

**ATTACHMENT 3:** GAMING FLOOR SPACE REPORT

## FLOORSPACE REPORT – GAMING

RAYMOND TERRACE BOWLING CLUB  
**NEW HOTEL AND CLUB ALTERATIONS**  
2 JACARANDA AVENUE, RAYMOND TERRACE

Prepared by EJE  
20.12.2024  
Ref: 13954.GamingSize.01.docX

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## 1. INTRODUCTION

The events relating to Covid-19 have had a lasting effect on many industries, and the hospitality industry has been perhaps one of the more effected areas. Since the lockdowns and restrictions of 2020, we have witnessed an evolution in how patrons like to socialise. The biggest trend has been towards doing so outside, likely a direct correlation to the rules placed on society when venues reopened that restricted indoor areas lower densities than outdoor spaces. There is a strong current trend, particularly in venues catering to a younger demographic, towards alfresco spaces in general. This trend is somewhat less evident in clubs, who tend to cater to an older demographic that value a regulated temperature environment, however it has been seen that greater spacing between tables can lead to an increase in overall patronage following the pandemic.

Similar trends have been observed within the gaming subsector of hospitality. Spaces between and around machines have been consistently growing since 2020, and the size of machines has followed suit. The natural outcome has been that in order to maintain the comfort of patrons, a room of larger size is now required for the same number of gaming machines.

Gaming in NSW is highly regulated and controlled by the Office of Liquor Gaming and Racing, and forms an integral part of the hospitality fabric. Hospitality by its nature is a highly competitive sector, with patrons often very fickle and likely to move to the newest venue. It is critical that the Raymond Terrace Bowling Club maintain the level of comfort and service across all their offering in order to remain a successful part of the community, and thereby continue to offer the community services that are available to members and guests.

## 2. LARGER FLOORPLATES

### 2.1 BASES AND SPACES

When mandated spacing between seated patrons occurred in 2020, a shift was instigated whereby patrons eventually grew used to the increased space, and subtly refused to reduce back to pre covid densities. In gaming rooms, this played out with increased spaces between machines. Before too long, joinery bases to machines became wider – where a 600mm base was common, this has now grown to an average of 1200mm, and often as large as 1500mm. This increase in space has had a knock on effect on the machines themselves, with manufactures previously as slim as 500mm now having grown to an average of 760mm in width.

With larger machines, spaced wider apart, it is natural that the space required to accommodate these machines has also grown.

In addition, 2019 also saw an increase in the number and density of screening implemented within rooms, all of which contributes to more joinery being placed within the same envelope.

### 2.2 FLOORSPACE NEEDS

EJE have been the largest designer of hospitality venues in the region for many years, having produced countless projects. We The following table demonstrates the trend toward larger rooms for the reasons outlined in the proceeding sections:

## 2.2.1 PRE-COVID EXAMPLES

Refurbishment Projects Completed Prior to Covid-19				
Venue	Date	Machines	Area (m2)	Ratio (m2/machine)
Toronto Diggers Club	2018	89	166	1.87
Wallsend Diggers Club	2016	265	721	2.72
Telarah Bowling Club	2014	50	127	2.54
Nelson Bay Golf Club	2016	49	95	1.94
Average				2.54

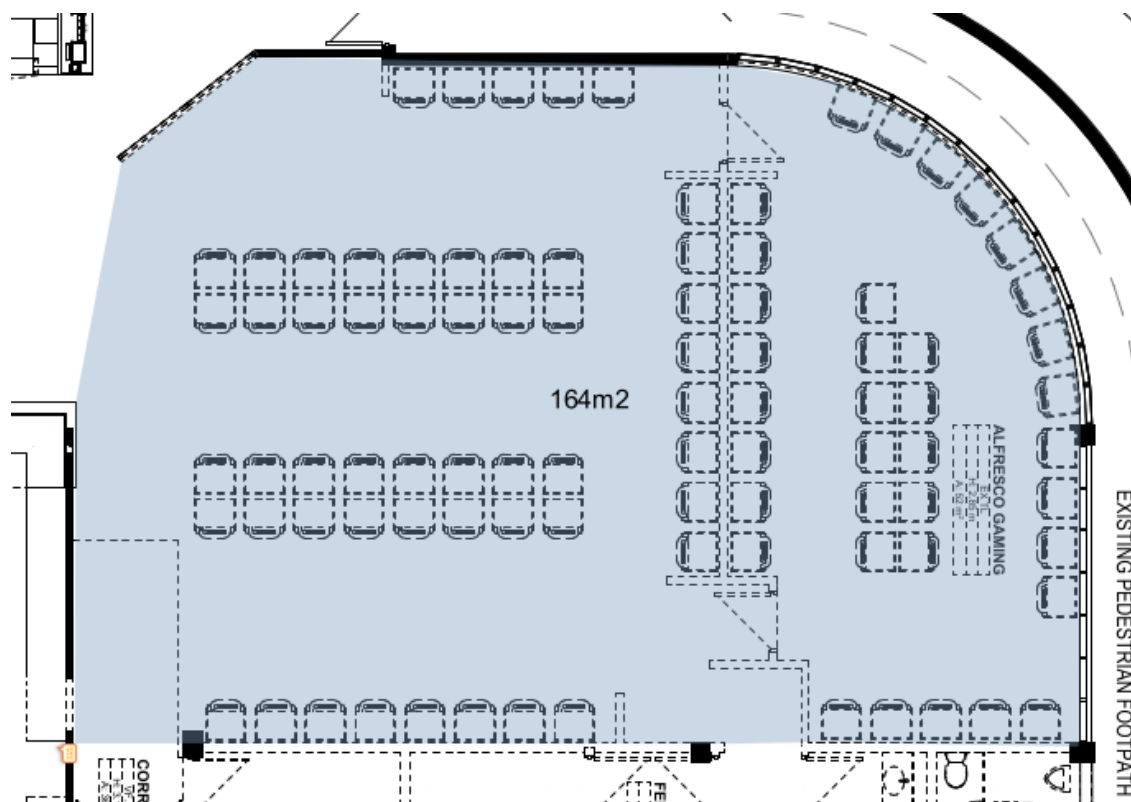


Figure 1: Toronto Diggers Club, a total area of 164m2 for 89 machines, at a ratio of one machine per 1.87m2

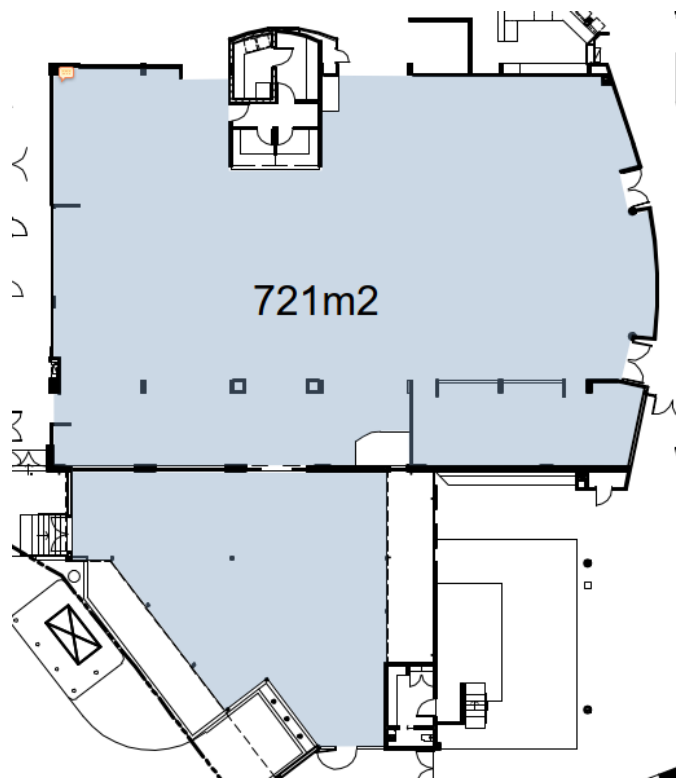


Figure 2: Wallsend Diggers Club - a total of 265 machines on a floor of 721m2, an average of 2.72m2 per machine

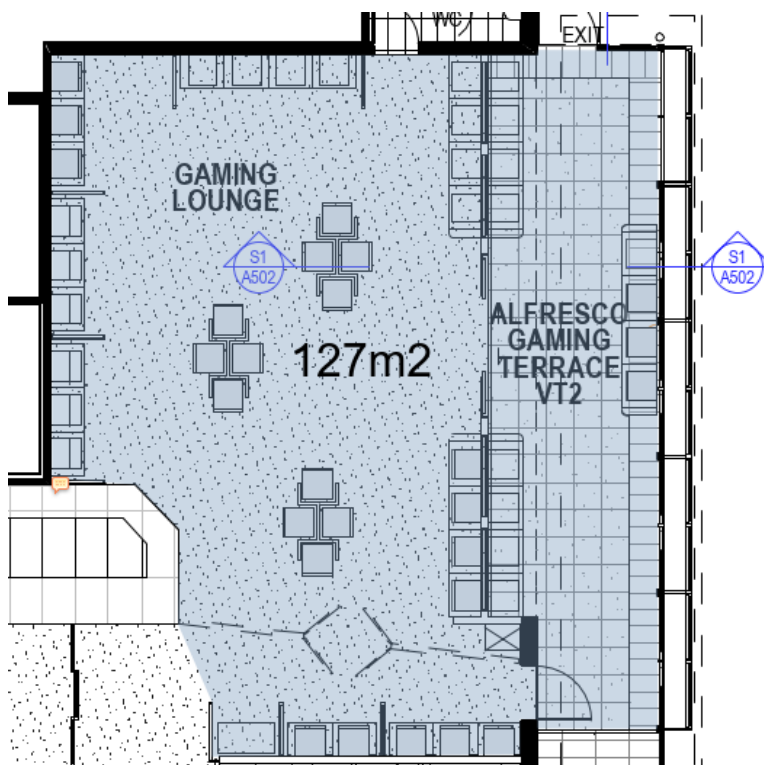
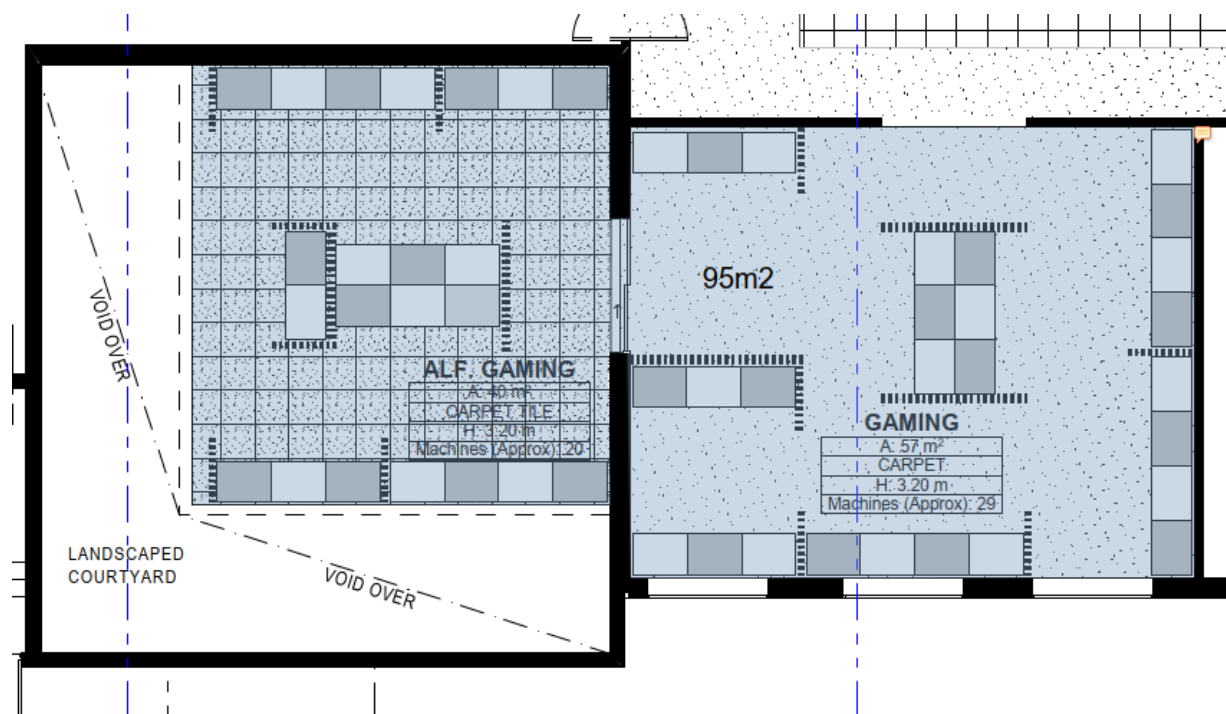


Figure 3: The gaming room at the Telarah Bowling Club is 127m2 and has 50 machines, an average of 2.54m2 per machine



The above four projects are typical of other projects completed pre-covid, with an average of around 2.5m² per machine being the design guidelines. In addition to the sheer size requirement changes, a trend towards more alfresco gaming has become evident.

## 2.2.2 POST-COVID EXAMPLES

Refurbishment Projects Completed Prior to Covid-19				
Venue	Date	Machines	Area (m²)	Ratio (m²/machine)
Club Forster	2024	180	665	3.69
Sporties Tuncurry	2021	60	205	3.42
Toronto Hotel	2024	21	101	4.81
Doyalson RSL Club	2021	230	1071	4.66
Average				4.16



Figure 5: Club Forster has two gaming rooms, totalling 665m<sup>2</sup> and holding 180 machines at a ratio of 3.69m<sup>2</sup> per machine.

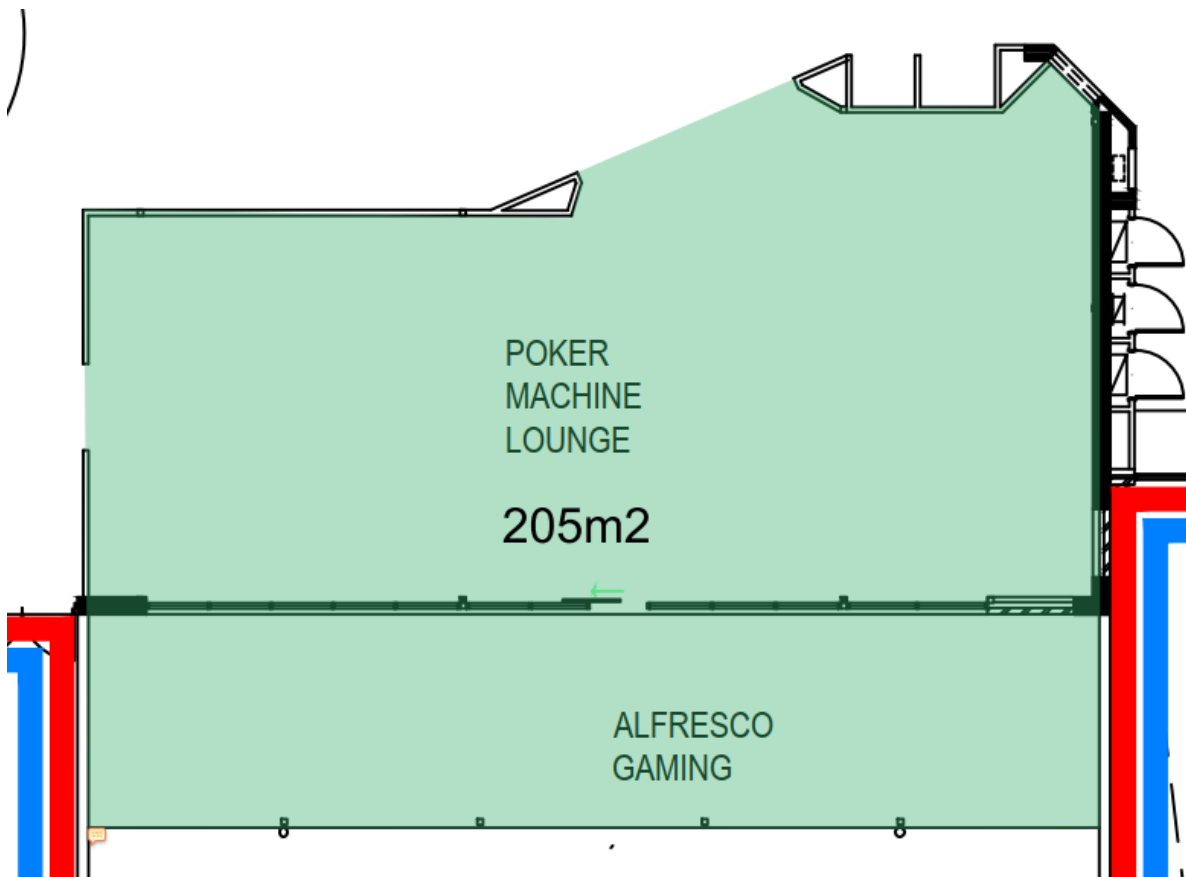


Figure 6: Sporties Tuncurry accommodates 60 machines in 205m<sup>2</sup>, at a rate of 3.42m<sup>2</sup> per machine.





## 2.2.3 EMERGING TRENDS

It is clear that the ratio of floorspace per machine is getting larger with time. In just 4 years the average amount of space has increased by over 60%. Further to this, we have observed that trends tend to emerge more quickly in pubs, with clubs following suite over time. This is exemplified currently with the emergence of cocktail lounges within pubs and very strong trends towards alfresco activities of dining, TAB and gaming. In terms of the m2 per machine, a number of pubs currently in design have ratios as high as 7m2 per machine, showing that the trend is still to larger rooms.

## 2.3 THE PROPOSAL

The proposal at Raymond Terrace Bowling Club includes an increase to the footprint of the gaming room(s) without any proposed change to the number of machines on site. The proposal seeks to expand the internal and alfresco gaming rooms to a total of 429m2 for the 88 machines currently operated by the club. This equates to a ratio of 4.88m2 per machine – sitting close to the average. As noted above, we are still seeing these ratios trending higher, and the club are correctly interpreting this trend with their brief for greater than 4.5m2 per machine.



Figure 9: The proposal for Raymond Terrace Bowling Club is aligned with current trends in gaming room size.

## 2.4 OTHER AUTHORITIES

It is specifically noted that this proposal does not seek to amend the number of EGM entitlements held by the Raymond Terrace Bowling Club, nor to amend the number of machines on the gaming room floor.

Further to this, it is noted that should the club wish to seek such an expansion, it is not a simple process due to their location within a Red band. Current legislation is such that should the club seek to do this, they would have to purchase blocks of entitlements, and sacrifice one entitlement per block. Entitlements must only be sought from within the same band, meaning that any additional EGM to the club would mean an overall reduction to the total number of EGM's in the area.

Any such application for additional EGM's, which for clarity is not sought nor planned, would be required to and considered by the office of liquor and gaming, and a management plan and social impact assessment would be required at that time.

## 3. CONCLUSION

This document demonstrates that the current proposal for Raymond Terrace Bowling Club to extend their gaming footprint aligns with current trends in hospitality and is necessary for the club to remain competitive. As described, there is no intent to alter the number of EGM entitlements held by the club as part of this application, and further assessment backstops are in place should the club decide to seek additional machines.

As such, we consider that the level of information presented with the development application to be sufficient to enable the consent authority to make an informed decision with the understanding that no net change is proposed to the gaming machine offerings of the club.

Should you wish to discuss this any further, please do not hesitate to contact the undersigned,

Regards,



Richard Waterson, Registered Architect NSW ARB (9761)

**Principal | EJE**