

Table 6: Option 2 – included facilities v costed facilities v income generating facilities

Significant discrepancies exist between Phase 1 facilities Option 2 is said to include, those included in Option 2 capital costs, and those used as venues for Option 2 revenue generation i.e. capital costs don't include all proposed facilities, and revenue includes income from facilities that are not included in capital costs.

Facilities Identified as Included in Option 2	Facilities included in Option 2 capital costs (page A-3)	Facilities included as revenue-generating venues Option 2 (6.2 Demand Assumptions)
		Whole venue
5,000 seat indoor stadium (p20-22, p46/47), 100m x 50m (p20-22) concert-capable (p42/43)	Covered stadium – premium \$11,325,500	Indoor 1 #
2 indoor stadiums 1,500 seats each (p46/47)	-	
	-	Indoor 2 #
1 covered 500 seat warm up area, doubles as sales arena (p 20–22); 2 undercover warm up areas – no seating, Phase 1 (p46/47)	-	
500 seat covered sales arena (p42/43) 1,000 seat covered sales arena (p46/47)	-	
5 dressage arenas (p20-22)	Open arena / dressage (and warm up) \$544,000	Outside dressage
Show jumping course (p20-22)	Open arena / show jumping (and warm up) \$2,220,000	Show jumping
Cross country course (p20-22)	Open arena / course – cross country \$484,500	Cross country
		Outside arena
500 seat covered sales arena p42/43 1,000 seat covered sales arena p46/47	-	-
400 stables (p20-22) 280 stables Phase 1 (p46/47)	Training / stabling complex: 400 stables \$3,436,000	Stable fees
100 yard stalls (p42/43, p46/47)	-	Yard fees
Accommodation: 150 sites & facilities block (p20-22) 200 sites, toilet & Community/Camping Centre, Phase 1 (p46/47)	Accommodation: camping for 150 \$7,918,750	Powered & unpowered sites
Admin plus extensive facilities (p20-22) Admin buildings, meeting room 80 seats (p42/43) Admin office building plus 200 seat conference centre, Phase 1 (p46/47)	Admin including meeting room (100 seats) \$5,915,500 *	
No community arena (p20-22) ## General purpose (community) arena (p42/43) ## Community covered arena (p46/47) ##	-	General Purpose ##
	-	Trade stand
Car parking – 1,600 spaces (p46/47)	-	
Trailer parking – 200 spaces (p46/47)	-	
Polo field & pavilion (p42/43)	-	
Site works – on-site only	\$5,355,000	
TOTAL	Capital costs \$37,199,250	Capital costs \$31, 283,750 <i>Used in financial analysis</i>

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Option 2 includes only one costed indoor (i.e. covered) venue but derives revenue from two.

Option 2 revenue includes income from a second indoor facility, an additional outdoor arena, yards and trade stand which do not appear to be included in capital costs.

A community facility is not included in Option 2 (p20-22), and not included in capital costs (pA-3). Such a facility is however included at page 44 as “General Purpose (community) arena”, and shown as community arena (no seating) at pages 46/47. Option 2 includes revenue from a “general purpose” facility when it is not included in capital costs.

* \$5,915,500 capital cost for administration is omitted from capital costs used in financial analysis.