

4.0 Proposed Development

The proposed development application seeks to enable the refurbishment and redevelopment of the existing Lasseters Resort located at Lot 9107 (112) Barrett Drive, Alice Springs.

Specifically, the development includes the upgrade of existing uses on site including the redevelopment and extensions to the existing gaming areas, bars, restaurants, the part removal and addition of hotel rooms (net increase in rooms), a new hotel lobby, gymnasium and creche and hotel day spa. The proposal also seeks to establish approximately 235 new Dwelling- Multiple across five (5) new residential buildings varying from 4 to 5 stories in height with basement parking and the provision of a new childcare centre on the site.

Specifically, the land uses for this development can be defined as the following under the NT Planning Scheme:

- Bar-Public *(Bar/s facilities)*
- Childcare Centre
- Dwelling-Multiple
- Place of Assembly *(Convention Centre)*
- Food premises-restaurant *(Restaurant/s associated with the hotel)*
- Hotel *(Hotel including ancillary function rooms and Day spa)*
- Leisure and Recreation *(Gym, Crech, Gaming and Gaming Arcade)*
- Nightclub Entertainment Venue *(Nightclub)*

With regard to the above land uses and areas/quantities for the proposed ultimate development, a breakdown of areas is as follows:

Land Use	Total Floor Area (NFA m ²)	Units / Rooms / Capacity
Bar - Public	1,410 m ²	
Hotel (rooms)		212 Rooms
Food Premises - Restaurant	1,408 m ²	
Function Rooms + Lobby	2,426 m ²	
Day Spa	232 m ²	
Place of Assembly (Convention Centre)	4,130 m ²	
Child Care centre		183 Children / 10 staff
Leisure and Recreation		
Gaming	2,197 m ²	
Gym + creche	1,225 m ²	
Games Arcade and Bowling Alley	646 m ²	
Nightclub Entertainment Facility	603 m ²	
Dwelling-Multiple		235 Apartments

NOTE: *Blue* denotes NT Planning Scheme Land Use Definition

A copy of the entire development plans are provided at **Attachment A**.

The new and existing elements of the development will be integrated across the site and an extract of the ultimate Development layout is as follows (**Figure 6** below):

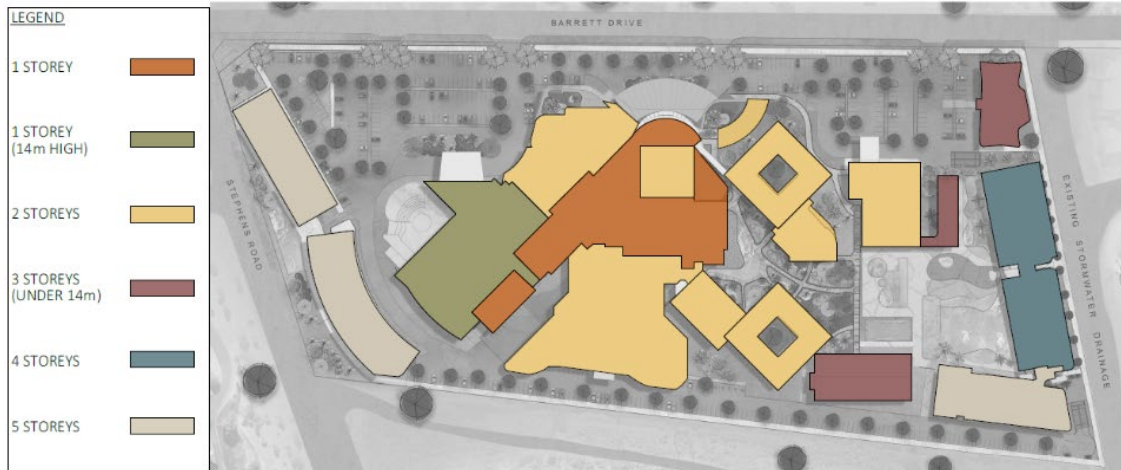


LEGEND

- | | | | |
|----|--|----|---|
| 1 | RESORT SIGNAGE, SCULPTURE & LANDSCAPING | 19 | ROOFTOP TERRACES
(Off Level 1 Function Rooms) |
| 2 | RESIDENTIAL APARTMENTS
(53 Apartments 5 Levels Part Basement Carparking) | 20 | EXISTING HOTEL ROOMS
(Refurbished Internal & External) |
| 3 | RESIDENTIAL APARTMENTS
(63 Apartments, 5 Levels, Part Basement Carparking) | 21 | PART DEMOLITION OF EXISTING HOTEL BUILDING
(Opening up Connection to Resort Facilities Incorporating Covered Pathways & Landscaping) |
| 4 | RESIDENTIAL RECREATION & LANDSCAPE FACILITIES | 22 | EXISTING HEALTH CENTRE
(Gymnasium Expanded into Previous Hotel Lobby & Day Spa Areas, Creche Area Expanded) |
| 5 | EXISTING CONVENTION CENTER PORT COCHERE
(New Landscaping & External Upgrade) | 23 | EXISTING POOL FACILITIES |
| 6 | EXISTING AMPHITHEATER | 24 | NEW OUTDOOR COVERED KIDS PLAY AREA |
| 7 | EXISTING CONVENTION CENTRE
(Internal Refurbishment) | 25 | NEW OUTDOOR COVERED BAR
(Including Swim up Pool Bar) |
| 8 | NEW STEAKHOUSE RESTAURANT
(Extended Kitchen) | 26 | POOL AMENITIES |
| 9 | NEW ROOFTOP TERRACE
(Including New Bar) | 27 | NEW LAGOON POOLS
(With Ground Floor Cabanas Linked to Residential Rooms) |
| 10 | NEW SPORTS BAR
(Including Sports Bar, Gaming, Terrace Bar & Kids Play Area) | 28 | NEW COVERED OUTDOOR LOUNGE AREA |
| 11 | NEW CASINO & HOTEL PORT COCHERE | 29 | NEW RESIDENTIAL / HOTEL ROOMS
(55 Apartments, 5 Levels, Part Basement Car Parking) |
| 12 | NEW HOTEL LOBBY & DAY SPA
(Day Spa on Level 1, 6 x Treatment Rooms) | 30 | NEW RESIDENTIAL / HOTEL ROOMS
(32 Apartments, 4 Levels, Part Basement Car Parking) |
| 13 | EXISTING FOYER
(Upgraded & double Height Space) | 31 | NEW RESIDENTIAL / HOTEL ROOMS
(32 Apartments, 4 Levels, Part Basement Car Parking) |
| 14 | EXISTING & EXTENDED CASINO FLOOR
(Refurbished & all on One Level) | 32 | NEW CHILD CARE CENTRE
(3 Levels, 183 Children) |
| 15 | EXISTING TALI RESTAURANT
(Refurbished) | 33 | OUTDOOR TRAINING AREA
(Extension of Gymnasium) |
| 16 | EXISTING TALI OUTDOOR TERRACE
(Refurbished & Enhanced with Reflection Ponds & landscaping) | 34 | NEW STAFF PARKING |
| 17 | BASEMENT: (Loading & Storage)
GROUND: (Future Casino Extension)
LEVEL 1: (Plant Deck) | 35 | SECONDARY ENTRANCE POINT
(Access to Functions, Kids Zone, Night Club & Casino) |
| 18 | CASINO EXTENSION
GROUND: (Gaming, Night Club, Kids Zone & Ten Pin Bowling)
LEVEL 1: (Function Rooms) | 36 | EXISTING LAUNDRY
BASEMENT: (Existing Storage to Remain) |
| | | 37 | PERIMETER SECURITY FENCE & WALKING PATHWAY |
| | | 38 | NEW HOTEL SUITES
(3 LEVELS 27 ROOMS) |

Building Heights

The proposed development ranges in height from 1 storey to 5 storeys as outlined below (Figure 7).



Staging of Development

The Development is proposed to be staged across 5 master stages (with various substages). The aim of the staging plan is to enable the construction of each stage in isolation of each other and to be delivered as follows (Figure 8 below):

