



KENMORE
BRIDGE CLUB INC.

Kenmore Gum Leaf

Newsletter #39 May 2022

PO Box 1348, Kenmore QLD 4069

Email: info@kenmore.bridgeaustralia.org

Web: www.kenmore.bridgeaustralia.org

ABN 82-525-790-261



A JUGGLING ACT THE NEW CLUBHOUSE

A report from the Facilities Sub-Committee



Many will have seen what are referred to as 3D rendered images of the proposed redevelopment of the Kenmore Community Centre but rumours abound. Bear in mind, the redevelopment is a City Council project. An architect has been appointed by the Council. The images represent his proposals to fulfil the needs of three local community groups within the design concept of a Community Centre. The three groups include KBC, Shed West and E-Waste Connection.

The KBC Committee has been working with the architect and Council for over twelve months to obtain the best outcome for these three groups. The three respective individual requirements far exceed the capacity of the small 98 Brookfield Road site. Importantly, it is not only a building that's required but also safe parking for the users of these facilities. Parking along the verge of Brookfield Road is dangerous and contravenes Council parking laws. The need for added parking being weighed against the amount of covered facility floor space is juggled at every meeting.



PROPOSED REDEVELOPMENT OF KENMORE COMMUNITY CENTRE 98 BROOKFIELD ROAD

3D rendered external and internal images presented by the architect commissioned by the Brisbane City Council.

The current design falls short in three key areas:

1. shortage of socialising/breakout space;
2. a playing area that is packed tight like sardines with poor access to bathroom facilities. *We've been less than successful communicating this effectively to the architect and Council;* and
3. storage space.

We submitted our most recent design review submission in Dec 2021. We anxiously await a further update as to how or if our suggestions can be implemented. A request for a mezzanine floor, similar in fashion to those being provided to Shed West and E-Waste Connection was made. Overlooked in the current proposal, is that added storage provides the club with the opportunity to make the playing space available to other community users on an *ad hoc* basis.

As the design has progressed, so has a better understanding of the total project cost. Current estimates from Council are \$5.6M, which is well in excess of the \$1.5M design brief provided by Council to the architect. The total project cost is of no surprise to the Facilities Sub-Committee following input from several professional sources for a building of such proportions. Other key points are that the site is currently the only available flood free community space within the local area and



site limitations have precluded the new facility from having any space available to other local groups – a condition stipulated in the original Federal grant allocation.

As with many projects, funding remains unbudgeted and so start dates remain undefined. The previous Federal Government allocated \$1.5M to the redevelopment of the site at 98 Brookfield Rd (and specifically no other site). This funding is for the purposes of planning, that is, seed funding to get the project off started and has been crucial to the redevelopment. Consequently, the project is currently supported by the \$1.5M Federal Government grant and by the land provided by the Qld State Government.

Most recently, the Council informs us that they have applied for funding to the former Federal Government for \$5.16M through the Community Development Grant Programme. Brisbane City Council financial contribution is unclear at present although our local Councillor, Greg Adermann has said that the project is first on his list. Now, we need to see what happens given the outcome of the recent Federal election

Notwithstanding this, Council has advised that priority funding in the Western suburbs is currently directed to the Witton Barracks redevelopment in Indooroopilly. We encourage you to review progress over the six years since 2016 of this competing Witton Barracks project by visiting <https://www.brisbane.qld.gov.au/things-to-see-and-do/council-venues-and-precincts/parks/parks-by-suburb/indooroopilly-parks/witton-barracks-park-and-community-hub-project>

Projects progress very slowly!

Given the slow tempo of the current design review, it appears increasingly likely that funding will be dependent upon the new Federal Government. Council's own contribution remains unclear.

IN THE MEAN-TIME . . .

Committee members are initiating some cost-effective but functional and transportable improvements to the existing premises.

In recent months, we have replaced the chairs. New shelving and storage containers are in place in the “dealing room” to store club possessions that to date have been stacked in an unsightly fashion and commandeered much needed space in the club house and its cupboards.

We now have a Directors’ work-station so that the Director has a work area and a safe place for the computer away from the kitchen bench. New and smaller bridge tables are being trialled. A new key safe is now installed. Plans are in place to erect display shelves for our trophies. In coming months the Committee will consider sprucing up the outdoor area. There is more to come.

Funds need to be found for these improvements without depleting the precious deposits collected through hard work for the future clubhouse.

RETURN OF THE "500 CLUB"

During the Winter months, we plan to revive the popular "500 Club". Proceeds raised will help to fund some of the projects to refurbish the clubhouse. One hundred numbers are for sale, each for \$50. There will be four draws, one each fortnight beginning late June. Each draw has a cash prize of \$500. Every participant has a 1 in 100 chance to win a prize in each of the four draws. Please support us in this project and help improve our clubhouse facilities.

Electronic payment: BSB 034055 Account 393425 Reference 500 + your name.

Contact Kathryn Kelly kathrynmkelly@me.com.au or 0407758949 to select your number.

ROLE OF DIRECTORS

We are fortunate indeed to have our team of Directors to conduct in-club and on-line sessions. In each session, the Director is responsible for all aspects of the organisation and management of play and the recording of results. Most players will notice that very often the Directors take care of many additional tasks during play as well. It is a demanding role. There are ways we as players can help them perform this role.

Arrive on time

So that play can commence promptly, it is helpful if all players are seated around 15 minutes before the scheduled commencement of play. This enables the Director to know how many players there will be for the session and to decide on the appropriate bridge movement.

Keep to-time

One of the biggest bugbears for Directors and players alike is slow play. Making decisions and playing hands within a limited time is a basic element of competitive bridge. Slow play can be seen as uncompetitive, conferring advantages on the slow players by taking additional time, and disadvantaging other players (both ahead and behind the slow players) by taking time away from them. Soon, the club intends to install electronic timers to help players keep to time. Meanwhile, if you are a slower player, you can help to avoid hold ups by doing a couple of simple things:

- Don't engage in a discussion of the results, or of the relative merits of alternative lines of play, at the end of each board;
- If you are in the North seat, always make your play before you attend to the Bridgmate (especially if you are on lead); and
- Be understanding if the Director requires that a board you were about to play be averaged.

Check the board

Much time is lost trying to work out why the Bridgmate will not accept the lead that has been entered. This is nearly always because the board has been played from the wrong direction. It is the responsibility of all players at the table to check that the orientation of the board is correct.



Some hard-working Directors

(L-R) Anne Russel,
Jenny Coyle,
Sue Noble,
Elizabeth Handley,
David Douglas,
Mel Gilmore,
Margaret Mobbs and
Graham Rusher

**Congratulations to those achieving
MASTERPOINT PROMOTIONS**

Bronze National (>200 mps)	Leanne Nugent
Bronze Regional (>100 mps)	Lyn Lodge
Regional (>50 mps)	Elizabeth Handley
Silver Local (>35 mps)	Anne Gardiner Linda Neil
Local (>15 mps)	Ivy Monteiro Cathie Pearson Stuart Stoddart
Club (>5)	Granville Gay

NEW MEMBERS

*Fran Alt
Mary Beak
Vanessa Brewis
Ibrahim Diallo
Emma Gibbon
Colin MacQueen
Norma Murray
Tatjana Tosovic*

A Big Welcome to KBC

WORKSHOP DAVID BEAUCHAMP \$20
Thursday 23 June 7pm-9pm
Kenmore Village Tavern – Function Room

Don't miss the opportunity to attend this workshop.
David is one of Australia's leading bridge teachers. He is a great speaker with a wonderful wit and tailors his subject matter to the audience.

For registration contact Jenny Coyle jennycogle164@gmail.com

Payment: BSB 034055 Account 393425 Reference DBL + your name OR pay cash at door

ROMA/DALBY/KENMORE FRIENDLY MEETING

Much excitement surrounds the plan for the inaugural annual bridge exchange with rural clubs, Roma and Dalby. The first event is to be hosted by Roma Contract Bridge Club Friday 23 - Monday 26 September this year.

Roma plans to host a "Meet and Greet", two Red Point bridge sessions, a Dinner and tours to some Roma attractions.

Since Roma and Dalby have a membership of around 30, KBC needs to cap the number of representatives attending. There may be the option of hiring a bus to transport KBC players to Roma on the Friday and return to Brisbane on Monday if there is sufficient interest.

**Contact Kathryn Kelly kathrynmkelly@me.com to register your interest by
Friday 10 June.**

*We welcome contributions or suggestions. Contact the Editors:
David Douglas daviddouglasdirect@gmail.com OR Kathryn Kelly kathrynmkelly@me.com*