



Friday 21st November 2025

N.S.W. Greyhound, Breeder, Owner, Trainer Association
P.O. Box 485
Glebe, N.S.W. 2037

Attention : Daniel Weizman *[7 pages – by email]*

RE : Estimated Development Cost [EDC]
for
Proposed Greyhound Racing Facility
at
Perc Griffith Way, Orange N.S.W. 2800
for
NSW Greyhound, Breeder, Owner, Trainer Association

Daniel,

Please find attached the Estimated Development Cost [EDC] for the abovementioned project, which is based on the following items :-

1. The attached preliminary elemental estimate supports the calculation of this EDC, and includes all building works and services to meet current NCC/BCA requirements, which includes allowances for FF&E, Council and design consultant fees, project contingencies, and escalation costs until the expected completion of the works
2. This EDC is a genuine and objective calculation of the cost of construction for consideration by the consent authority in accordance with the DA documentation accompanying this submission
3. Despite the preliminary nature of the building design to date, there are no items of uncertainty that have not been considered in calculating this EDC
4. Reference must be made to the accompanying detailed estimates, along with the various notes, exclusions and assumptions made herein, when considering the preliminary nature of the building design at this point in the project procurement [for example, structural and services engineering designs are not currently available, nor are detailed architectural drawings and schedules]

5. When considering the project specific design components for this project, the EDC value appears within the expected cost range for similar projects, and when considering the geographical location of the site, and current market conditions
6. This EDC adopts the various costs provided by the Client for the specific track greyhound racing services from your other recently completed facilities where applicable
7. The total Gross Floor Area [GFA] for the project is summarised below :-
 - Fully Enclosed Covered Area [FECA] 1,300 m2
 - Unenclosed covered Areas [UCA] 257 m2
 - **Gross Floor Area [GFA] 1,557 m2**
8. The affected site area of the development is approximately 74,720 m2
9. This EDC includes the following cost components :-
 - Site works and service infrastructure \$3,768,852
 - Buildings & site features \$7,533,048
 - Furniture, fixtures and equipment [FF&E] \$1,435,760
 - Design & construction contingencies \$1,314,100
 - Procurement costs \$300,000
 - **TOTAL EDC [GST exclusive] \$14,351,760**
 - GST costs \$1,435,176
 - **TOTAL EDC [GST inclusive] \$15,786,936**
10. On the above basis, the estimated development costs for the project amounts to :-
 - Gross Floor Area = \$10,139/m2 [GST inclusive]
 - Affected land area = \$211/m2 [GST inclusive]

This report has been prepared in accordance with the AIQS Construction Cost Assessments for NSW Estimated Development Cost Report [Practice Standard – 2nd Edition - dated July 2025] and the DPHI Circular PS24-002 [Appendix C - dated 27th February 2024] and is issued strictly on a *commercial in confidence* basis.

Please contact the undersigned should you require any further details.

Yours faithfully,
G. J. Seib Pty Ltd

Greg Seib - MAIQS/CQS

Elemental Estimate Summary

Job Name : ELEMENTAL SUMMARY
Client's Name: NSWGBOTA

Job Description
 Estimated Development Cost
 New Greyhound Facility
 Perc Griffith Way - Orange

Trd No.	Trade Description	Trade %	Cost/m2	Trade Total
1	SB - Substructure	2.51	254.62	396,443
2	CL - Columns	0.48	48.36	75,300
3	UF - Upper Floors	0.06	6.20	9,650
4	SC - Staircases	0.31	31.92	49,705
5	RF - Roof	3.30	334.48	520,790
6	EW - External Walls	3.50	354.85	552,494
7	WW - Windows	0.80	80.67	125,600
8	ED - External Doors	0.35	35.10	54,655
9	NW - Internal Walls	0.75	76.39	118,938
10	NS - Internal Screens	1.65	166.86	259,800
11	ND - Internal Doors	0.88	88.75	138,190
12	WF - Wall Finishes	0.95	96.32	149,968
13	FF - Floor Finishes	0.64	65.08	101,337
14	CF - Ceiling Finishes	1.39	140.57	218,870
15	FT - Fitments	3.43	347.41	540,921
16	SE - Special Equipment	6.46	654.59	1,019,197
17	SF - Sanitary Fixtures	0.59	59.60	92,800
18	PD - Sanitary Plumbing	0.18	18.39	28,640
19	WS - Water Supply	0.71	71.76	111,725
20	GS - Gas Services	0.03	2.89	4,500
21	SH - Space Heating	0.05	4.82	7,500
22	VE - Ventilation	0.16	16.67	25,950
23	AC - Air Conditioning	1.81	183.53	285,750
24	FP - Fire Protection	0.10	10.52	16,380
25	LP - Electric Light and Power	2.10	213.32	332,140
26	CM - Communications	0.74	74.89	116,600
27	SS - Special Services	1.37	138.63	215,850
28	PR - Preliminaries	8.76	887.75	1,382,225
29	AR - Alterations and Renovations	1.51	153.09	238,361
30	XP - Site Preparation	2.06	208.86	325,198
31	XR - Roads, Footpaths, Paved Areas	8.26	837.25	1,303,598
32	XN - Boundary Walls, Fencing, Gates	1.68	170.73	265,820
33	XB - Outbuildings and Covered Ways	0.61	61.40	95,600
34	XL - Landscaping and Improvements	5.33	540.57	841,672
35	XK - External Stormwater Drainage	1.44	145.78	226,985
36	XD - External Sewer Drainage	0.57	57.64	89,750
37	XW - External Water Supply	1.24	126.19	196,475
38	XG - External Gas			
39	XF - External Fire Protection	0.84	85.10	132,500
40	XE - External Electrics	10.92	1,106.80	1,723,286
41	XS - External Special Services	0.48	48.49	75,500

Elemental Estimate Summary

Job Name : <u>ELEMENTAL SUMMARY</u>	Job Description
Client's Name: <u>NSWGBOTA</u>	Estimated Development Cost New Greyhound Facility Perc Griffith Way - Orange

Trd No.	Trade Description	Trade %	Cost/m2	Trade Total
42	YY - Special Provisions	1.72	174.05	271,000
43	Subtotal - Project Buildings & Features			<u>1,973,125</u>
44	Design Contingency	2.42	245.66	382,500
45	Construction Contingency	4.16	421.32	656,000
46	Cost Escalation	1.75	177.01	275,600
47	Subtotal - Contingencies			<u>123,725</u>
48	Approval/Council Fees	0.63	64.23	100,000
49	Design & Consultant Fees	1.27	128.45	200,000
50	Subtotal - Procurement Costs			<u>302,130</u>
51	G.S.T.	9.09	921.76	1,435,176
52	Subtotal - GST Inclusive			<u>116,600</u>
53	NB - Estimate Notes & Exclusions			
GFA: 1,557 m2.		100.00	10,139.33	15,786,939

Final Total : \$ 15,786,939