

**Table 4: All Options: Comparison of Facilities and Itemised Capital Costs**

(Feasibility Study pages 20-22, and Appendix A-2 and A-3)

	<b>Option 1</b> (Total Cost \$39.1M p27)	<b>Option 2</b> (Total Cost \$31.2M p27) <b>Recommended Option</b>	<b>Option 3</b> (Total Cost \$29.2M p27)	<b>Option 4</b> (Total Cost \$40.1M p27)
<b>Indoor Areas</b>	5,000 seat stadium	5,000 seat stadium	5,000 seat stadium	5,000 seat stadium
	80m x 45m arena	100m x 50m arena	80m x 45m arena	100m x 50m arena
<b>Note</b> <i>The main Indoor "premium" Stadium (5,000 seats) is the only covered/ indoor arena costed for Options 2 and 3.</i>	Horse event surface only	Horse event surface only	Horse event surface plus capacity to transform into major concert facility with additional temp seating [i.e. alternative floor] <sup>2</sup>	Horse event surface plus capacity to transform into major concert facility with additional temp seating [i.e. alternative floor]
<i>Options 1 and 4 also include a covered 'Community arena'.</i>	<b>Costed \$11.3M - <sup>1</sup> "premium" stadium ("premium" stadium not included Option 1)</b>	<b>Costed \$11.3M - "premium" stadium</b>	<b>Costed \$11.3M - "premium" stadium ("premium" stadium not included Option 3)</b>	<b>Costed \$11.3M - "premium" stadium</b>
			Stadium also contains meeting rooms, small convention/function centre, catering facilities run on commercial basis	
		Undercover 500 seat 70m x 30m warm up arena also for training, clinics and other purposes - commercial basis - doubles as venue for horse/ livestock sales <b>NOT COSTED</b>	[See Outdoor (below)]	Undercover 500 seat 70m x 30m warm up arena also for training, clinics and other purposes - commercial basis - doubles as venue for horse/ livestock sales <b>NOT COSTED</b>
<b>Community</b> <sup>3</sup>	Basic undercover arena 70m x 30m for community and other equine groups (training) - subsidised for low community pricing. <b>Costed \$1.5M</b>			Basic undercover arena 70m x 30m for community and other equine groups (training) - subsidised for low community pricing. <b>Costed \$1.5M</b>
<b>Outdoor Areas</b>	5 outdoor dressage arenas <b>1 'open' arena (dressage) costed \$2.7M</b>	5 outdoor dressage arenas <b>1 'open' arena (dressage) costed \$544K</b>	5 outdoor dressage arenas <b>1 'open' arena (dressage) costed \$544K</b>	5 outdoor dressage arenas <b>1 'open' arena (dressage) costed \$2.7M</b>

<sup>1</sup> Options 1 and 3 do not include a "premium" stadium (i.e. concert-capable) and are smaller (80 x 45m) than stadiums at Options 2 and 4, but the same cost (and "premium" description) is applied to all options – Options 1 and 3 over-costed?

<sup>2</sup> "plus capacity etc..." appears to be incorrectly included in Option 3 instead of Option 2 at pages 20-22; confirmed as Option 2 at pages 42/43

<sup>3</sup> Community stadium - Not included in Option 2 or included in Option 2 capital costs but is included for Option 2 as "General purposes (community) arena" in text at page 43, and is also shown as included in Option 2 diagrams (Phase 1) at pages 46/47. This uncosted venue is also used for Option 2 revenue generation in the financial analysis.

	<b>Option 1</b> (Total Cost \$39.1M p27)	<b>Option 2</b> (Total Cost \$31.2M p27) <i>Recommended Option</i>	<b>Option 3</b> (Total Cost \$29.2M p27)	<b>Option 4</b> (Total Cost \$40.1M p27)
	1 competition show jumping course  + open arena <b>Costed: \$444K</b>	1 competition show jumping course  + open arena <b>Costed: \$2.2M</b>	1 competition show jumping course  + open arena <b>Costed: \$2.2M</b>	1 competition show jumping course  + open arena <b>Costed: \$444K</b>
	1 competition cross-country course + open arena <b>Costed: \$484K</b>	1 competition cross-country course + open arena <b>Costed: \$484K</b>	1 competition cross-country course + open arena <b>Costed: \$484K</b>	1 competition cross-country course + open arena <b>Costed: \$484K</b>
			Outdoor arena 500 seat for horse / livestock sales <b>NOT COSTED</b>	
<b>Training &amp; Stabling</b> <sup>4</sup>	300 stables <b>Costed: 400 stables \$3.4M</b>	400 stables <sup>5</sup> <b>Costed: 400 stables \$3.4M</b>	300 stables <b>Costed: 400 stables \$3.4M</b>	400 stables <b>Costed: 400 stables \$4.4M</b>
	Equipment for show jumping, clinics and training <b>NOT COSTED?</b>	Equipment for show jumping, clinics and training <b>NOT COSTED?</b>	Equipment for show jumping, clinics and training <b>NOT COSTED?</b>	Equipment for show jumping, clinics and training <b>NOT COSTED?</b>
	Temporary/demountable yards for horses <b>NOT COSTED</b>	Temporary/demountable yards for horses <b>NOT COSTED</b>	Temporary/demountable yards for horses <b>NOT COSTED</b>	Temporary/demountable yards for horses <b>NOT COSTED</b>
<b>Accommodation</b>	150 powered sites <b>Costed: 150 sites \$7.9M</b>	150 powered sites <b>Costed: 150 sites \$7.9M</b>	150 powered sites <b>NOT COSTED: 150 sites (-\$7.9M)</b> <sup>7</sup>	150 powered sites <b>Costed: 150 sites \$7.9M</b>
	Large facilities block <b>NOT COSTED?</b>	Large facilities block <b>NOT COSTED?</b>	Large facilities block <b>NOT COSTED</b>	Large facilities block <b>NOT COSTED?</b>
	Café <b>NOT COSTED?</b>	Café <b>NOT COSTED?</b>	Café <b>NOT COSTED</b>	Café <b>NOT COSTED?</b>
				Extensive facilities for education, training, meetings, conferences, exhibitions and other events. <sup>8</sup>

<sup>4</sup> Options 1 and 3 include only 300 stables (pages 20—22) but costs for 400 are included

<sup>5</sup> Option 2 - only 280 stables are included in Phase 1. 420 stables (+140) are included in Phase 2

<sup>6</sup> Option 4 – 400 stables/complex costs \$972,000 more than other options

<sup>7</sup> Option 3 – Accommodation/camping site costs are not included – under-costed \$7,918,750. Option 3 capital cost is \$37,199,250 (the same as Option 2) when Accommodation costs (\$7,918,750) are included

<sup>8</sup> Appears to be incorrectly included at Accommodation instead of Administration

	<b>Option 1</b> (Total Cost \$39.1M p27)	<b>Option 2</b> (Total Cost \$31.2M p27) <i>Recommended Option</i>	<b>Option 3</b> (Total Cost \$29.2M p27)	<b>Option 4</b> (Total Cost \$40.1M p27)
<b>Administration</b>	Admin. Offices  3 training/meeting rooms  <b>Costed: Offices &amp; 100 seat meeting room \$5.9M</b>	Admin. Offices  Extensive facilities for education, training, meetings conferences, exhibitions and other events. <sup>9</sup>  <b>Costed: Offices &amp; 100 seat meeting room \$5.9M</b>	Admin. Offices  [see Indoor Areas, above]  <b>Costed: Offices &amp; 100 seat meeting room \$5.9M</b>	Admin. Offices  [see Accommodation (above)]  <b>Costed: Offices &amp; 100 seat meeting room \$5.9M</b>
<b>Site works</b> <sup>10</sup>	<b>Costed \$5.3M</b>	<b>Costed \$5.3M</b>	<b>Costed \$5.3M</b>	<b>Costed \$5.3M</b>
<b>TOTAL</b> <sup>11</sup>	<b>\$39,130,250</b>	<b>\$37,199,250</b> <sup>12</sup>	<b>\$29,280,500</b>	<b>\$40,102,250</b>

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<sup>9</sup> Option 2 – 80 seat meeting room at pages 42/43 but an office building and a separate conference centre are shown in diagrams at pages 46/47 – under-costed

<sup>10</sup> Site works do not include cost of upgrading/ extending infrastructure and services e.g. water, sewerage, roads, electricity to the site.

<sup>11</sup> Capital costs do not include land purchase

<sup>12</sup> The Study's financial analysis (e.g. at page 27) uses an Option 2 total capital cost of \$31,283,750, which is \$5,915,500 less than the Option 2 total capital cost at page A-3 (\$5,915,500 is the same amount included at A-3 for Administration capital costs). Administration capital cost appears to have been omitted from Option 2 total capital costs in the financial analysis.