasingly being developed to serve multiple sports at different standards and levels of competition as well as other ancillary activities such as markets and shows.

- Toilets and change rooms are expected to be adequate in size, accessible to playing areas and compliant for people with a disability.
- Local governments are recognising the importance of creating environments to enable people to lead active and healthy lives, placing greater focus on integration with urban planning including provision of walking/cycling paths, access to parks and open space.
- Outdoor individual fitness equipment has been increasingly installed in public open spaces, providing an opportunity to meet the demand from people to exercise at a time that suits them.
- Local governments have an increased awareness of the need for a 'whole-of-life' approach to facility development and asset management.
- With economic constraints and limited capital and operational budgets, new innovative funding arrangements are being considered.

9.4. Model multi-use facilities

Multi-purpose facilities are increasingly being developed to serve multiple sports/recreation activities at different standards and levels of competition. Below are some recent examples of such facilities that have been developed or in the process of being redeveloped and expanded to meet community demand. There will often include an indoor component, including indoor courts and a gymnasium.

9.4.1. Port Noarlunga Sports Complex – Port Noarlunga

The Port Noarlunga Sports Complex is in the City of Port Noarlunga, a city with a 2022 estimated resident population of 3,232 people. The complex is used by the Port Noarlunga Football Club, Port Noarlunga Cricket Club, Port Noarlunga Netball Club and the Port Noarlunga Tennis Club. Other groups also use the facility for community music and social events such as South Coast Raw and the Blues Festival. Sporting clubs will have licences to operate and play from the facility.

Sporting facilities include an Australian Football/cricket oval, cricket nets (three) and six tennis/netball courts. A new multi-use club building is currently under construction that will service all current sports and cater for future anticipated sport and recreation needs of the community.

The new building will meet modern sporting facility guidelines, helping to promote female and junior participation in sport. Being positioned next to the oval and hard courts will provide function space with views across all playing surfaces, offering improved site connectivity and a flexible layout to meet the diverse needs of user groups. Construction of the facilities includes:

- Four player change rooms with shower and toilet amenities
- Two umpire change rooms
- A medical room
- An oval sport canteen
- A court sport canteen
- A kitchen and bar
- A large multi-function room with amenities
- Storage rooms

- Offices
- An external viewing deck.

9.4.2. Summit Sport and Recreation Park – Mount Barker District Council

Summit Sport and Recreation Park is being developed by Mount Barker District Council as a multi-use regional sports hub. The Mount Barker District Council 2022 estimated resident population is 41,059 people. Facilities constructed to date include two premier synthetic football (soccer) pitches and associated clubrooms, one Australian Football/cricket oval and cricket practice nets.

A number of clubs have entered licences to operate and play from the facility.

Other facilities proposed for development in future stages include two additional football (soccer) pitches, a second Australian Football/crocket oval, netball courts and tennis/netball courts.

9.4.3. South Pine Sports Complex – Moreton Bay Regional Council

South Pine Sports Complex is in the Moreton Bay Regional Council area, with an estimated residential population of 497,154 in 2022. The Complex is a multi-use facility with both indoor and outdoor sport and recreation facilities. The venue is currently home to 14 sporting clubs and one commercial beach volleyball centre. Sporting activities include Australian Football, Basketball, Beach Volleyball, Cricket, Dog Agility, Futsal, Gymnastics, Hockey, Netball, Roller Derby, Rugby Union, Rugby League, Soccer, Touch Football and Taekwondo.

Outdoor playing fields include:

- 3 Rugby League fields
- 2 Rugby Union fields with an associated clubhouse that includes:
 - universal change rooms and officials' rooms
 - first-aid room, storerooms, merchandise room
 - gym space, spectator amenities and canteen
 - separate club meeting rooms for the rugby union and touch football clubs
- 4 Football (soccer pitches) with a 5th mini pitch
- 2 Australian Football ovals
- 1 cricket oval with a second cricket oval/2 hockey pitch fields
- Dog agility and training area
- Newly constructed BMX racetrack and clubhouse.

The indoor sports centre includes:

- three multi-purpose indoor sports courts
- canteen and spectator areas
- offices, multipurpose function room/event space with supporting servery facilities
- retractable grandstand seating, storage areas, universal change rooms, officials' rooms, compliance and first aid rooms and spectator amenities.

10. Benchmarking Recreation Centre Construction Cost Estimations

This section examines construction costs for indoor sports facilities across regional Australia over the past decade, with particular emphasis on South Australian examples relevant to the Waikerie Recreation Centre expansion. Key findings reveal significant cost escalation trends (45-123% increases since 2018), multi-court facility benchmarks of \$3.5M-\$16.75M per court, and critical design considerations impacting financial viability. The analysis draws from a number of recent recreation centre development projects demonstrating how regional infrastructure costs align with national patterns while being influenced by local factors.

10.1. Case Studies

In the below section we have undertaken a review of similar redevelopments and upgrades of indoor sports court facilities in South Australia, Victoria and NSW on the past 10 years. We have prioritised case examples in regional areas, however, there are a few other city based case examples for cost comparison purposes.

10.1.1. South Australian Projects

Indoor recreation centre redevelopments across South Australia have demonstrated significant cost escalation trends since 2019, reflecting both inflationary pressures and evolving design standards. Key projects include:

Project	The Precinct, Victor Harbor (2026)	Loxton Recreation Precinct (2020)	Mount Gambier Community Hub (2023)	Naracoorte Regional Sports Centre (2023)	Mitchell Park Sports and Community Club Redevelopment Proposal (2021/22)
Scope	4 indoor courts	2 FIBA-compliant courts + gym	6 courts + 25m pool	6 courts + aquatic integration	2 court Basic upgrade
Cost Estimation	\$42 million core (\$10 million/court)	\$13.2 million (\$6.6 million/court) previous response	\$57.3 million (\$9.55 million/court)	\$35million	\$16million (\$8million per court)
Other	PPP model reduced council liability to \$11.7M; solar integration offset 14% operational costs.		63% grants, 37% council debt; operational subsidy \$928k/year.		

Key Trends from these developments include:

- Significant cost escalation has impacted on some projects, such as the Victor Harbor project, which has risen in estimated cost from \$25million in 2020 to a now estimated \$42 million in 2025.
- Per-court costs range from \$6.6M (Loxton) to \$10.5M (Victor Harbor), influenced by ancillary facilities and compliance standards.
- Post-COVID inflation: Waikerie’s 2020 estimate of \$7.5M escalated to \$16.75M in 2024 (+123%), exceeding state averages due to scope changes and material volatility.

10.1.2. Victorian and NSW Projects

Indoor recreation centre redevelopments across Victoria and NSW have demonstrated significant cost escalation trends since 2019, reflecting both inflationary pressures and evolving design standards. Key projects include:

Project	Macedon Ranges Regional Sports Hub (2024)	Warragul Leisure Centre Expansion (2024)	Lane Cove Multi-Sport Facility (2025)	Griffith Regional Sports Precinct (2021)
Scope	3 court Stadium	2 court facility	8 Court Facility	7 court facility
Cost Estimation	\$29million	\$12.8million	\$81 million	\$31.9million
Other	There are two future stages to this development with a further \$32.5 million in estimated costs	The option chosen was a basi two court facility. There are future stages for growth in future years.	This project is highly contentious and has had significant cost blow outs from initial scoping of \$30 million	This was an expansion of an existing facility to cover 7 courts. Additional expenses were associated with a swimming pool.

10.2. Core Inflation Factors in South Australia (2019–2025)

SA’s construction costs have risen 48% cumulatively since 2019, outpacing national averages (33%):

Material Costs

- Concrete: +41% (2020–2025, Altus Group).
- Structural steel: +62% (post-COVID supply chain disruptions).
- Freight surcharges: +22% for regional deliveries (Slattery 2025).

Labour Costs

- Wages: 3.6% annual growth in SA’s construction sector (Oxford Economics 2024).
- Skilled shortages: 9% regional wage premium vs. metro areas.

Compliance and Risk

- Bushfire standards (AS 3959): +8% in Riverland projects.
- NDIS accessibility: +12% for universal change rooms and ramps.

SA's construction inflation has been driven by interconnected material, labour, and compliance pressures, amplified by regional freight challenges and energy cost volatility. These trends underscore the need for proactive risk allocation and innovative procurement models to sustain infrastructure development in regional areas.

10.3. Economic Multipliers and Compounding Pressures

Construction cost inflation in SA is amplified by three key multipliers:

- Labour-Cost Feedback Loop: High wages attract metro contractors, increasing competition and bids (e.g., Victor Harbor's \$42M tender saw 23% premium over estimates).
- Material-Delay Penalties: Freight delays can add 6–8 weeks to construction schedules, increasing financing costs
- Grant Dependency: Every \$1M in unsecured grants correlates with 2.1% higher debt-servicing costs (SA Treasury 2024).

South Australia's construction landscape remains the most volatile nationally, with Waikerie's proposed two-court facility facing twin pressures of historic inflation and tightening grant access. The \$10.5M/court benchmark set by Victor Harbor's \$42M precinct underscores the necessity of disciplined scope management and proactive risk allocation. These insights, coupled with NSW and Victorian comparators, provide a rigorous foundation for Waikerie's financial modeling.

11. Redevelopment Options

The District Council of Loxton Waikerie has had various concept options prepared for redevelopment of Waikerie Recreation Centre. These include redevelopment of the existing single indoor court facility and two variations of redevelopment into a two indoor court facility.

11.1. Option A – Redevelopment of existing single indoor court facility

Option A is a redevelopment of the existing single indoor court facility. Key elements of this option include:

- A new entry foyer, club office and shop, administration and kiosk
- New amenities and change facilities
- Spectator seating
- Court extension and gallery
- Multi-use function room
- Car park extension on the site of the former Croquet club.

Option A is shown at Sketch 10.1: Conceptual Design – Option A (Draft).

11.2. Option B – Redevelopment into two indoor court facility

Option B is a redevelopment into a two indoor court facility. Key elements of this option include:

- A new entry foyer, club office and shop, administration and kiosk
- New amenities and change facilities
- Spectator seating
- Second indoor court
- Court extension and gallery
- Multi-use function room
- Car park extension on the site of the former Croquet club.

Option B is shown at Sketch 10.2: Conceptual Design – Option B (Draft).

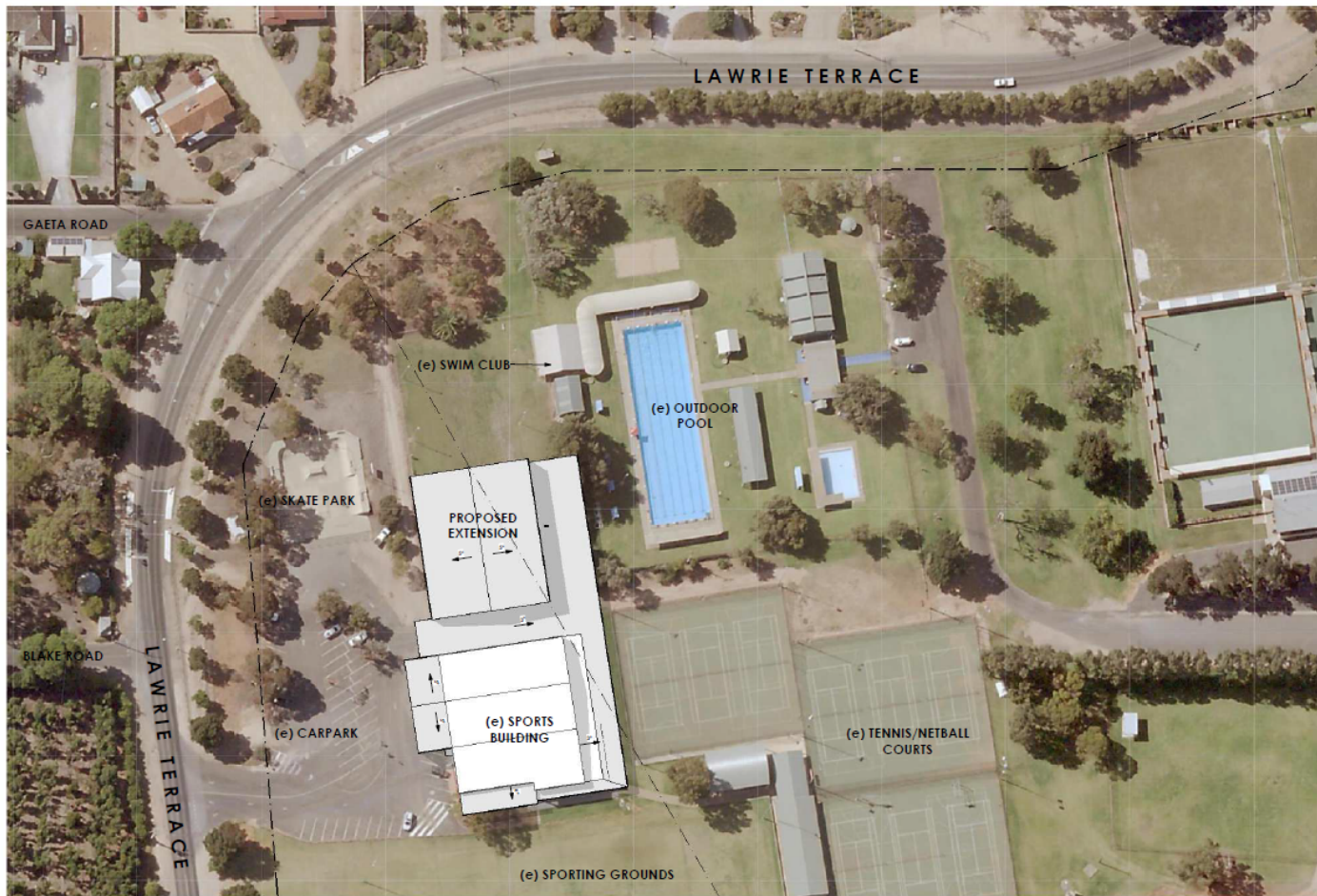
11.3. JBG Architects - Redevelopment into two indoor court facility

The JBG Architects option included:

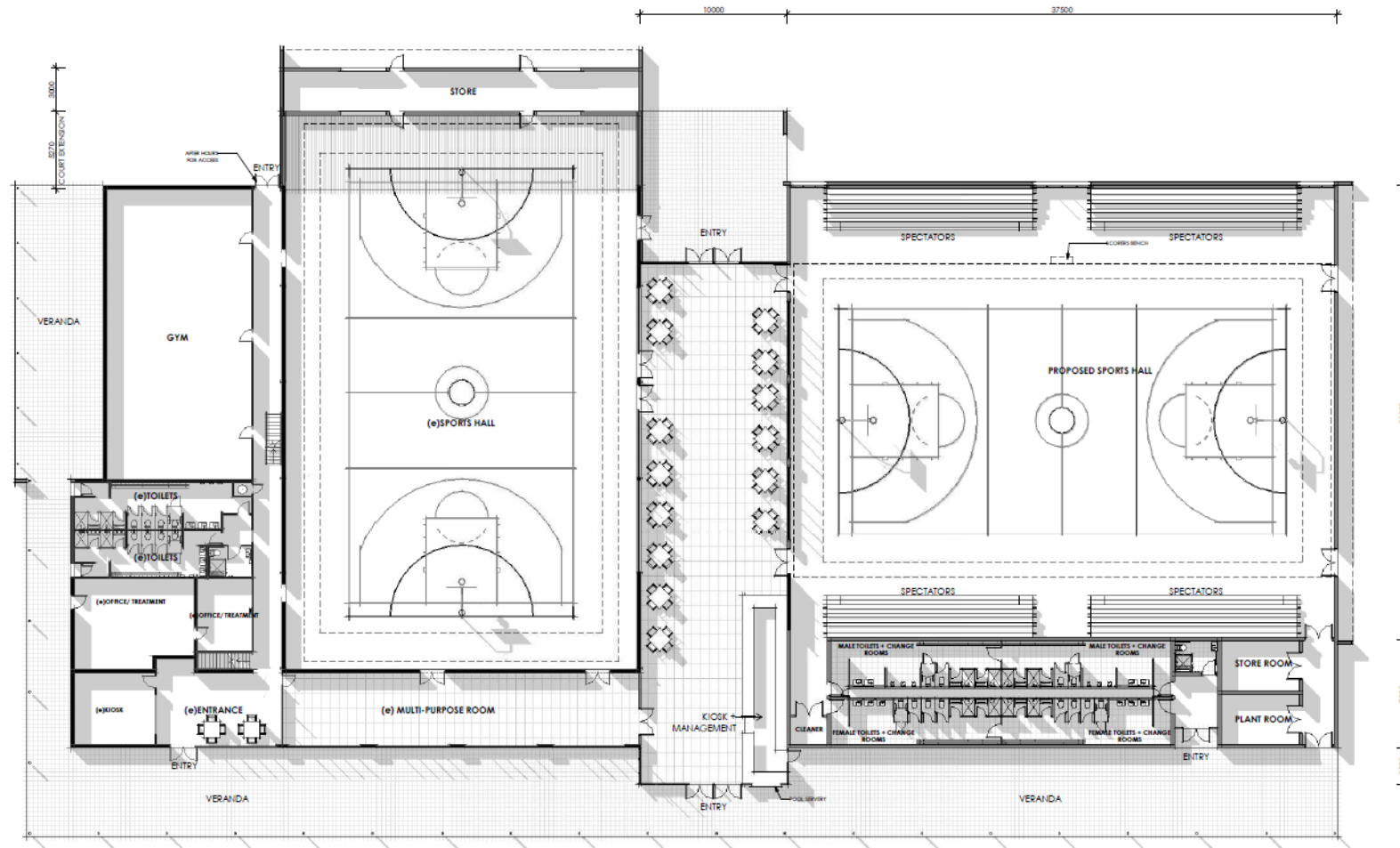
- A new entry, kiosk and management area
- New amenities and change facilities
- Second indoor court with spectator seating
- Multi-use function room

Rider Levett Bucknall provided a concept order of cost estimate for this option, updated in May 2024, escalated to June 2028. The estimated total cost for this option has been provided at \$16,750,000 (excluding GST).

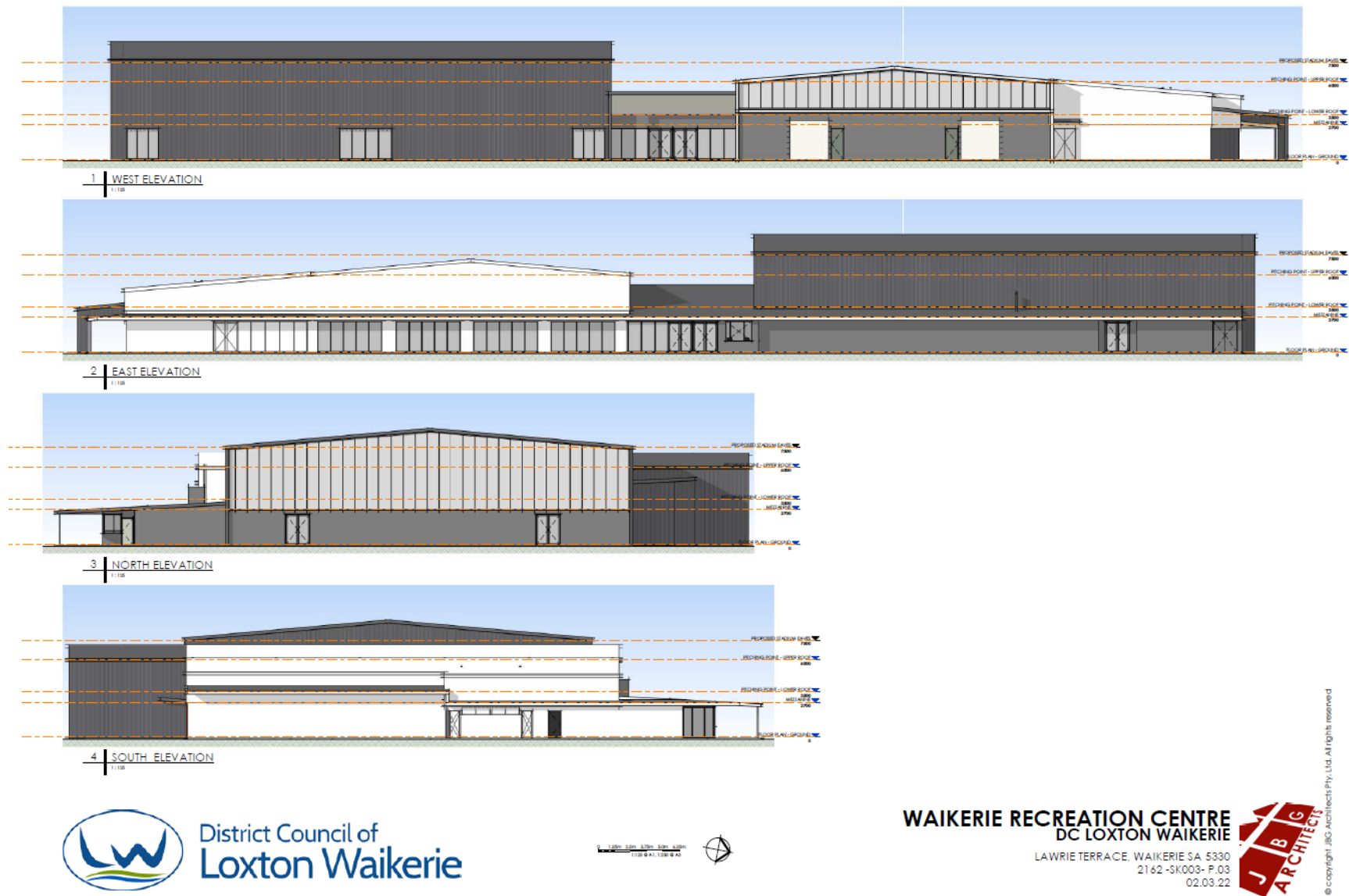
The JBG Architects option is shown at Sketches 10.3: SK001 to 10.6: SK004.



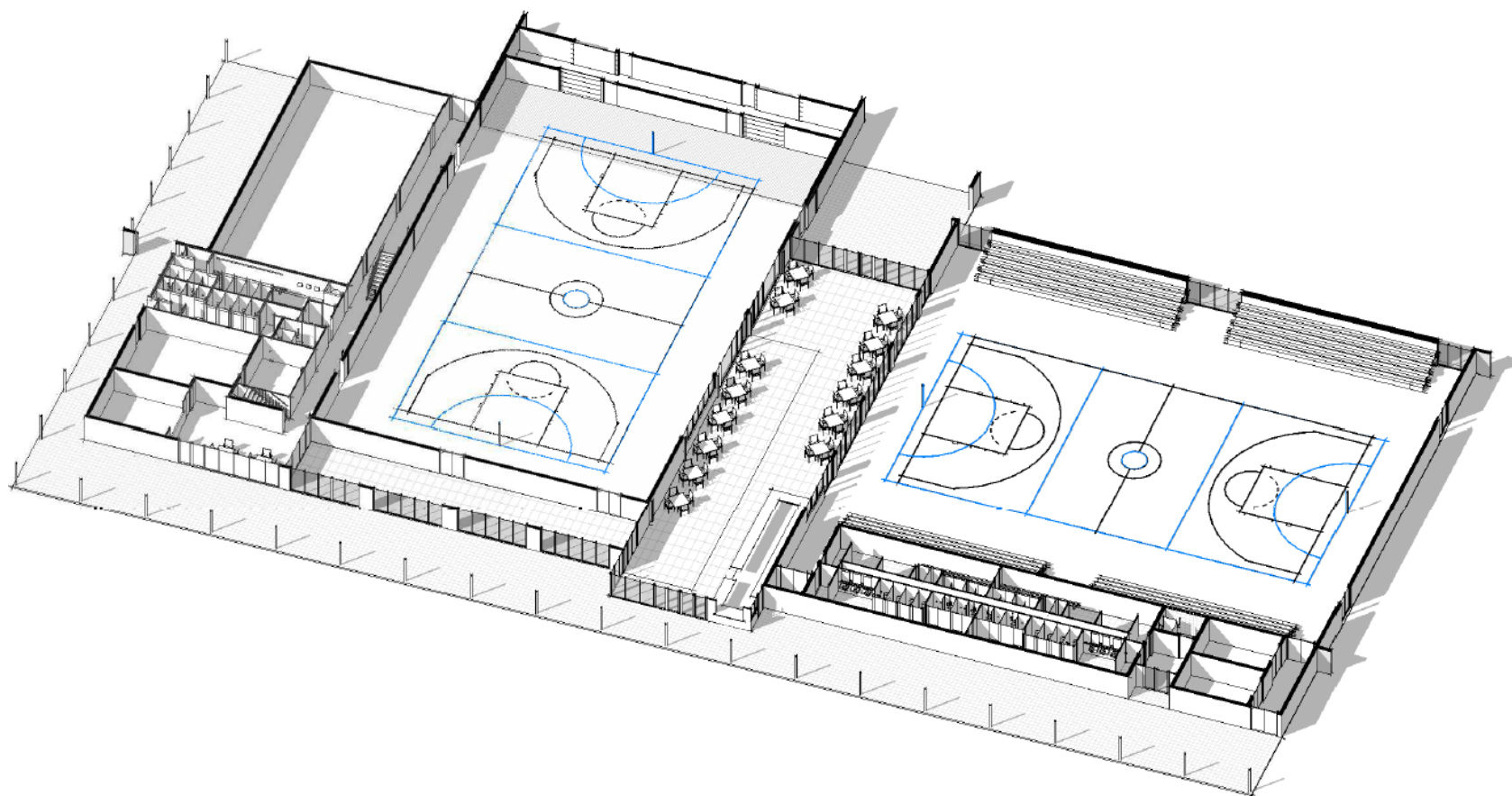
Sketch 10.3: SK001



Sketch 10.4: SK002



Sketch 10.5: SK003



District Council of
Loxton Waikerie

1 | AXOMETRIC VIEW
0 100m 200m 300m 400m 500m
1:100 @ A1, 1:250 @ A3



WAIKERIE RECREATION CENTRE
DC LOXTON WAIKERIE

LAWRIE TERRACE, WAIKERIE SA 5330
21 62 -SK004- P.03
02.03.22



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Sketch 10.6: SK004

11.4. Alternate covered court option

An alternate option to provide increased covered court space could include construction of an all weather cover over the existing outdoor courts that sit adjacent to the indoor facility. This could include construction of a new facility entry to provide a single point of entry for the indoor facility, swimming pool and covered outdoor courts. Figure 10.1 provides an aerial overlay of this option.

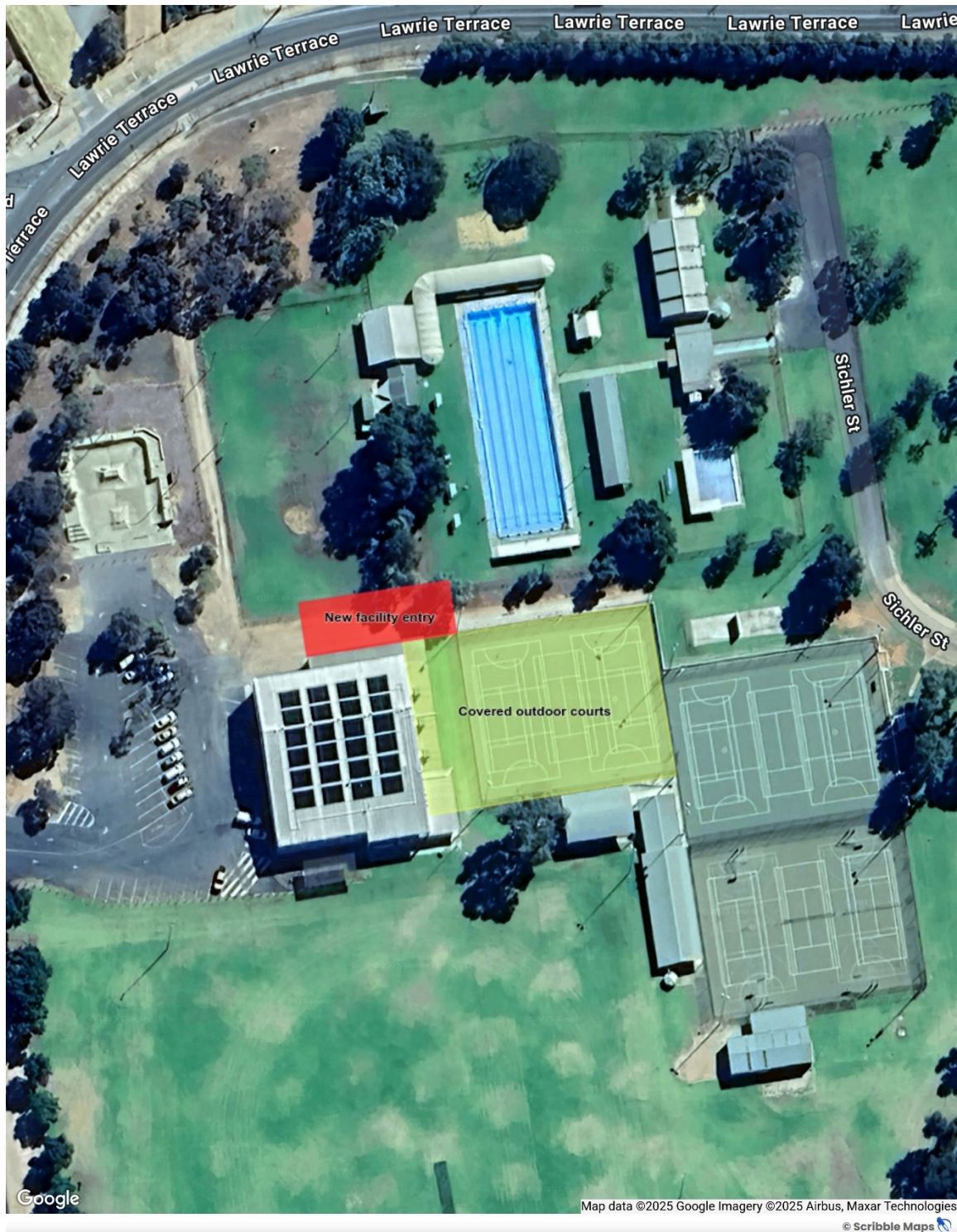


Figure 10.1: Covered outdoor courts and new entry point.

12. Financial Analysis

This chapter looks at the financial analysis of and assessment of income and expenditure for the existing and future Waikerie Recreation Centre. The data contained here has been based on three scenarios, namely no expansion, expansion to a two indoor court facility and the third option identified at section 10.4 of a weatherproof shelter constructed over two existing outdoor courts.

The analysis has assumed a marginal increase in usage due to a new facility drawing in more participants. However, as current demand is only utilising the facility at 38% capacity across the peak and shoulder periods on an annualised basis, we have assumed a two court facility would see occupancy at only 20% across these periods.

Operating Assumptions

The operating assumptions for an indoor sports courts are based on:

		hours/week	Occupancy	Hire rate	Revenue
Peak hours (weekdays)	6:30pm – 9:30pm	15			
Peak hours (Saturday)	9:00am – 6:00pm	9			
		24	20%	\$40.00	\$18,432
Shoulder hours (weekdays)	4:00pm – 6:30pm	12.5			
	9:30pm – 10:30pm	5			
Shoulder hours total		17.5	20%	\$37	\$12,432
Off peak hours (weekdays)	9:00am – 4:00pm	7			
Off peak hours (Sunday)	9:00am – 10:00pm	13			
		22.5	10%	\$25	\$0
Number of courts	2				\$30,864
Weeks p/a	48				
Change in occupancy	100%				
Change in hire rate	\$40.00				

Additional assumptions for operating would include:

- Marginal increase in staffing requirements for a second court
- Increased cleaning expenses
- Increased utility costs for facility
- Similar income from fitness centre and other income generated at the facility.

In developing the overall financial analysis, we have identified the implied cost of short term general maintenance and long term annual maintenance (depreciation), as an actual cost. Council currently absorbs these costs, and do not report them in the annual accounts provided by the centre manager.

12.1. Scenario 1: No expansion

Income and Expenditure assumptions are presented below:

INCOME		
Fitness Centre		
Membership Fees	\$171,171	
Sub Total	\$171,171	\$171,171
Sports Hall		
Court Hire	\$54,012	
Other Room Hire	\$5,000	
Sub Total	\$59,012	\$59,012
Kiosk net profit	\$22,856	\$22,856
TOTAL		\$253,039
EXPENDITURE		
Staff		
Manager	\$80,984	
Kiosk Reception	\$30,000	
Fitness Staff	\$10,000	
Sub Total	\$110,984	\$110,984
Staff Overheads		
Staff Uniforms	\$500	
Leave provisions	\$16,385	
Workcover	\$1,828	
Payroll tax	\$6,982	
Superannuation	\$12,763	
Sub Total	\$38,458	\$38,458
Maintenance		
Maintenance	\$100,000	
Long Term Maintenance	\$250,000	
Cleaning	\$6,710	
Cleaning Consumables	\$5,422	
Security	\$2,000	
First Aid and Safety	\$1,000	
Utilities	\$30,000	
Sub Total	\$395,132	\$395,132
Administration		
Tele communications	\$20,000	
Insurance	\$5,000	
Building Insurance	\$50,000	
Advertising and Marketing	\$5,000	
Legal and accounting	\$10,000	
General administration	\$10,000	
Bank charges	\$1,000	
Fitness Centre Incidentals	\$5,000	
Sports Hall Incidentals	\$5,000	
Payroll and accounts	\$10,000	
Management supervision	\$50,000	
Miscellaneous	\$10,000	
Sub Total	\$181,000	\$181,000
TOTAL		\$725,574

Operating profit**-\$472,535**

Assumptions	
Annual General Maintenance	0.02 of Construction Cost
Annualised Long Term Maintenance (Depreciation)	0.05 of Construction Cost
Building Insurance Costs	0.01 of Construction Cost
Valuation Estimate	\$ 5,000,000

12.2. Scenario 2: Expansion to a two indoor court facility

Income and Expenditure assumptions are presented below:

INCOME**Fitness Centre**

Membership Fees	\$171,171	
Sub Total	\$171,171	\$171,171

Sports Hall

Court Hire	\$108,024	
Other Room Hire	\$5,000	
Sub Total	\$113,024	\$113,024
Kiosk net profit	\$22,856	\$22,856

TOTAL		\$307,051
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EXPENDITURE**Staff**

Manager	\$80,984	
Kiosk Reception	\$30,000	
Fitness Staff	\$10,000	
Sub Total	\$110,984	\$110,984

Staff Overheads

Staff Uniforms	\$500	
Leave provisions	\$16,385	
Workcover	\$1,828	
Payroll tax	\$6,982	
Superannuation	\$12,763	
Sub Total	\$38,458	\$38,458

Maintenance

Maintenance	\$335,000	
Long Term Maintenance	\$837,500	
Cleaning	\$6,710	
Cleaning Consumables	\$5,422	
Security	\$2,000	
First Aid and Safety	\$1,000	
Utilities	\$30,000	
Sub Total	\$1,217,632	\$1,217,632

Administration

Tele communications	\$20,000	
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Insurance	\$5,000	
Building Insurance	\$167,500	
Advertising and Marketing	\$5,000	
Legal and accounting	\$10,000	
General administration	\$10,000	
Bank charges	\$1,000	
Fitness Centre Incidentals	\$5,000	
Sports Hall Incidentals	\$5,000	
Payroll and accounts	\$10,000	
Management supervision	\$50,000	
Miscellaneous	\$10,000	
Sub Total	\$298,500	\$298,500
TOTAL		\$1,665,574
Operating profit		-\$1,358,523

Assumptions	
Annual General Maintenance	0.02 of Construction Cost
Annualised Long Term Maintenance (Depreciation)	0.05 of Construction Cost
Building Insurance Costs	0.01 of Construction Cost
Construction Cost Estimate	\$ 16,750,000

12.3. Scenario 3: Cover over existing outdoor courts

Income and Expenditure assumptions are presented below:

INCOME		
Fitness Centre		
Membership Fees	\$171,171	
Sub Total	\$171,171	\$171,171
Sports Hall		
Court Hire	\$108,024	
Other Room Hire	\$5,000	
Sub Total	\$113,024	\$113,024
Kiosk net profit	\$22,856	\$22,856
TOTAL		\$307,051
EXPENDITURE		
Staff		
Manager	\$80,984	
Kiosk Reception	\$30,000	
Fitness Staff	\$10,000	
Sub Total	\$110,984	\$110,984
Staff Overheads		
Staff Uniforms	\$500	
Leave provisions	\$16,385	
Workcover	\$1,828	
Payroll tax	\$6,982	
Superannuation	\$12,763	

Sub Total	\$38,458	\$38,458
Maintenance		
Maintenance	\$140,000	
Long Term Maintenance	\$350,000	
Cleaning	\$6,710	
Cleaning Consumables	\$5,422	
Security	\$2,000	
First Aid and Safety	\$1,000	
Utilities	\$30,000	
Sub Total	\$535,132	\$535,132
Administration		
Tele communications	\$20,000	
Insurance	\$5,000	
Building Insurance	\$70,000	
Advertising and Marketing	\$5,000	
Legal and accounting	\$10,000	
General administration	\$10,000	
Bank charges	\$1,000	
Fitness Centre Incidentals	\$5,000	
Sports Hall Incidentals	\$5,000	
Payroll and accounts	\$10,000	
Management supervision	\$50,000	
Miscellaneous	\$10,000	
Sub Total	\$201,000	\$201,000
TOTAL		\$885,574
Operating profit		-\$578,523
Assumptions		
Annual General Maintenance	0.002 of Construction Cost	
Annualised Long Term Maintenance (Depreciation)	0.005 of Construction Cost	
Building Insurance Costs	0.01 of Construction Cost	
Construction Cost Estimate + Valuation	\$ 7,000,000	

12.4. Financial Conclusions

Based upon assessment of the expected and actual demand utilisation at the facility, combined with the review of expected income and expenses, the facility is expected to require an annual subsidy from council of between \$472,575 and \$1,258,583, depending on which scenario may be progresses.

Based upon the estimated usage of the court facilities in 2022-23 of approximately 8,900 patrons this would reflect a per patron visit subsidy of \$65 for scenar 3 to \$141.41 for scenario 2.

13. Capital Cost Analysis

This chapter provides an assessment and analysis on the capital costs (based on the existing estimates that Council already has).

The Capital Cost estimates obtained by Council for redevelopment of Waikerie Recreation Centre as a two indoor court facility have been prepared by Rider Levett Bucknall, most recently updated in May 2024. The cost estimate has been escalated to June 2028, coming in at \$16,750,000 (excluding GST). The cost estimate is based on the estimated order of costs for construction of the facility as proposed with an assumption on the level of fittings and finishes.

Escalation to June 2028 does create some risk as it involves assumptions on increases to construction costs and consumer price increases. It is an estimate however, and by escalating to forward years, this provides Council with a more accurate construction cost estimate that can be used to support grant or other funding submissions that will be more relevant at the time the construction works could be undertaken, ie in future years.

The cost estimation for this project is consistent with the inflationary effects on construction for comparable projects throughout South Australia, Victoria and NSW. It should be noted that there are macroeconomic risks as a consequence of global economic uncertainty which may result in further inflationary effects, and/or constrained financial resourcing.

14. Stakeholder Engagement and Consultation

This chapter documents the structured engagement process with the Waikerie Recreation Centre Working Group and key stakeholders. The collaborative process informed the feasibility assessment by aligning redevelopment options with community needs, operational realities, and long-term financial sustainability. A preliminary presentation of findings to the District Council of Loxton Waikerie was made on February 18, 2025. Key stakeholder feedback has been listed below.

14.1. District Council of Loxton Waikerie Feedback (19 February 2025)

Utilisation and Benchmarking Concerns

- **Data Reconciliation:** Councilors questioned the disparity between Belgravia's reported 38% occupancy and demographic projections suggesting 62% demand potential. Requests were made for comparative analysis with facilities in Mount Gambier (SA) and Albury-Wodonga (NSW/VIC).
- **Best Practice Gaps:** Concerns arose that Waikerie's single-court setup underperforms against regional benchmarks like Port Pirie's 4-court complex (73% utilization).

Financial and Prioritisation Apprehensions

- **Cost Skepticism:** The \$16.75M two-court estimate was deemed excessive relative to Loxton's Precinct development (\$13.2M). Councillors urged exploration of cost-saving modular designs.
- **Equity Debates:** Perceptions of Loxton-centric investment were challenged, necessitating explicit alignment with the Council's Regional Equity Policy 2023.

Alternative Solutions Discussion

- **Covered Outdoor Courts:** Proposed as a lower-cost alternative but critiqued for limited multi-sport adaptability.
- **Subsidy Implications:** Demographic aging trends (31.7% over 65 by 2030) raised concerns about long-term operational viability.

14.2. Waikerie Recreation Centre Working Group Feedback

Operational Realities

- **Peak Demand Pressures:** Basketball competitions between 4:00–8:30 PM currently force half-court training, reducing skill development opportunities.
- **User Group Expansion:** Anticipated demand from hockey (indoor stick storage) and cricket (off-season training) if courts were available. Use the facility as much as we can at the moment.
- **Basketball is losing members** from 14-16 years of age.
- **Netball is unable to use the facility in February**, due to Basketball using the indoor facility.
- **The outdoor courts are competing with tennis for space.**
- **There is no real opportunity to expand utilisation for Netball indoors** due to space challenges, and the spread from outdoor to indoor.

- The Netball court run off is unsafe currently. There have been concerns from some umpires about the safety of the runoff.

Design and Scheduling Priorities

- Usage Hours: Opposition to post-9:30 PM bookings due to regional travel safety concerns and volunteer availability.
- Indoor Court Advocacy: Strong rejection of covered outdoor proposals, emphasizing netball's need for climate-controlled surfaces.
- Court Standard: Preference for basic floor surface, rather than sprung timber flooring.

Educational Partnerships

- School Utilization: it was noted declining student numbers (-2.4% annually) but highlighted potential for adult education programs during school hours.

15. Conclusions and Recommendations

The Waikerie Recreation Centre has been identified as having strong and stable demand for indoor court space, particularly during the summer basketball season (November December, February and March). Some of the key findings have included:

- Average utilisation is approximately 26 hours a week during November, December, February and March (63% occupancy). While in other months its between 10-13 hours utilisation across peak, shoulder and non-peak times (24-30% occupancy).
- The facility (single court) is current utilised at approximately 38% capacity across shoulder and peak periods for a 48 week year (note: its important to account for some lax periods in some holiday periods, however there can be increased usage during winter holiday months).
- There is underutilisation for the facility during peak and shoulder periods of 32%. This represents significant spare capacity across the year.
- There is significant spare capacity in the indoor court, particularly around peak times for most months of the year (April to October), and every month there is spare capacity on the weekends.
- Current usage data provided by Belgravia Leisure indicates that annual basketball patronage is higher (approximately 25%) than expected for the demographic profile of the District Loxton Waikerie.
- Current usage data provided by Belgravia Leisure indicates that annual netball patronage is around twice as high as expected for the demographic profile of Waikerie, but around half as much as the profile for the District of Loxton Waikerie.
- During peak periods (November, December, February and March), the facility is operating at approximately 63% capacity, with minimal space for further optimisation and utilisation.
- Overall participation and demand expectations at the Waikerie Recreation Centre indicates the existing facility is meeting the needs of the community across the year.
- The facility is expected to require an annual subsidy from council of approximately \$1,258,583.
- Based upon the estimated usage of the court facilities in 2022-23 of approximately 8,900 patrons this would reflect a per patron visit subsidy of \$141.41.

15.1. Key Conclusions

Based on the comprehensive feasibility analysis, benchmarking of regional projects, and stakeholder feedback, the following conclusions are drawn:

5. Cost-Benefit Challenges of Expanded Facilities

- A two-court indoor facility (Option B) is projected to require an annual subsidy of \$1,258,583, significantly higher than the \$472,535 subsidy for a covered outdoor court alternative. This aligns with trends observed in comparable regional projects:
- Victor Harbor Precinct: \$42M total cost requires \$0 council subsidy due to PPP revenue streams but reflects a \$10.5M per-court premium.
- Loxton Precinct: \$13.2M (2020) set a benchmark for community hubs.

- Post-COVID inflation (7.8% annually in SA) and material cost escalations (structural steel +62%, concrete +41%) render Waikerie's 2024 \$16.75M estimate financially precarious without phased funding.
6. Stakeholder Priorities and Design Standards
- The Waikerie Recreation Centre Working Group opposed a high quality indoor court designs. A facility without sprung timber floors or adequate spectator amenities risks rejection by basketball/netball associations, jeopardising utilisation targets.
 - Peak-hour demand (4:00–8:30 PM) already strains the single court, forcing half-court training. A second court must meet competition standards to avoid displacing users to Loxton.
 - Key stakeholders in Basketball and Netball have confirmed they are using the facility at the levels consistent with the times advised by Belgravia, and also consistent with demographic analysis
 - Basketball and Netball identified key concerns with court runoff being a factor. The single indoor court is not compliant at the moment, and with Netball there is no effective run off. As a consequence any upgrade would require a rebuild of the exiting court, in addition to an additional court.
7. Operational Sustainability Risks
- Larger facilities correlate with higher operating costs. For example:
 - Mount Gambier Hub (6 courts, \$57.3M) requires a \$928k annual subsidy.
 - Victor Harbor Precinct offsets costs via childcare/retail leases but demands intensive management.
 - Waikerie's aging demographic (31.7% over 65 by 2030) limits revenue growth potential, increasing reliance on subsidies.
8. Integration Opportunities
- Co-locating the recreation centre with the swimming pool could reduce staffing costs by 15% and streamline maintenance. The alternate covered court option (subsidy: \$65/visit) offers a compromise but lacks multi-sport versatility.

15.2. Recommendations

The demographics and sport participation data for Waikerie do not provide supporting evidence that there is under provision of indoor sports courts in the Waikerie Community. Current utilisation indicates there is excess spare capacity particularly during shoulder periods and on weekends most times of the year. This is not to suggest that there could not be facility optimisations that could be made at the Waikerie Recreation Centre. Improvements could include:

- Integration of the facility with the swimming pool, to allow for optimised staffing arrangements, and potential lowering of operating costs.
- Enhancements and redevelopment of group fitness spaces, to allow higher optimised use of spaces.
- Increased use of facility for social sports, particularly during off seasons, such as mid-week basketball competitions in winter.
- Providing new sports access including futsal/indoor soccer.

A further lower cost option for covered court space could include construction of a weatherproof cover over a number of the existing outdoor courts that sit adjacent to the indoor facility and swimming pool. This could include construction of a new facility entry to provide a single point of entry for the indoor facility, swimming pool and covered outdoor courts. It is expected this scenario would reduce the annual subsidy to \$472,575 which would reflect a per patron visit subsidy of \$65

Appendix A – Document Review

Council Strategies and Plans

Community Strategic Plan, 2023-2038

Loxton Waikerie's strategic plan acts as a 15 year vision, articulating the community's aspirations and goals and provides 'big picture' direction to Council. The Strategic Plan is activated through the 3-5 year Corporate Plan which assesses Council's priorities to determine the best course of action based on internal and external factors. Council also monitors progress through its Annual Report relating to the operations of the Council for the previous financial year.

The Strategic Plan identifies four strategic objectives with goals and strategies:

1. Community - Community Enablement, Community Health, Sport and Recreation, Culture and Arts and Social Inclusion.
2. Economy – Economic Development, Housing and Population Growth and Tourism.
3. Infrastructure – Assets and Infrastructure and Assets and Infrastructure for the Future.
4. Environment – Climate Change Adaption, Sustainable Resource Use and Increase Town Amenity.

Of relevance to this project this includes strategies relating to community, identified as:

- Provision of passive and active infrastructure to support recreation pursuits;
- Supporting sporting and community organisations to source funding for sport and recreation facilities; and
- Working with local sporting and community groups to explore opportunities for shared use facilities.

Corporate Plan

The District Council of Loxton Waikerie's Corporate Plan outlines specific actions, projects, and initiatives against Council's focus areas of Community, Economy, Environment and Corporate Services. The Plan also identifies timeframes and responsible officers for delivery of each identified action.

For Sport and Recreation, and of relevance to this project, key actions include engaging with the community on recreational opportunities, planning options and investigating shared facilities that provide greater return on Council's investment.

Long Term Financial Plan, 2023-24

The Long-Term Financial Plan (LTFP) serves as a bridge, translating the goals and strategies in Council's Business Plans into financial projections and allocations. The aim of the LTFP is to articulate, in financial terms, the initiatives and projects Council plans to pursue over the forthcoming decade to realise its objectives.

The Plan ensures long term financial sustainability can be maintained while meeting the needs and expectations of the community and delivering Council's objectives. It guides future planning of Council's financial operations regarding key components such as rate increases, service levels to the community, and infrastructure asset replacement and renewal. It also influences Council's treasury management decisions such as loan indebtedness and internal cash reserve utilisation.

Loxton Waikerie Growth Strategy

The Loxton Waikerie Growth Strategy is a plan on how the region should grow to become more liveable, competitive and sustainable into the future. Key themes identified in the strategy include:

- Economy including industry representation and the workforce. Three sectors of agriculture, forestry and fishing (23.8%), health care and social assistance (12.7%) and retail trade (8.9%) employ almost half of the population. Construction is growing and has added significant value to the local economy.
- People including housing trends. Waikerie's medium house price was \$236,000 in 2022, reflecting 9.8% annual growth. Detached housing is the dominant type which is not anticipated to change in the future given the economics of the region.

Population targets are identified on a low, medium and stretch range, with identification of infrastructure investment, adequate land supply, policies to support economic diversification, livable and affordable places and public enhancement and placemaking as key stimulus drivers.

The strategy notes that although Loxton and Loxton North is home to half of the district's population, Waikerie is a key service centre and gateway to the Riverland.

The Growth Strategy notes that Waikerie is well serviced by sport and recreation facilities with the Waikerie Community Sports Complex identified as a major hub with secondary facilities located across the township.

Recreation Facility Provision

Waikerie Sport and Wellbeing Precinct Master Plan, June 2020

The Waikerie Sporting and Wellbeing Precinct master plan was prepared to guide the consolidation and future development of active and passive recreation and sport across precinct, including identification of the roles and functions of Council and user groups with costed priorities and actions for short, medium and long term based on areas of greatest need and demand.

Recommendations of relevance to the Waikerie Recreation Centre in the master plan included it being:

- retrofitted into a two court facility as per option 2 for an estimated cost of \$7,498,756; and
- programmed and managed as a health and wellbeing facility for the immediate needs of the Waikerie community.

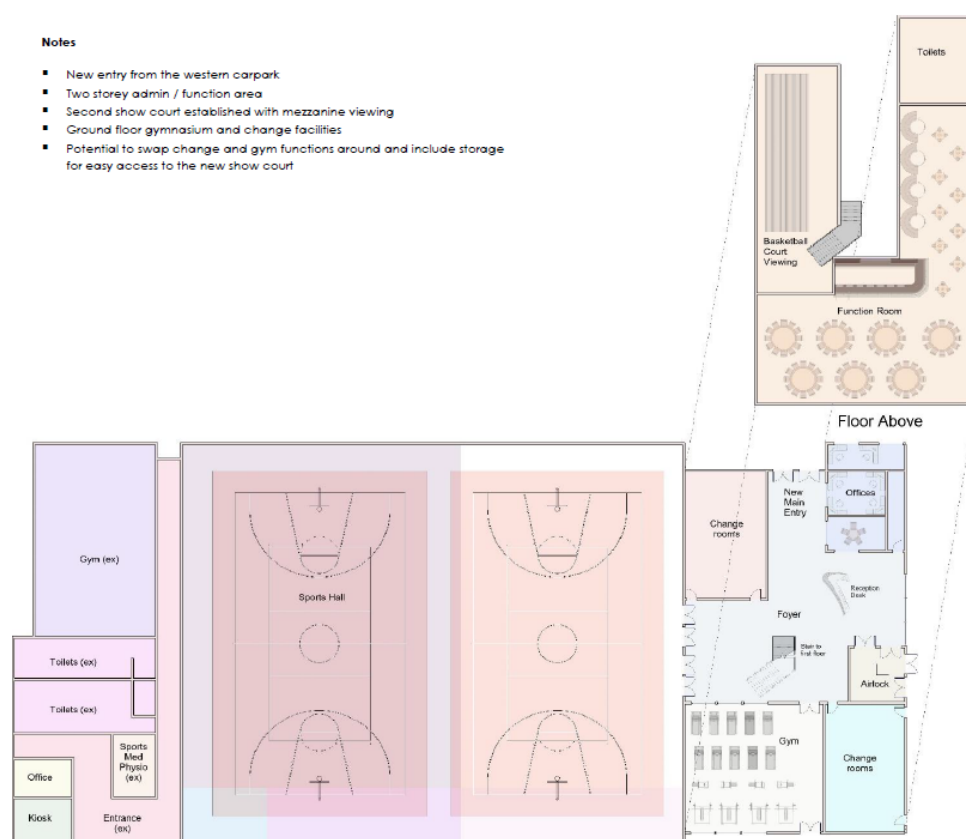
To support development of a second indoor court, the master plan referenced benchmarks of one indoor court for every 4,000 population, with this supplemented by an identified participation number

of 150 people but increasing. This was further supported through the consultation phase of the master plan development where:

- Waikerie Basketball Associated noted that short and medium term demand was for two indoor courts with storage and office space and longer term for three courts, storage, office space and a function room
- Country Basketball SA noted that basketball is growing in the region at both senior and junior levels and the centre had hosted several elite basketball events over the previous two years. It also noted that future growth in the sport would be limited unless a second court could be developed at the centre to accommodate growing popularity of the sport.

In the short and medium term, this would provide a 2 indoor court facility that would provide optimal court space for competitive basketball and netball, whilst allowing flexibility for other indoor community uses and events (Concept 1).

Sport and Wellbeing Precinct Master Plan



Concept: 1: Waikerie Recreation Centre master plan concept

Waikerie Sport and Wellbeing Precinct Master Plan, Prospectus Report

The Prospectus Report provides a summary overview of the Waikerie Sport and Wellbeing Precinct master plan, with key findings and implications for the site, including for the recreation centre:

- Two courts suggested as needed
- Other multi use space (not solely for basketball or netball)
- Court with appropriate run off space.

Options for development for the recreation centre were identified as:

Option 1: Retrofitting the existing one court facility. This includes extending the single court to meet full basketball and netball requirements, including run off space, resulting in the loss of the existing multi-purpose area. The estimated cost for this option was \$197,425.

Option 2: Adding a Second Court. This is in addition to option 1 and includes a retrofit of the existing stadium to a two court facility with new entrance and services to the north of the existing building. It would also include a new admin/function area. The estimated cost for this option was \$7,498,756.

Option 3: A new Two Court Facility. This is a rebuild of a new two court facility, with suggestion to relocate the centre to more closely align with the existing pool to provide more centralised management of the two facilities. The estimated cost for this option was \$11,048,150.

Funding sources were identified as state and federal government grants and potential third party investment with potential council funding from its capital and operational budgets.

The Murraylands & Riverland Region. Regional Sport & Recreation Facilities Needs Review, Phase 1 Report, September 2017

The Regional Sport & Recreation Needs Review was prepared to provide strategic direction and identify priorities for planning, allocation, development and management of regional sport and recreation needs across the Murraylands & Riverland Region.

The report defined a regional level recreation and sport facility as a facility (either single purpose or community sporting hub) of regional level significance which attracts users from a large council area and/or across multiple council areas and meets the standards required to host major regional/state level competitions, events and/or training.

The review (based on stakeholder consultation, site visits and a desktop assessment) identified 54 regional level sport and recreation sites including cross-boundary trails within the MRLGA. In addition, six district community sporting hubs were identified where regional facilities are not likely due to the population size and geographic location.

Murray Bridge was identified as the central location for regional level sport and recreation facility provision in the Murraylands region, supported by its neighbouring Council areas (Mid Murray and Coorong District Councils). The Review noted the Riverland also offers a wide range of regional level sport and recreation pursuits; however, this is more evenly spread across the three Riverland local government areas.

The report found the MRLGA region is well catered for regional level ovals, aquatic centres, tennis precincts, skate parks and play spaces and meets the provision standards for indoor sport and recreation centres and hockey pitches (synthetic). It was further noted there is opportunity to investigate the demand/need for a regional level BMX facility. In terms of aquatic facilities Murray Bridge and Renmark were identified as having regional level facilities.

The report identified the following challenges and opportunities for regional level sport and recreation facility and service provision across the MRLGA region:

- Regional level facility provision for a diverse and stable population
- Community expectations of high facility standards
- Ageing built infrastructure
- Shared use of regional level facilities
- Strategic resource allocation
- Sustainability of sports facilities, clubs and services
- Need to cater for emerging sports
- Consideration of life-cycle costing and asset management
- Public health issues caused by physical inactivity
- Facility provision aligned with elite sport pathways
- Further enhancement of regional level sport and recreation events
- Technology and innovation advances
- Adaptation of existing regional facilities rather than the creation of new regional facilities.

The Murraylands & Riverland Region. Regional Sport & Recreation Facilities Needs Review, Phase 2 Report, December 2017

This report presented Phase 2 of the Regional Sport & Recreation Facilities Needs Review, with future direction, planning principles and strategic recommendations on regional sport and recreation facility and event provision over the long term.

The report noted that Local Governments has a lead role in the provision of regional level sport and recreation infrastructure within the community, supported by federal, state and other services providers with parties respectively taking a role in planning, facility management, partnerships and advocacy, service provision and funding.

The following principles were developed to guide provision of regional level sport and recreation facilities across the MRLGA region:

- 1 Maximum Community Participation – regional facilities targeted to diverse community needs to benefit all people regardless of age, cultural background, socioeconomic status or ability, to maximise community participation and support pathways to elite sport.
- 2 Share Facilities and Community Hubs – facilities that are clustered and co-located to optimise use through adaptable and flexible design.
- 3 Sustainability – integrate short and long term economic, environmental, social and cultural considerations, aligned with Council strategies to meet current and future community needs and provide value for money.

- 4 Partnerships – Collaborative approaches are used to plan, deliver and manager regional level facilities and partnerships are used to achieve community outcomes beyond sport and recreation.
- 5 Working Together with Clubs & Community – club, associations and the community are engaged in the planning and design of facilities with an inclusive sport culture.
- 6 Placemaking – achieves quality regional level sport and recreation facilities based on best practice and informed by the community.
- 7 Effective Management & Maintenance – facilities are managed and maintained to promote a safe condition, minimise financial liability and comply with relevant legislation, policies and standards.

The Strategic Vision informs and guides future investment in the three major planning components; facilities/open spaces, service providers and events/programs, noting:

- Regional-Level Hubs exist at Murray Bridge and in the Riverland (Renmark, Berri, Loxton)
- resources are focused towards development of existing and new regional-level facilities within the Hubs
- existing regional-level facilities located outside the identified Hubs, and their continuing development will be supported in line with the Action Plan
- significant tourism opportunities exist, associated with water, motor and shooting sports and recreational experiences for visitors to the region
- development of new regional-level facilities outside the Hubs will not be precluded, particularly where such a facility might not reasonably be accommodated in close proximity to main population centres
- significant developments are underway to establish regional-level motor sports facilities (Tailem Bend), equestrian facilities (Gifford Hill) and a regional trail (Murray Coorong Trail)
- the River Murray connects many of the communities within the region, providing opportunities for water-based activities all along the river
- other sport and recreation facilities will continue to be provided across the region to meet the needs of local communities outside the Hubs focusing on district community sporting hubs which may be upscaled to cater for regional level events and competitions as required.

The Action and Implementation Plan identifies strategies and actions for developing and enhancing regional level sport and recreation facilities in the MRLGA region. Actions are identified with identified timeframes, partners and resources.

Waikerie Sporting Precinct in noted as a regional level facility for cricket and Waikerie Oval for football, however Waikerie Recreation Centre is not specifically identified in the Review.

Appendix B – Loxton Waikerie Community Profile

Information for the community profile has been drawn from the Australian Bureau of Statistics Census profile for Waikerie (Suburb)⁷. Results include a range of demographic statistics as well as data on family and household structure, housing tenure, employment and the type of the dwellings people live in.

Population

The 2021 resident population for Waikerie was 2,682 people, with 49.4% male and 50.6% female. The median age at the time of the 2021 census was 49 years, slightly older than the 47 years for both the wider District Council of Loxton Waikerie and Regional SA, and significantly higher than the median of 41 years for South Australia as a whole.

Table 1 provides a summary and comparison for 2021 and 2016 for Waikerie compared with Loxton Waikerie. This shows minimal differences in the total population between 2016 and 2021.

Table 1: Selected population categories, Waikerie, 2021 and 2016

Waikerie - Total people (Usual residence)	2021			2016			Change
	<i>Number</i>	<i>%</i>	<i>Loxton Waikerie %</i>	<i>Number</i>	<i>%</i>	<i>Loxton Waikerie %</i>	<i>2016 to 2021</i>
Population group							
Males	1,325	49.4	50.4	1,317	49.0	50.0	+8
Females	1,357	50.6	49.6	1,373	51.0	50.0	-16
Aboriginal and Torres Strait Islander population	66	2.5	2.7	70	2.6	2.3	-4

The Age Structure for Waikerie based on service age groups provides insights into the demand for services and facilities based around typical life stages. Figure 1 shows:

- there is a higher proportion of older people (aged 60 and over) in Waikerie when compared with the wider District of Loxton Waikerie (37.4% compared to 33.7%)
- there is a lower proportion of parents/homebuilders and older workers and pre-retirees (aged from 35 to 59) in Waikerie when compared to Loxton Waikerie (25.5% compared to 29.6%)
- there are slightly more older females aged 50 and over in Waikerie compared to males (26.0% compared to 23.0%).

⁷ <https://abs.gov.au/census/find-census-data/community-profiles/2021/SAL41511>

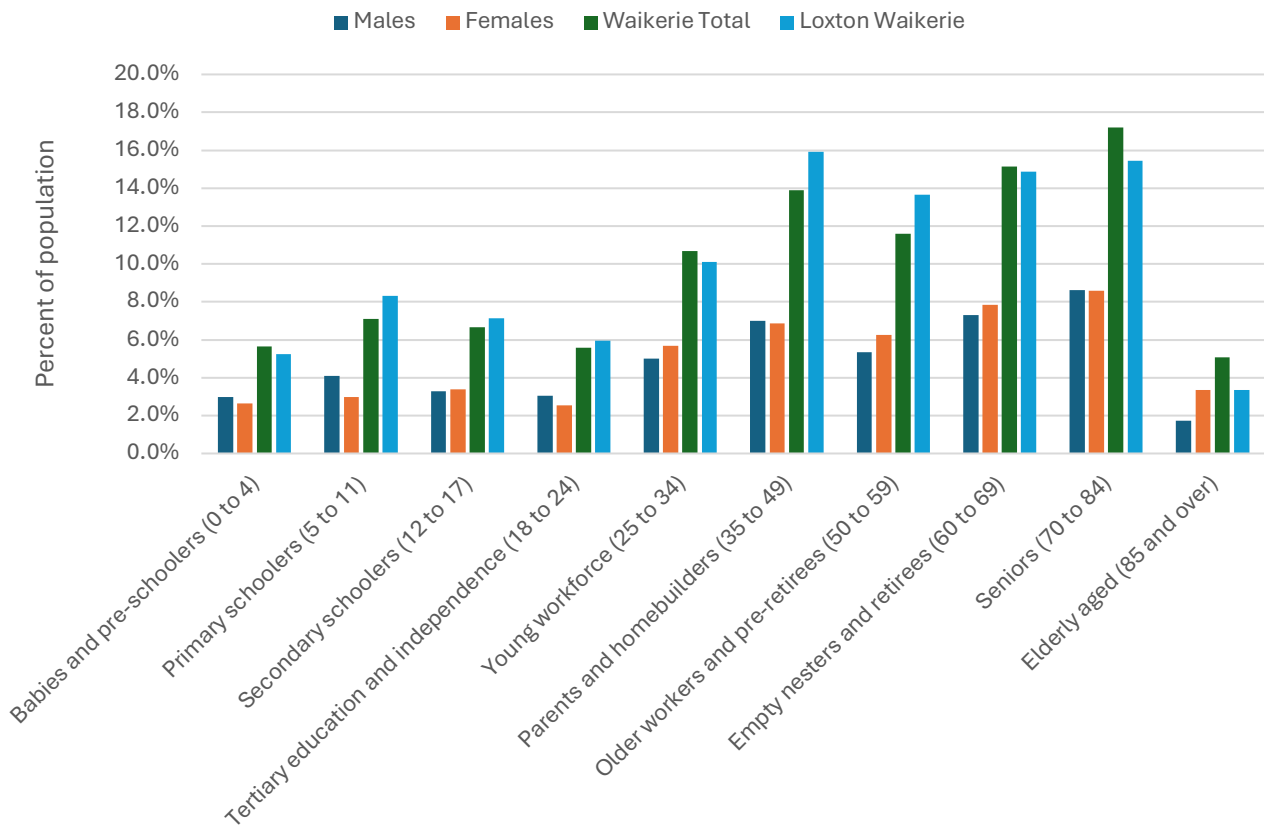


Figure 1: Waikerie and Loxton Waikerie Service Age groups, 2021

Five year age groups support the data presented by the service age groups, showing a higher proportion of older people in Waikerie when compared to Loxton Waikerie (Figure 2). The major differences were:

- A larger percentage of older people aged 65 and over (31.7% compared to 26.8%)
- A smaller percentage of younger people aged from 5 to 19 years (15.5% compared to 17.3%)
- A smaller percentage of people aged between 45 and 64 years (23.1% compared to 26.6%).

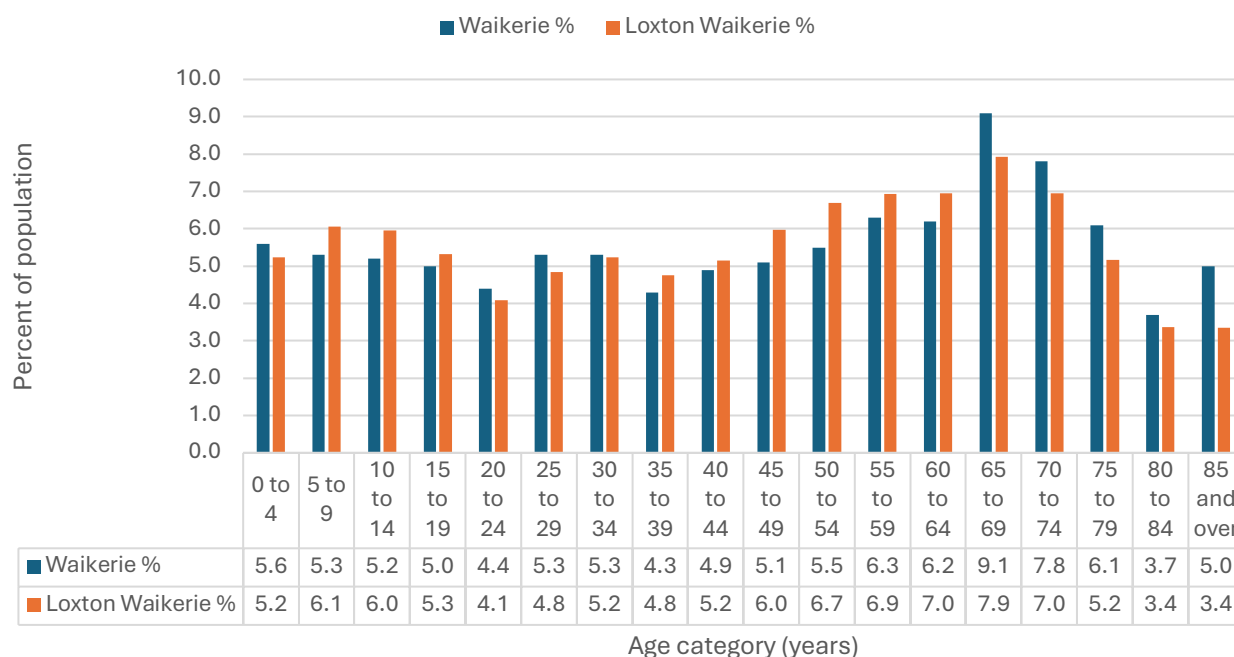


Figure 2: Waikerie and Loxton Waikerie, five year age groups, 2021

Figure 3 shows the largest changes in age structure in Waikerie between 2016 and 2021 were in the age groups:

- 60 to 64 years (-65 persons)
- 30 to 34 years (+51 persons)
- 65 to 79 years (+ 37 people for 65 to 69, +33 people for 70 to 74 and +38 people for 75 to 79 years).

Overall this shows there has been a slight trend towards an older population (65 and over) with a decrease in those aged 35 to 54 years.

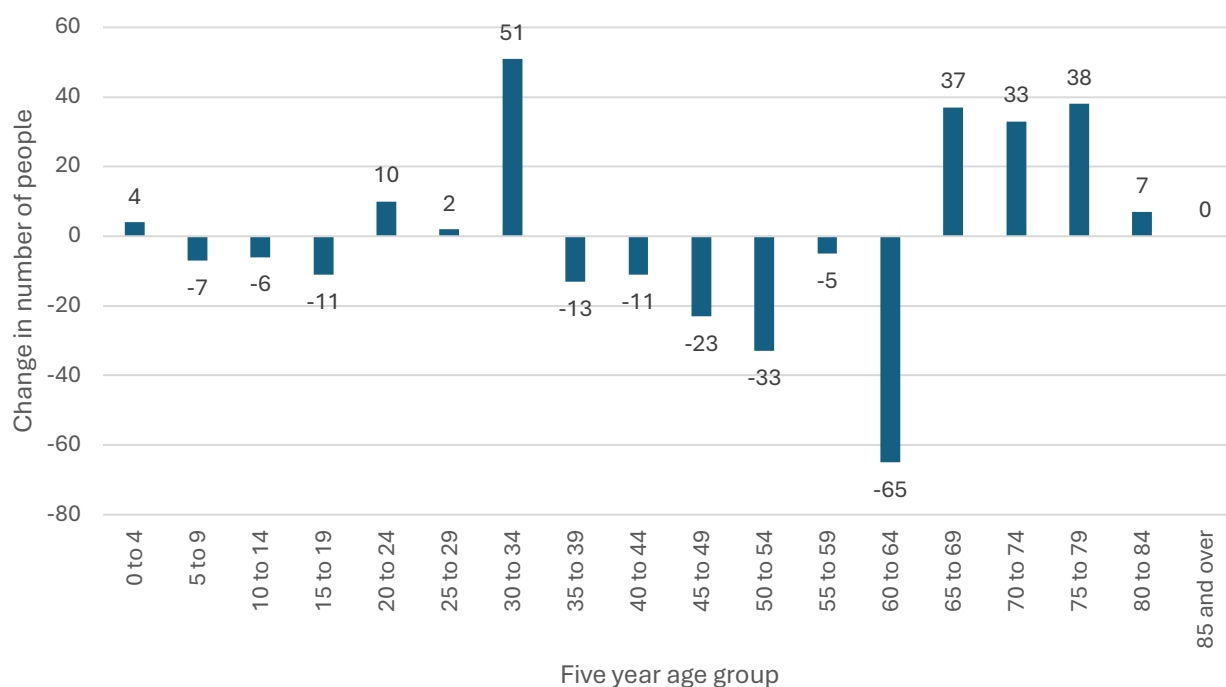


Figure 3: Change in Waikerie five year age groups, 2016 to 2021

Figure 4 shows a comparison of the five year age groups for Waikerie by gender for 2021. This shows:

- a higher percentage of younger males when compared to females across the 0 to 4 (3.0% compared to 2.6%), 5 to 9 (3.5% compared to 1.9%) 15 to 19 (2.6% compared to 2.2%) and 20 to 24 (2.2% compared to 2.0%) year age categories; and
- a higher proportion of females aged 30 to 34 (3.1% compared to 2.4%), 50 to 54 (3.0% compared to 2.4%), 50 to 59 (3.3% compared to 2.9%) 65 to 69 (4.7% compared to 4.3%) and 85 and over (3.4% compared to 1.7%).

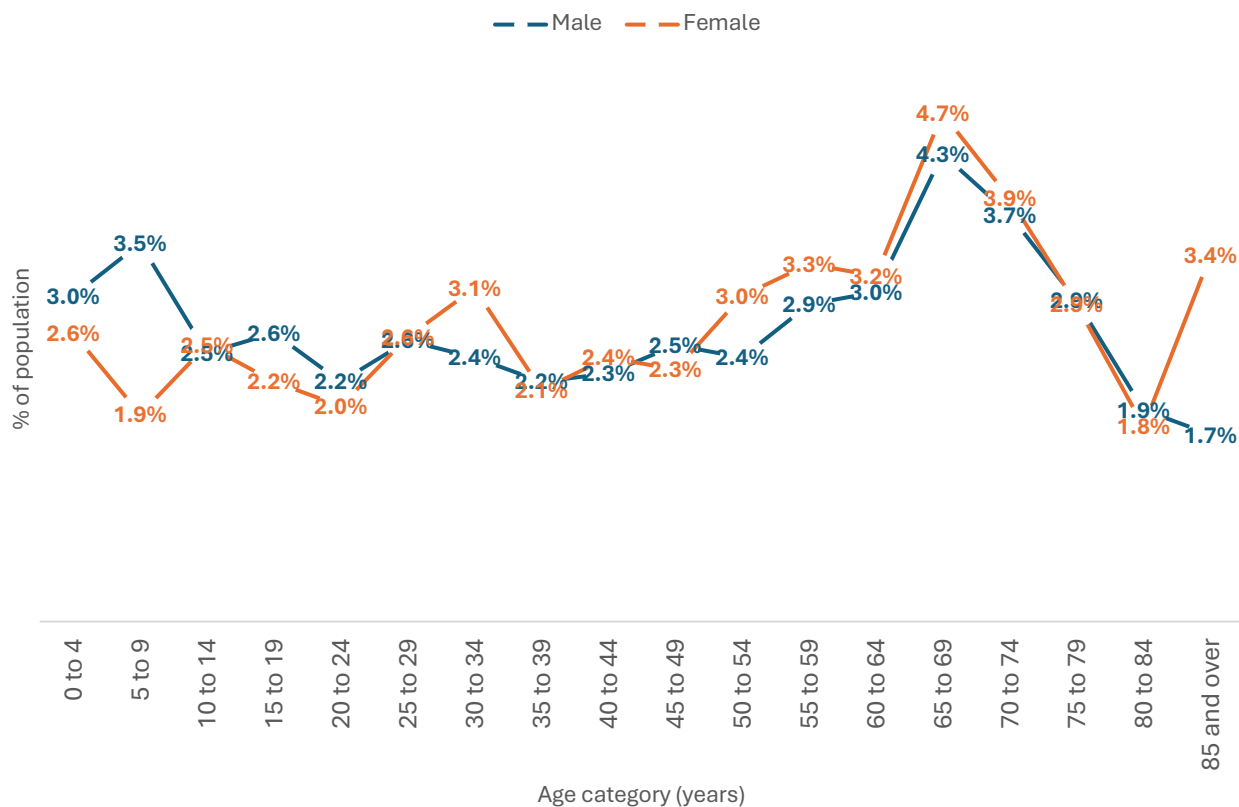


Figure 4: Waikerie five year age groups compared by gender, 2021

Family Composition

There were 216 couples with children in Waikerie in 2021, comprising 30.1% of households with an average number of 1.8 children per family for families with children. Figure 5 shows Waikerie comprised 30.1% couple families with children (compared to 34.1% for Loxton Waikerie), 15.5% one parent families (compared to 13.3% for Loxton Waikerie) and 52.6% couple families without children (compared to 51.2% for Loxton Waikerie).

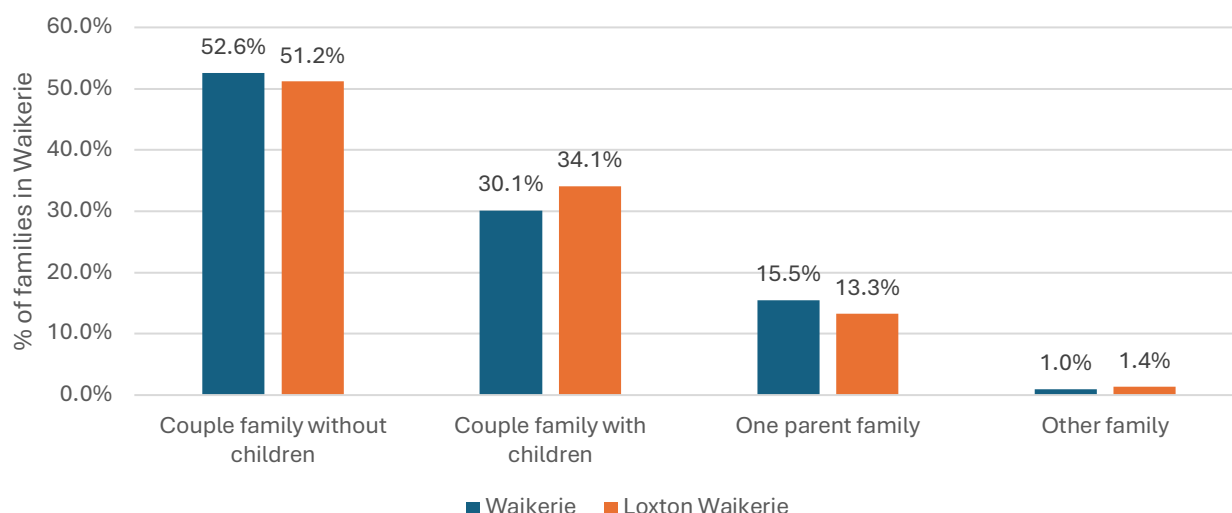


Figure 5: Family composition, Waikerie, 2021

Figure 6 shows that from 2016 to 2021 the number of couple families with children increased by 33 and couple families without children decreased by 9.

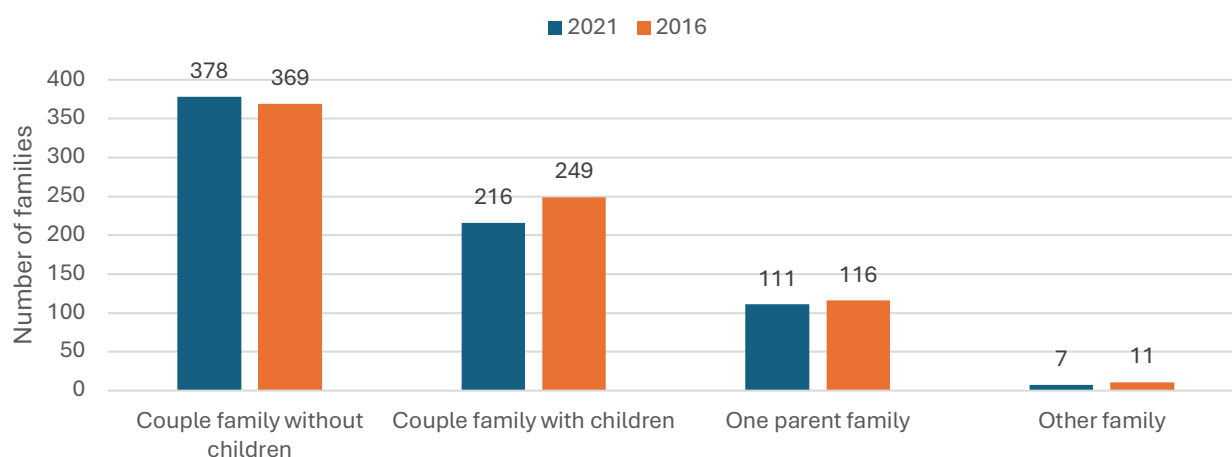


Figure 6: Change in households with children, Waikerie, 2016 to 2021

Housing

Dwelling Type is an important determinant of residential role and function. A greater concentration of higher density dwellings is likely to attract more young adults and smaller households, often renting. Larger, detached or separate dwellings are more likely to attract families and prospective families. Figure 7 shows that 85.9% of all dwellings in Waikerie were separate houses and 13.4% were semi-detached, terrace or townhouse. This is compared to 89.4% separate houses and 8.2% semi-detached, terrace or townhouses in Loxton Waikerie.



Figure 7: Dwelling structure, Loxton Waikerie, 2021

Figure 8 shows the total number of dwellings in Waikerie increased by 36 between 2016 and 2021, a mix of an increase in separate houses (+31) and semi-detached, terrace or townhouses (+36), offset by a decrease in flats or apartments (-33).

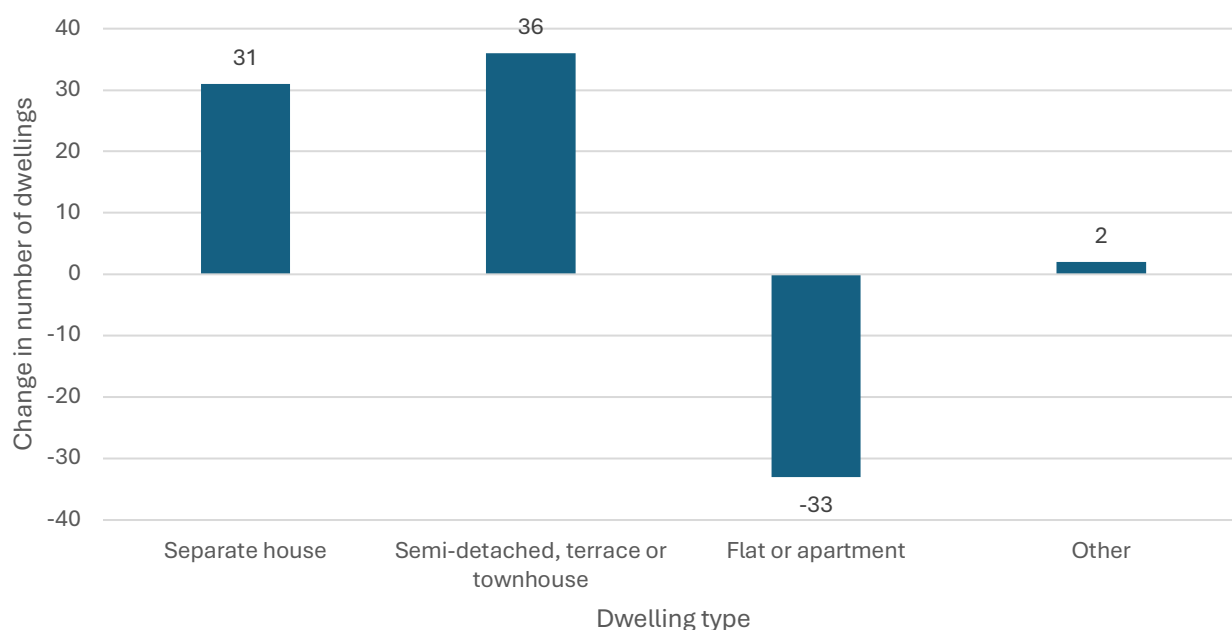


Figure 8: Change in dwelling structure, Loxton Waikerie, 2016 to 2021

Household Income and Financial Information

Household Income is an indicator of socio-economic status. It helps identify the economic opportunities and socio-economic status, however income data is not necessarily a measure of wealth. For example,

if an area has a large number of retirees this will produce a higher proportion of households with low income but the retirees may have large capital wealth.

The median weekly household income for Waikerie in 2021 was \$954, significantly less than the \$1,169 for Loxton Waikerie. Similarly, the median personal income was \$581 (compared to \$660) and family income was \$1,280 (compared to \$1,488).

Data on home loan and housing rental payments is based on data from 2021, when interest rates were at a record low in Australia. Since May 2022 interest rates have seen an upward cycle, and as such, this is not reflected in Census data. Given this, data on home loan and rental payments is not presented for this report as it will not provide a current representation.

Housing Tenure

Housing Tenure data provides insights into a region's socio-economic status as well as the role it plays in the housing market. A high concentration of private renters may indicate an area attractive to young singles and couples, while a concentration of home owners indicates a more settled area with mature families and empty-nesters.

In Waikerie, 63.3% of households were purchasing or fully owned their home and 28.4% were renting in 2021. When compared to Loxton Waikerie there was a smaller proportion of households who owned or were purchasing their dwelling (70.0%) and a larger proportion who were renting (22.9%) (Figure 9).

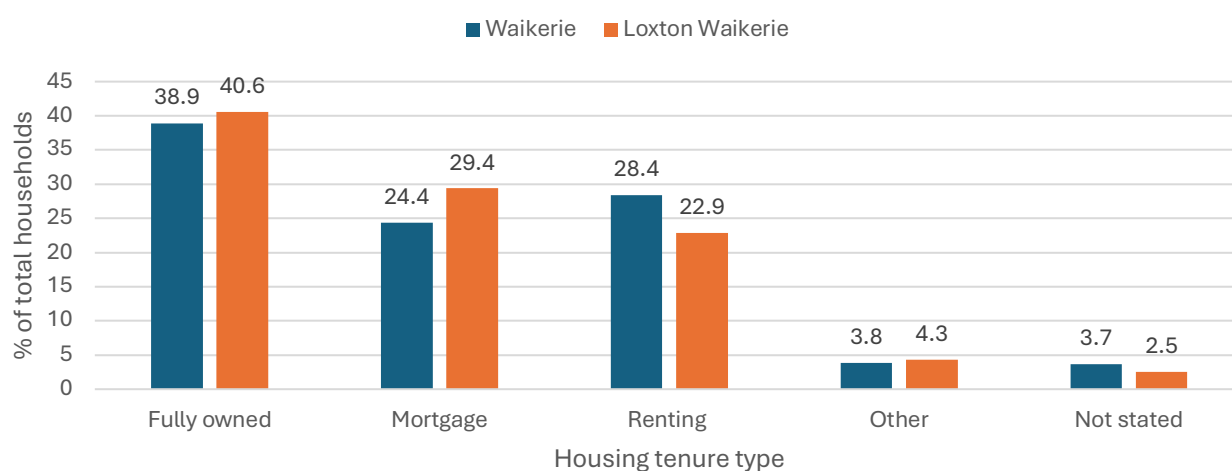


Figure 9: Housing tenure, Waikerie, 2021

Changes in housing tenure categories for the households in Waikerie between 2016 and 2021 were:

- Fully owned (+12 households)
- Mortgage (-9 households)
- Renting (-12 households)
- Other tenure type (+17 households).

The total number of households in Loxton Waikerie increased by 8 between 2016 and 2021 (Figure 10).

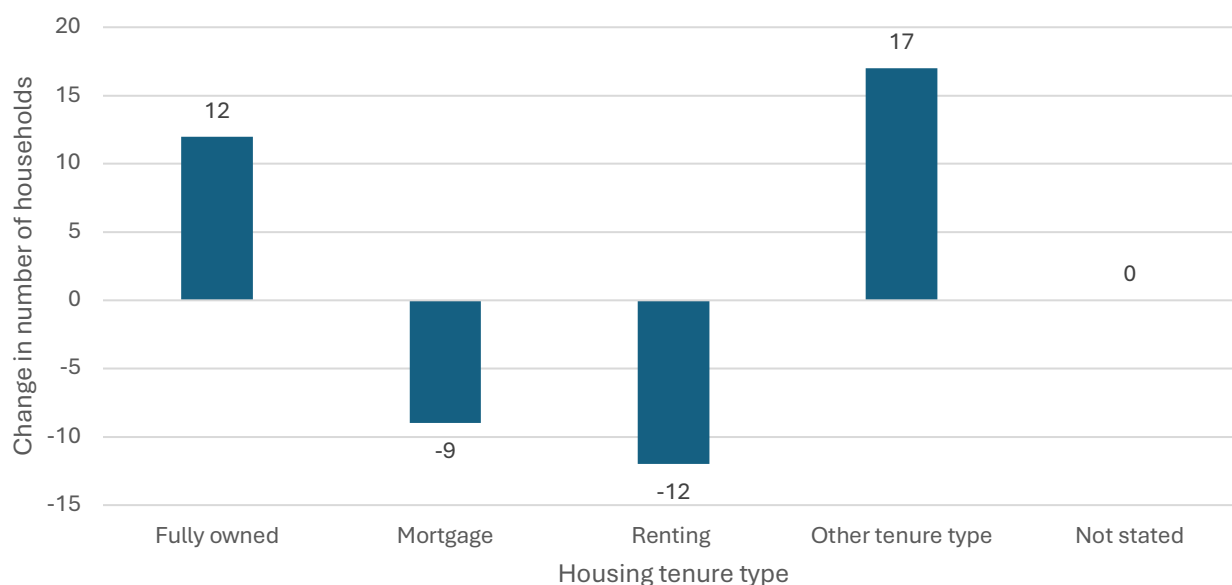


Figure 10: Change in housing tenure, Waikerie, 2016 to 2021

Family Background

Country of Birth data is indicative of the level of cultural diversity in a particular region. The mix of Country of Birth groups is also indicative of historical settlement patterns, as source countries for Australia's immigration program have varied significantly over time.

Analysis of the country of birth of the population in Waikerie and Loxton Waikerie, showed the majority (79.9% and 84.0% each respectively) were born in Australia. This is significantly higher than South Australia with 71.5% and Australia as a whole with 66.9%.

England (3.2%), India (2.4%) and Malaysia (1.6%) were popular country of birth locations for people from Waikerie who were not born in Australia.

Analysis of the language used at home by the population of Waikerie in 2021 showed 85.0% used English only and 8.3% used a non-English language. The dominant language used at home, other than English in Waikerie was Punjabi, with 3.0% of the population, or 80 people using this language at home.

Education and Qualifications

The share of Waikerie's population attending educational institutions reflects the age structure of the population, as it is influenced by the number of children attending school; proximity to tertiary education, which can mean young adults leaving home to be nearer to educational facilities and the degree to which people are seeking out educational opportunities in adulthood, especially in their late teens and early twenties.

Analysis of the share of the population attending educational institutions in Waikerie 2021 compared to Loxton Waikerie shows that there were fewer attending primary school (31.8% compared to 34.4%), a

similar proportion attending secondary school (21.9% compared to 20.6%) and a similar proportion attending TAFE or university (total of 10.5% compared to 11.7%), shown in Figure 11.

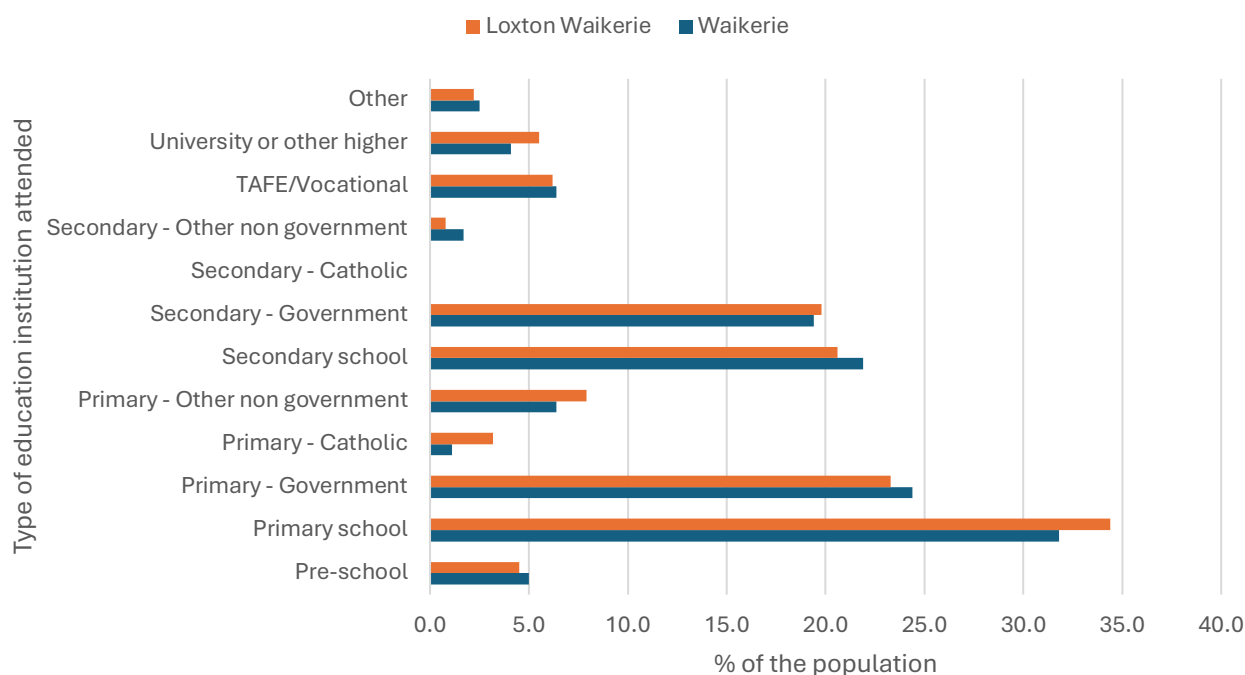


Figure 11: Education attendance, Waikerie, 2021

Figure 12 shows the largest changes in the number of persons attending education institutions in Waikerie Shire between 2016 and 2021 was a decrease in total primary school (-21 people).

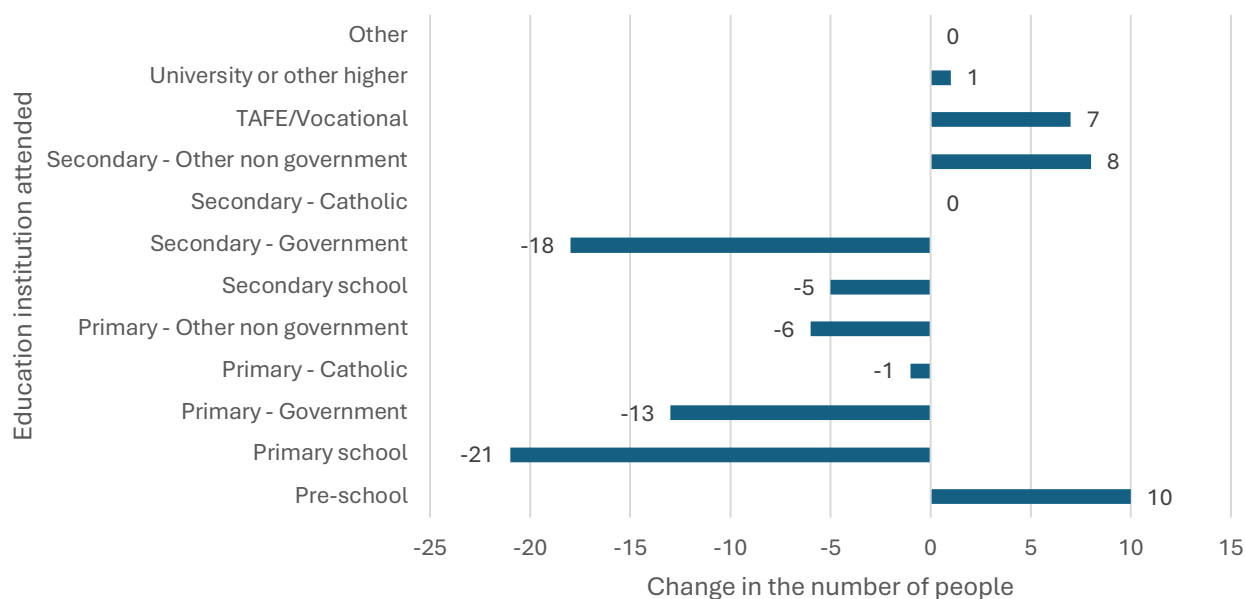


Figure 12: Change in education attendance, Waikerie, 2016 to 2021

Employment

Levels of full or part-time employment, unemployment and labour force participation indicate the strength of the local economy and social characteristics of the population. The two most important measures are:

- Unemployment rate - the number of people looking for work, as a percentage of the labour force (employed and unemployed over 15).
- Participation rate - the labour force expressed as a percentage of the total population over 15.

The size of Loxton Waikerie's labour force in 2021 was 1,137, of which 609 (53.6%) were employed full time and 398 (35.0%) part time (Figure 13).

Analysis of the employment status (as a percentage of the labour force) in Waikerie in 2021 compared to Loxton Waikerie shows that there was a lower proportion in employment (50.5% compared to 55.5%) and a higher proportion not in the labour force (42.2% compared to 37.5%).

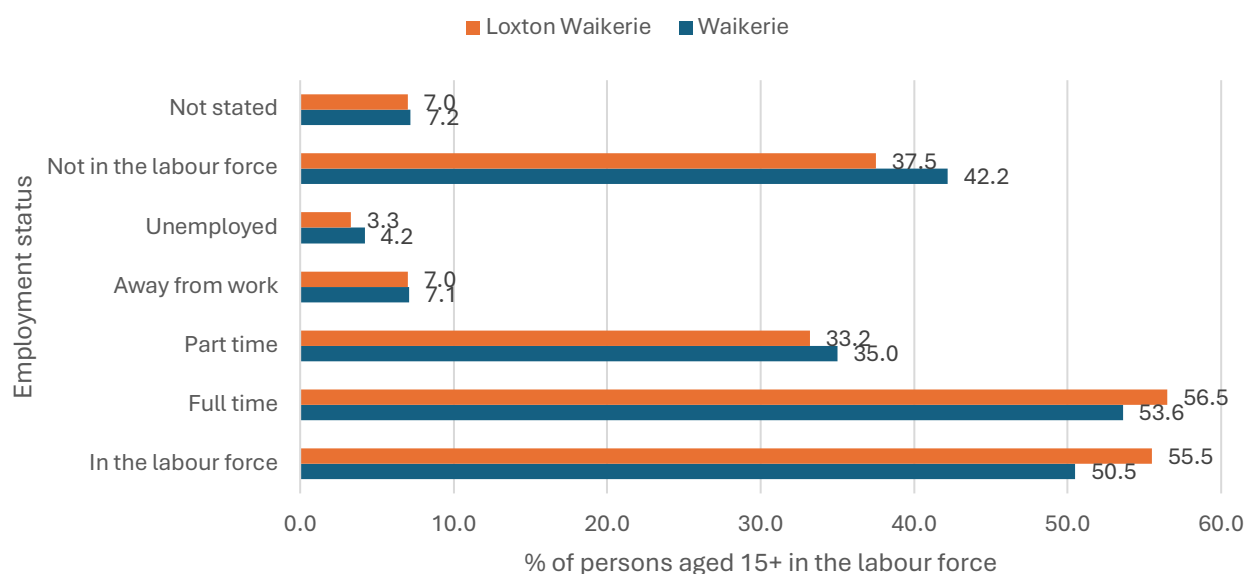


Figure 13: Employment status, Waikerie, 2021

Analysis of the workforce in Waikerie shows the three most popular industry sectors were:

- Agriculture, Forestry and Fishing (203 people or 18.7%)
- Health Care and Social Assistance (134 people or 12.4%)
- Retail Trade (119 people or 11.0%).

In total, these three industries employed 456 people or 42.1% of the total employed resident population (Figure 14).

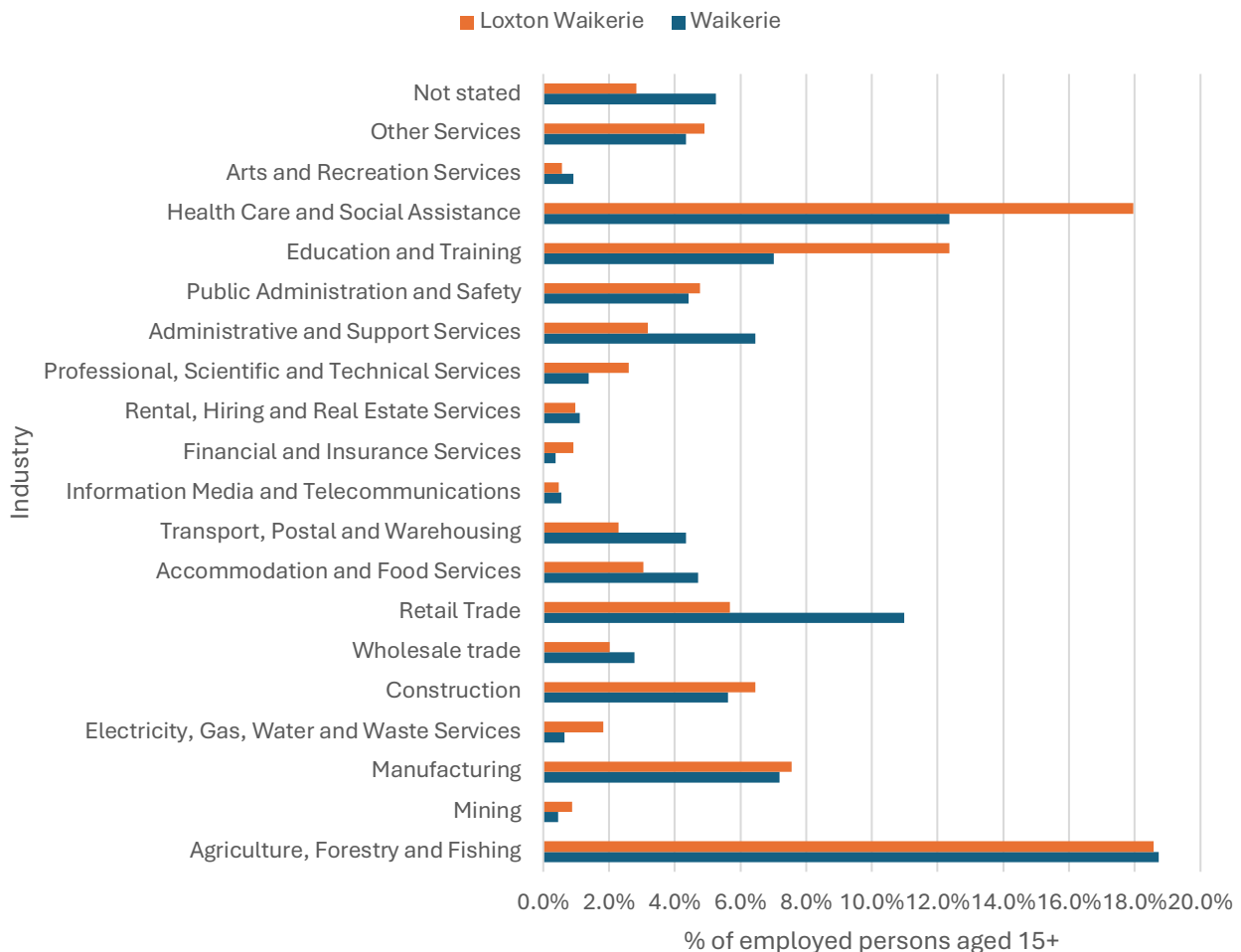


Figure 14: Employment status, Loxton Waikerie, 2021

Transport

Commuting statistics reveal the main modes of transport by which residents get to work and travel in the community. This can be influenced by a number of factors, including availability of affordable and effective public transport options, the number of motor vehicles available within a household, and the distance travelled to work.

On Census day 2021 in Waikerie, 67.9% of people travelled to work in a private car as a driver, 6.0% worked at home and 6.3% walked (Figure 15)⁸. It is noted there was limited public transport travel to work which may indicated limited public transport options in Waikerie.

⁸ Method of travel to work relates to Census day, which for the 2021 Census occurred during COVID-19 lockdowns for large parts of Australia. In lockdown, many occupations were required to work from home if possible, and some industries were closed, so people did not go to work. For this reason, these categories may have increased, with corresponding declines in other methods of travel. Data should be used with caution when comparing over time.

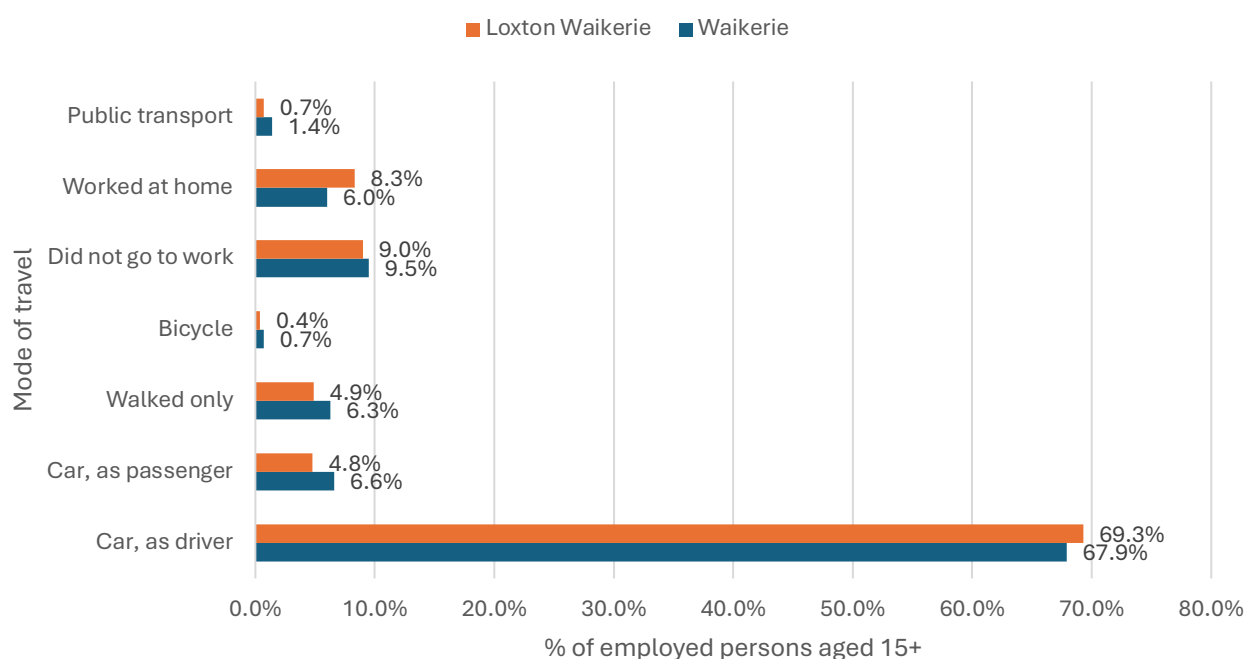


Figure 15: Method of travel to work, Waikerie, 2021

SEIFA Index of Disadvantage

The SEIFA Index of Disadvantage for Loxton Waikerie in 2021 was 958. This index contains only disadvantage indicators (e.g. unemployment, low incomes or education levels, single parent families, low skilled occupations, poor English proficiency), so is best used to distinguish between disadvantaged areas, but doesn't differentiate between those areas which are highly advantaged, and those just lacking a lot of disadvantage (with population close to the middle).

SEIFA indexes provide a general view of the relative level of disadvantage in one area compared to others, but it is important to also look at these underlying characteristics as they can differ markedly between areas with similar SEIFA scores and shed light on the type of disadvantage being experienced. A higher score on the index means a lower level of disadvantage or (in the case of IRSAD only

The percentile column indicates the approximate position of this small area in a ranked list of Australia's suburbs and localities in 2021. It's meant to give a broad indication of where the area sits within the whole nation. A higher number indicates a higher socio-economic status. For instance, a percentile of 72 indicates that approximately 72% of Australia's suburbs have a SEIFA index lower than this area (more disadvantaged), while 28% are higher. This applies a comparison to suburbs even when the index concerned doesn't relate to a suburb.

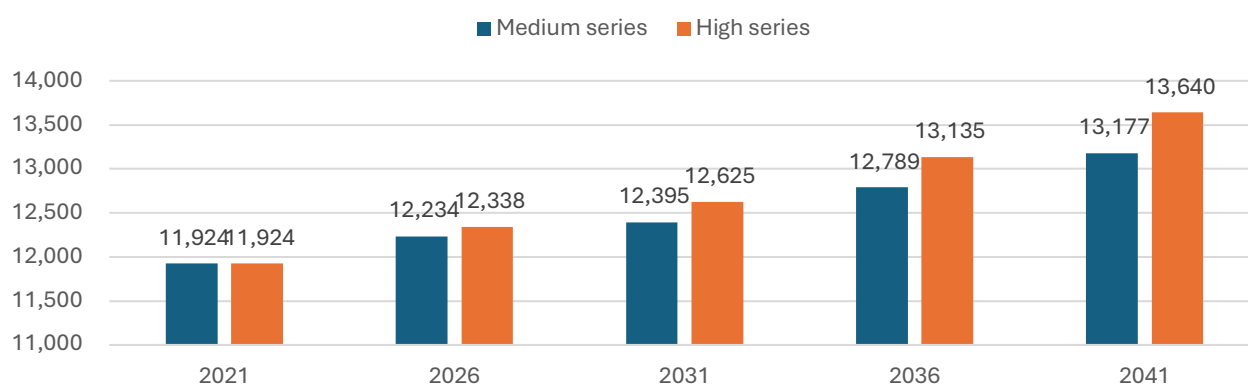
Table 2 provides a summary comparing the SEIFA Index of Disadvantage for Loxton Waikerie with Australia, South Australia, Regional SA and the RDA Murraylands and Riverland Region. This shows Loxton Waikerie (22nd percentile) is at higher disadvantage than South Australia (32nd percentile) and Australia (42nd percentile), however is at lower disadvantage than Regional SA (18th percentile) and the RDA Murraylands and Riverland Region (12th percentile).

Table 2: Index of Relative Socio-economic Disadvantage, 2021

Area	2021 index	Percentile
Australia	1,001.2	42
South Australia	982.0	32
District Council of Loxton Waikerie	957.8	22
Regional SA	946.0	18
RDA Murraylands and Riverland Region	919.2	12

Population Forecasts

Plan SA provides population projections to help understand the most likely future size, age structure and distribution of the population of the state. Figure 16 shows a comparison of the medium and high services for the District Council of Loxton Waikerie from the 2021 Census to 2041. This shows on the medium series forecast that the population will increase by 1,254 people to 13,177 by 2041, an increase of 10.5%.

**Figure 16:** Population projection, Loxton Waikerie, 2021 to 2041

Plan SA published Population Projections for South Australia and Regions – 2021 to 2051 in June 2023⁹. This report presents an overview of the key assumptions and population projections for South Australia and 19 regions for the 30 year period from 2021 to 2051. The District Council of Loxton Waikerie is captured in the Murray and Mallee region in this report. The age profile for this region projects growth to fall across most age groups, with only the 35-49 and 65+ projected to increase (Figure 17).

⁹ https://plan.sa.gov.au/__data/assets/pdf_file/0019/1235431/Population-Projections-for-South-Australia-and-Regions-2021-to-2051.pdf

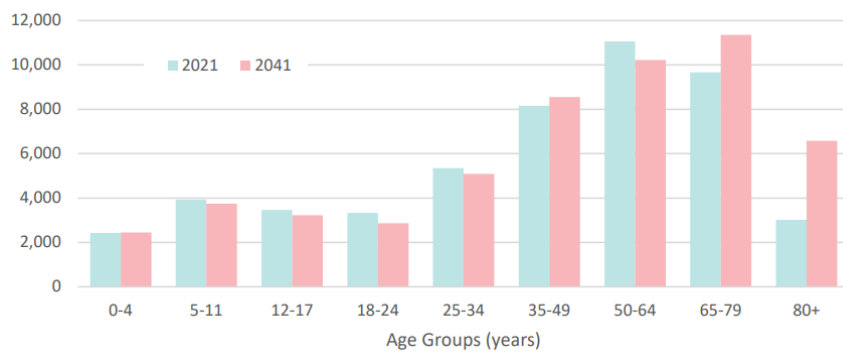


Figure 17: Projected age profile, Murray and Mallee region, 2021 to 2041