

NORTHERN TERRITORY OF AUSTRALIA

Planning Act 1999

NOTICE OF DECISION EXCEPTIONAL DEVELOPMENT PERMIT EDP2025/0211

I, JOANNE TOWNSEND, Delegate of the Minister for Lands, Planning and Environment, in pursuance of section 40(6) of the *Planning Act 1999*, give notice that;

- (a) I have, in pursuance of section 40(2)(a), granted an Exceptional Development Permit for Lot 5450, (62) Heenan Road, Ross Town of Alice Springs;
- (b) The Exceptional Development Permit has been granted for the purpose of Caravan Park (Outback Horse Treks) comprising of 8 tents and two ablution blocks;
- (c) The land is within Zone RL (Rural Living) of the NT Planning Scheme 2020, and the development proposes Caravan Park, which would otherwise be prohibited;
- (d) Copies of the Exceptional Development Permit and the Reasons for the Decision are available online at <https://nt.gov.au/property/land-planning-and-development/our-planning-system/exceptional-development-permit-decisions>.



JOANNE TOWNSEND
Delegate of the Minister
for Lands, Planning and Environment

25 / 2 / 2026

NORTHERN TERRITORY OF AUSTRALIA

Planning Act 1999 – section 41

REASONS FOR DECISION EXCEPTIONAL DEVELOPMENT PERMIT EDP2025/0211

The decision to grant an Exceptional Development Permit for Lot 5450 (62) Heenan Road, Ross, Town of Alice Springs for the purpose of Caravan Park (Outback Horse Treks) comprising of 8 tents and two ablution blocks. was made pursuant to section 40(2)(a) of the *Planning Act 1999* for the following reasons:

1. Pursuant to section 40(1) of the *Planning Act 1999*, it is considered preferable to grant consent to an Exceptional Development Permit than to amend the NT Planning Scheme 2020. A 'Caravan Park' is shown as *prohibited* on the assessment table to Clause 4.7 (Zone RL). The use of part of the site for *Caravan Park (Outback Horse Treks) comprising of 8 tents and two ablution blocks* is defined under 'caravan park' at Schedule 2 (Definitions) of the NTPS 2020. Per Clause 1.8(1)(d)(i), the Development Consent Authority does not have discretion to grant consent to a use that is prohibited and that cannot be classified as ancillary to the primary use.
2. The decision to grant an Exceptional Development Permit was based on cumulative consideration of the reports referred to in section 24 of the *Planning Act 1999* as well as the matters listed in section 42 of the *Planning Act 1999*, including the following pertinent factors:
 - a. The application did not receive public submissions during the exhibition period.
 - b. The merit of the development is that the campsite and outback horse treks will enable a new venture to commence and benefit the tourism industry particularly for the Central Australia region for tour-groups only and all guest access to and from the site will be via tour-operated vehicles. In addition, the campsite will be seasonal, operating during the winter months, reducing impact to the land.
 - c. The land can support the proposed development because the campsite is designed and sited to sensitively respond to the physical characteristics and constraints of the land.
 - d. The proposed 8 tents and ablution blocks are located halfway on western part of the lot and located away from neighbouring residential dwellings (no less than 10m from western side boundary. The use is small scale with low impact.
 - e. The proposed use and development is generally consistent with the purpose of Clause 4.7 Zone RL (Rural Living) in that it provide a range of rural lifestyle

choices and rural living activities. The campsite will host small tour groups and, having regard to its size and location on the land, is not considered to unreasonably frustrate the purpose of Zone RL.

- f. The proposed development is consistent with the relevant strategic objectives of rural areas identified in the Alice Springs Regional Land Use Plan 2016 and demonstrates an appropriately scaled use of the site.
- g. Comments provided by service authority and other regulatory agencies in response to the application have been taken into consideration and development permit conditions are expected to assist in ensuring the orderly development and servicing.



JOANNE TOWNSEND
Delegate of the Minister
for Lands, Planning and Environment

25 / 2 / 2026