



Premises Requirements

Background:

1. Peninsula Bridge Club Inc. (PBC) has been operating for 53 years and is a not-for-profit incorporated association that provides strong sporting/ recreational services and social connectivity to our community, in particular to the growing senior sector. Our membership (650 at end 2018) has more than doubled in the last eight years - and we provided more than 30,000 player sessions in 2018.
2. Our current clubhouse lease of our part of the Nelson Heather Centre runs out in April 2021. Northern Beaches Council has indicated it wishes to redevelop the entire block on which the Nelson Heather Centre, Meals on Wheels and its associated car parks are located to build a larger district community facility, part of which would be allocated for Bridge Club use.
3. The document outlines the Peninsula Bridge Club core premises requirements at this time, designed to ensure our needs are met by Council's proposal and the new centre's design.

Requirements:

4. **Space** - We currently fill our 333m² clubhouse twice or more a week on a regular basis, not counting special events where we overflow into other parts of the Nelson Heather Centre. We need 400+m² clubhouse area to allow for continued growth at the rates we have been experiencing. Note that this area includes our own kitchen facilities but not bathroom facilities which we currently share with other Nelson Heather Centre users. It will still be likely that we will need to overflow into other adjacent community space for some special events.
5. **Ambience** - Our existing light, airy and sound-attenuating ambience is suitable for bridge and appreciated by our players.
6. **Security of tenure** - Our activity and our membership does not benefit from any significant changes or uncertainties relating to premises. We need a similar length of premises certainty that we have under our current 21 year lease.
7. **Floor-plan** - Our current rectangular playing area (rather than any curved walls) is a good shape for bridge supporting 37 tables and some additional education space. A pure square or rectangular shape is the most efficient shape for bridge with each "table" requiring an area about 2.3m x 2.3m square, allowing for chairs and people moving between tables. We use 39 permanent bridge tables (plus a couple of temporary folding tables for overflow), each with four chairs (non-stackable).

Our playing area currently comprises about 75% of our overall space with the remainder shared among kitchen, office, technology support space, store-room and social morning/ afternoon tea area - an area that is often congested with our current numbers.

In our future clubhouse we additionally need the ability to be able to easily divide the full playing area for the purposes of running lessons or a second session at the same time as a main session is underway. The divider should have good sound attenuation properties, and be able to be folded away into a wall recess so as not to interrupt large sessions that use the entire playing area. The divider should provide a square (or close to square) first playing space with the second smaller space an extension along one wall to a rectangular space.

8. **Storage** - We need significant storage for the boards and other materials bridge uses. Our present cupboards (along two walls of our clubhouse), separate 2x3m

- store-room pantry, and 2x4m office are struggling, without any storage need of our permanent tables and chairs.
9. **Sole use** - The solid bridge tables and chairs and related technology needed for our members at our 12 regular weekly sessions precludes other than sole use of the clubroom space. Solid tables are important to our player demographic many of whom lean heavily on the tables to stand up. For occasional special events (often Sundays) as in the past it would be an advantage to also be able to hire adjacent rooms.
 10. **Accessibility** - Our member average age was recently surveyed at approximately 74 years. A significant proportion of our players have mobility issues (including wheelchairs, walkers etc) and need easy level access without stairs within the clubhouse and to and from parking and toilet facilities. Ground floor access with adjacent parking or sufficient adjacent parking on the same level has been important - and single lift access to and from parking on another level may be problematic given the large numbers arriving and leaving sessions at the same time, not to mention issues with lift maintenance and downtime.
 11. **Parking** - Owing to their age and stage of life the majority of our players drive to the club. Our own findings indicate agreement with a rule of thumb established by another large bridge club that we need to have at least 3 car spaces for every four players. Given our current sessions with 30-35 tables and continued growth over the last decade, this suggests we need a minimum of 120 car spaces, chiefly in the day time, and with at least 18 (15%) of these adjacent to the clubhouse and restricted to disability permit holder bridge players.
 12. **Location/Public Transport** - To retain continuity with our existing membership and playing base we need a clubhouse in the Narrabeen to Mona Vale area. To encourage players to continue and increase their public transport use, proximity to good public transport (including a B-Line stop) is a strong advantage.
 13. **Reverse Cycle Air-conditioning** - Given our demographic profile well-balanced and user controllable air-conditioning is a requirement for the playing area. Separately controllable air-conditioning is needed for the offices.
 14. **Bathroom Facilities (shared)** - We need large and well-maintained adjacent bathrooms as facilities shared with other compatible users. This needs to include disability facilities suitable for those with mobility impairment. The current shared facilities in the Nelson Heather Centre are sometimes inadequate with large bridge sessions.
 15. **Signage** - We need good local signage so that visitors (including players from other clubs) can easily find us. We also need to be able to have good access to any shared event promotion signage system that reaches passing traffic on Pittwater and Jacksons Roads.
 16. **Fitout (for initial background information only - we need to be integrally involved in this phase)** - We need a large kitchen capable of handling regular large numbers for morning and afternoon teas and suppers and also for catering for special event meals. We also need two office areas, a large store room, a technology area and significant cupboard and wall space (for notice boards etc). Bridge needs excellent lighting and uses internet and wifi connected technology throughout the clubhouse area. We also need a split PA system, interactive whiteboards and large TV screens to support sessions and lessons either throughout the playing area or in one of the divided spaces. We need easy-access cable conduits and well-located powerpoints at key points in the playing area. We need a good easy clean industrial carpet for the playing areas, partly to assist with noise levels.