

NORTHERN TERRITORY OF AUSTRALIA

Planning Act 1999 - section 40

EXCEPTIONAL DEVELOPMENT PERMIT

EDP2025/0211

DESCRIPTION OF LAND THE SUBJECT OF THE PERMIT

Lot 05450
Town of Alice Springs
62 HEENAN RD, ROSS

APPROVED PURPOSE

To use and develop the land for the purpose of Caravan Park (Outback Horse Treks) comprising of 8 tents and two ablution blocks, in accordance with the attached schedule of conditions and the endorsed plans.

BASE PERIOD OF THE PERMIT

This permit will expire if one of the following circumstances applies:

- (a) the development is not started within two years of the date of this permit; or
- (b) the development is not completed within four years of the date of this permit.

The consent authority may extend the periods referred to if an application is made in the approved form before the permit expires.

RIGHT OF APPEAL

There is no right of appeal against a determination by the Minister in relation to the grant or variation of an Exceptional Development Permit.



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

25 / 2 /2026

EXCEPTIONAL DEVELOPMENT PERMIT

EDP2025/0211

SCHEDULE OF CONDITIONS

CONDITIONS PRECEDENT

1. Prior to the commencement of works, a Type 2 Erosion and Sediment Control Plan (ESCP) must be developed in accordance with the Department of Lands, Planning and Environment (DLPE) Erosion and Sediment Control Plan (ESCP) Procedures (see Note 1). The ESCP must be certified by a suitably qualified and experienced professional (see Note 2) and must be submitted to Development Assessment Services (via email: das.ntg@nt.gov.au).

GENERAL CONDITIONS

2. The works carried out under this permit shall be in accordance with the drawings number 2025/0211/01 to 2025/0211/05 endorsed as forming part of this permit.
3. The use and/or development as shown on the endorsed drawings must not be altered without further consent from the Minister.
4. Should the certified Type 2 ESCP require amendment, the revised ESCP must be certified by a suitably qualified and experienced professional and submitted to Development Assessment Services (via email: das.ntg@nt.gov.au).
5. All works relating to this permit must be undertaken in accordance with the certified Type 2 ESCP.
6. At completion of works, certification must be provided by a suitably qualified and experienced professional regarding satisfactory implementation of permanent erosion and sediment control measures and site stabilisation. This certification must be submitted to Development Assessment Services via email: das.ntg@nt.gov.au
7. Before the use or occupation of the development starts, the area(s) set-aside for the parking of vehicles and access lanes as shown on the endorsed plans must be:
 - a. constructed;
 - b. properly formed to such levels that they can be used in accordance with the plans;
 - c. dust suppressed;to the satisfaction of the Minister.
8. Car parking spaces, access lanes and driveways must be kept available for these purposes at all times.
9. The owner of the land must enter into agreements with the relevant authorities for the provision of water supply, electricity to the development shown on the endorsed plan in accordance with the authorities' requirements and relevant legislation at the time.
Please refer to notations for further information.

10.Storage for waste disposal bins is to be provided to the requirements of Alice Springs Town Council to the satisfaction of the Minister.

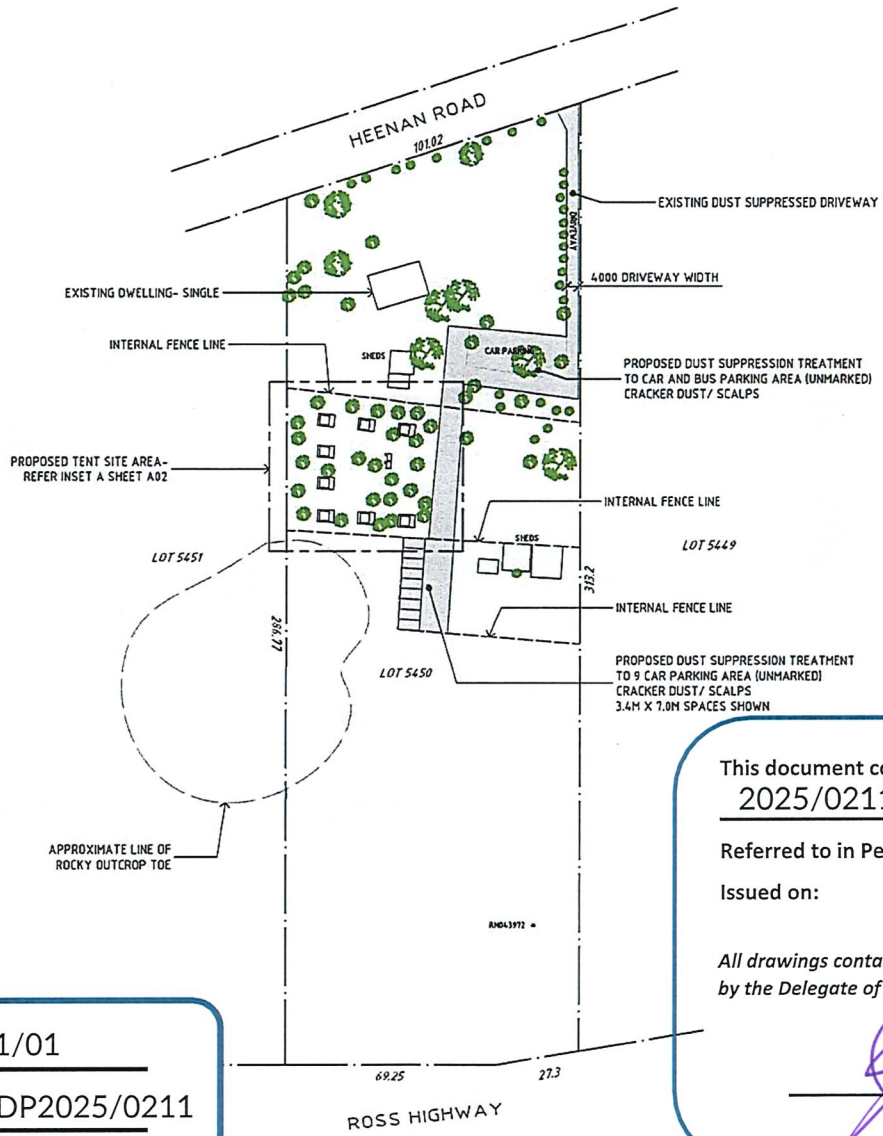
11 Any developments on or adjacent to any easements on site shall be carried out to the requirements of the relevant service authority to the satisfaction of the Minister.

Notes

1. The DLPE Erosion and Sediment Control Plan (ESCP) Procedures factsheet is available at: <https://environment.nt.gov.au/rangelands/technical-notes-and-fact-sheets/landmanagement-technical-notes-and-fact-sheets>.
2. A suitably qualified and experienced professional in erosion and sediment control as defined by the International Erosion Control Association (IECA) Australasia - <https://www.austieca.com.au/rsp-esc/suitably-qualified-professional>.
3. Information regarding erosion and sediment control can be obtained from the IECA Best Practice Erosion and Sediment Control 2008 books available at <https://www.austieca.com.au> and Land Management Factsheets available at <https://nt.gov.au/environment/soil-land-vegetation>. For further advice, contact the Development Coordination Branch: (08) 8999 4446.
4. The Power and Water Corporation advises that the Water and Sewer Services Development Section (waterdevelopment@powerwater.com.au) and Power Network Engineering Section (powerdevelopment@powerwater.com.au) should be contacted via email a minimum of 1 month prior to construction works commencing in order to determine the Corporation's servicing requirements, and the need for upgrading of on-site and/or surrounding infrastructure.
5. A "Permit to Work Within a Road Reserve" is required from Alice Springs Town Council, before commencement of any work within the road reserve.
6. There are statutory obligations under the Waste Management and Pollution Control Act 1998 (the Act), that require all persons to take all measures that are reasonable and practicable to prevent or minimise pollution or environmental harm and reduce the amount of waste. The proponent is required to comply at all times with the Act, including the General Environmental Duty under Section 12 of the Act. There is also a requirement to obtain an authorisation prior to conducting any of the activities listed in Schedule 2 of the Act. Guidelines to assist proponents to avoid environmental impacts are available on the Northern Territory Environment Protection Authority website at <http://ntepa.ntg.gov.au/waste-pollution/guidelines/guidelines>.
7. Any new on-site wastewater management system is to be installed in accordance with the Code of Practice for Wastewater Management.
8. The development and use hereby permitted should be designed, constructed, registered and operate in accordance with the National Construction Code of Australia, the Public and Environmental Health Act 2011 and Regulations, the Food Act 2004 and National Food Safety Standards.
9. Notwithstanding the approved plans, all signage is subject to Alice Springs Town Council approval, at no cost to Council.

10. The Aboriginal Areas Protection Authority recommends that the permit holder obtain an Authority Certificate to indemnify against prosecution under the Northern Territory Aboriginal Sacred Sites Act 1989. For advice on how to obtain a certificate please contact the Aboriginal Areas Protection Authority.

GENERAL CONSTRUCTION NOTES:
 STORMWATER MANAGEMENT TO AS 3584.3 AND LOCAL AUTHORITY REQUIREMENTS
 PLUMBING AS DRAINAGE TO AS3008 AND NCC VOL 3
 TRENCH PROTECTION TO AS3544
 FOOTINGS AND SLABS TO AS3799
 TWELVE FLOORING TO AS2846 AND/OR MANUFACTURERS CERTIFICATION
 STEEL FRAMING TO AS4100 AND/OR TO MANUFACTURERS CERTIFICATION
 MASONRY STRUCTURES TO AS3799
 GLASS AND WINDOW BUILDINGS TO AS2048 AND AS2047
 SMOKE ALARMS AND EVACUATION LIGHTING TO NCC VOL 3 PART 3.15
 WATERPROOFING OF WET AREAS TO AS1150
 ELECTRICAL INSTALLATIONS TO AS3000
 ALL PROPRIETARY FORMS AND GLAZINGS TO BE INSTALLED TO MANUFACTURERS SPECIFICATIONS
 STEEL CONSTRUCTION AND BALUSTRADES TO NCC VOL 3 PARTS 3.11.1.3.1.1
 DETAILING OF STRUCTURES TO BE CARRIED OUT IN ACCORDANCE WITH AS 3201 AND THE REQUIREMENTS OF REGULATORY AUTHORITIES



Drawing number 2025/0211/01
 Referred to in Permit No: EDP2025/0211

This document contains drawing numbers:
2025/0211/01 to 2025/0211/05
 Referred to in Permit No: EDP2025/0211
 Issued on: 25 / 2 / 2026

All drawings contained within this document have been authorised by the Delegate of the Minister for Lands, Planning and Environment


 Delegate of the Minister



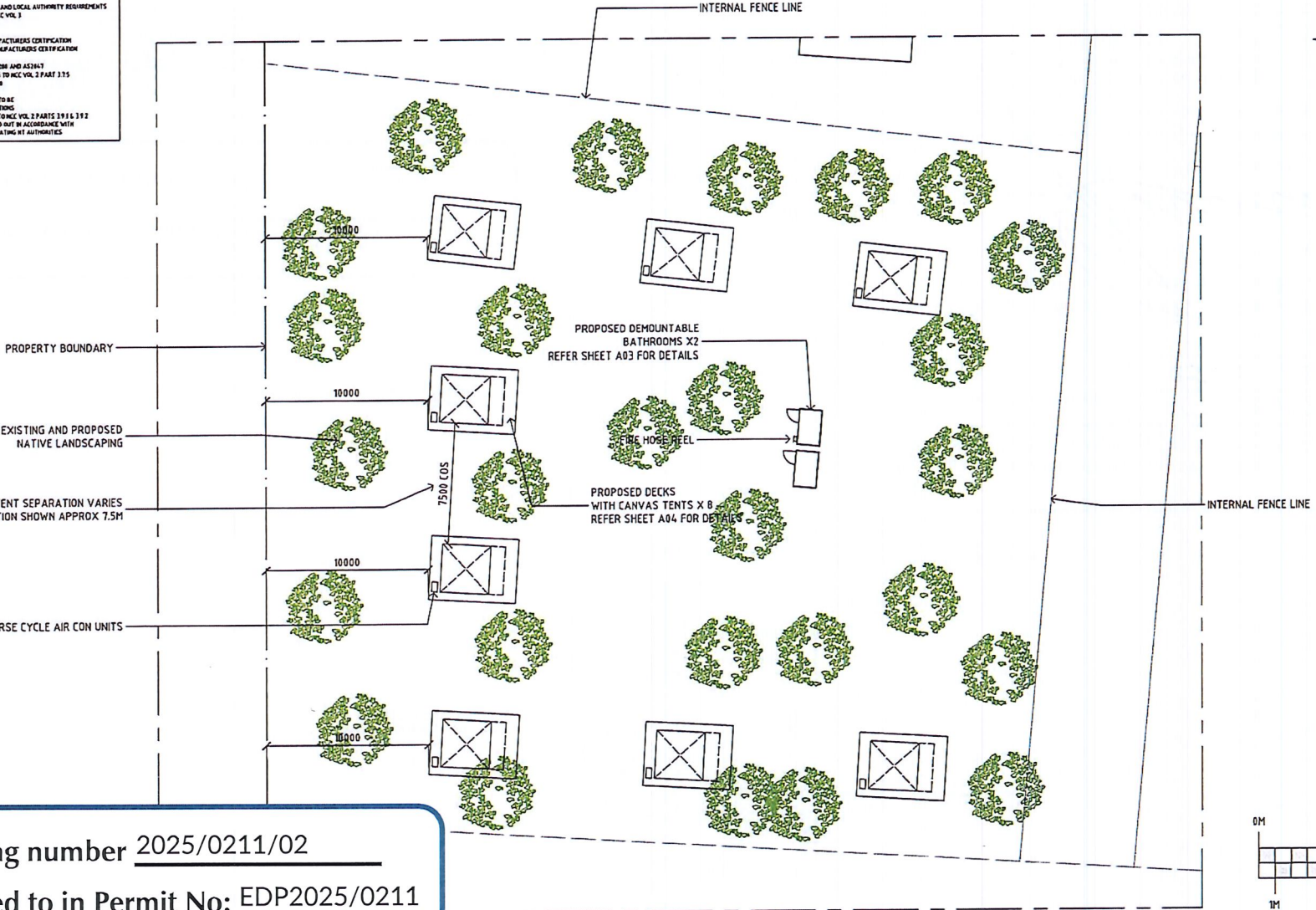
PO BOX 854
 ALICE SPRINGS NT 0871
 drafting2013@gmail.com

NOTES:
 -THESE PLANS ARE TO BE CONSIDERED PRELIMINARY
 UNLESS STAMPED AND APPROVED BY A REGISTERED
 BUILDING PRACTITIONER
 -ALL DIMENSIONS SHOULD BE CHECKED PRIOR TO
 COMMENCING WORK OR ORDERING MATERIALS
 -STRUCTURAL ENGINEERS DETAILS TO TAKE PRECEDENCE
 OVER ARCHITECTURAL DRAWINGS
 -NO RESPONSIBILITY IS TAKEN BY DESIGN INK FOR
 ANY OMISSIONS OR ERRORS SHOWN ON PLANS

REV	REVISION	DATE
0	FOR DEVELOPMENT CONSENT	1-5-25
1	DETAILS ADDED	5-6-25
2	FHR ADDED	10-9-25
3	SERVICE PLAN AND CAR PARKS ADDED	13-11-25

SITE PLAN
 PROPOSED TOURIST DEVELOPMENT
 LOT 5450 (62) HEENAN ROAD, A/S NT
 SCALE 1:1500 @ A3
 SHEET A01 OF 5

GENERAL CONSTRUCTION NOTES:
 STRUCTURE MANAGEMENT TO AS 3540.3 AND LOCAL AUTHORITY REQUIREMENTS
 PUMPING AS DRAINAGE TO AS3544 AND MCC VOL 3
 TERMITES PROTECTION TO AS3544
 FOOTINGS AND SLABS TO AS2870
 TIMBER FRAMING TO AS3544 AND FOR MANUFACTURERS CERTIFICATION
 STEEL FRAMING TO AS3544 AND FOR MANUFACTURERS CERTIFICATION
 MASONRY STRUCTURES TO AS3700
 GLASS AND WINDOWS IN BUILDINGS TO AS2041 AND AS2347
 SMOKE ALARMS AND EVALUATION LISTING TO MCC VOL 2 PART 3.7.5
 WATERPROOFING IN WET AREAS TO AS2714
 ELECTRICAL INSTALLATIONS TO AS3008
 ALL PROPERTY FORMS AND ELEVATIONS TO BE INSTALLED TO MANUFACTURERS SPECIFICATIONS
 STAR CONSTRUCTION AND BALUSTRADES TO MCC VOL 2 PARTS 3.0.1 & 3.0.2
 DEMOLITION OF STRUCTURES TO BE CARRIED OUT IN ACCORDANCE WITH AS 2841 AND THE REQUIREMENTS OF REGULATING NT AUTHORITIES



Drawing number 2025/0211/02
 Referred to in Permit No: EDP2025/0211

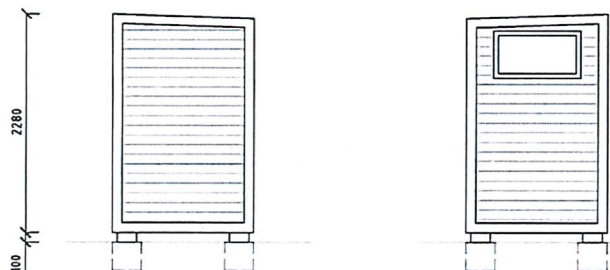


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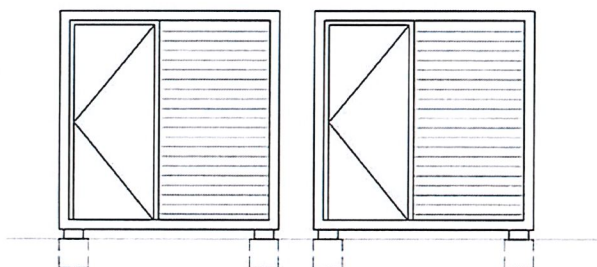
REV	ISSUE	DATE
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SITE PLAN- INSET A
 PROPOSED TOURIST DEVELOPMENT
 LOT 54.50 (62) HEENAN ROAD, A/S NT
 SCALE 1:250 @ A3
 SHEET A02 OF 5

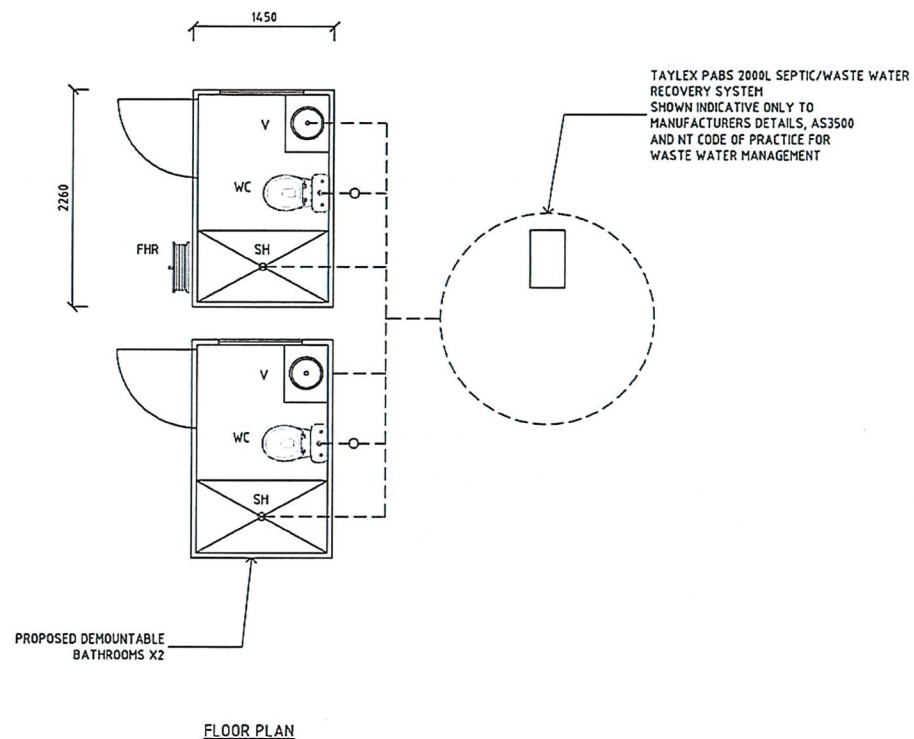


SOUTH ELEVATION

NORTH ELEVATION



WEST ELEVATION



PROPOSED DEMOUNTABLE BATHROOMS X2

FLOOR PLAN

Drawing number 2025/0211/03
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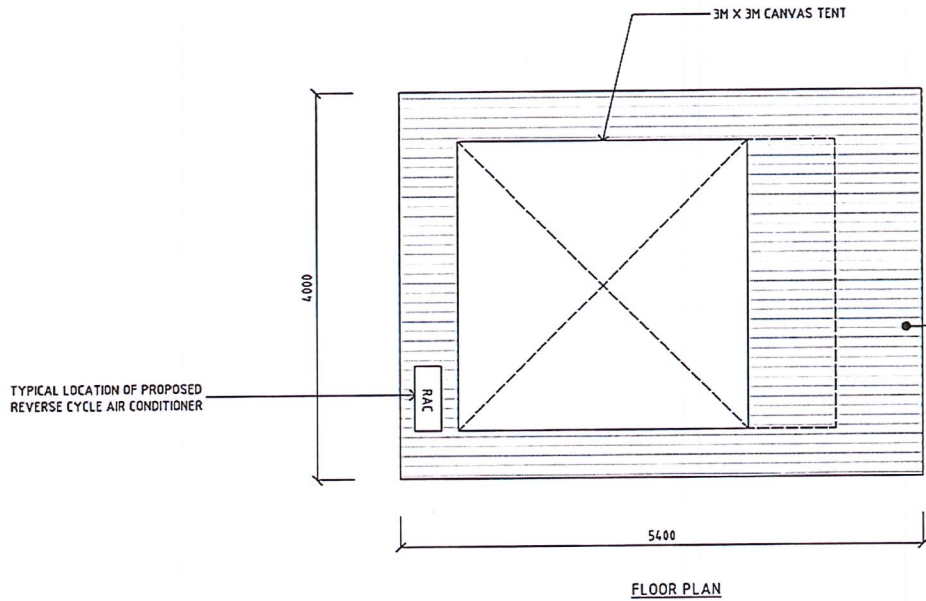
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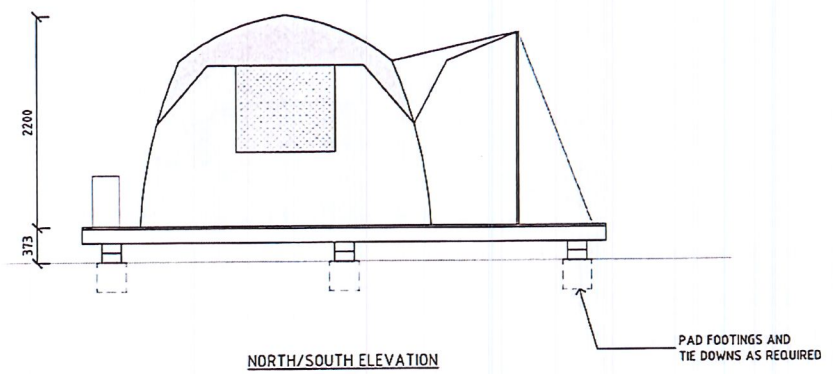
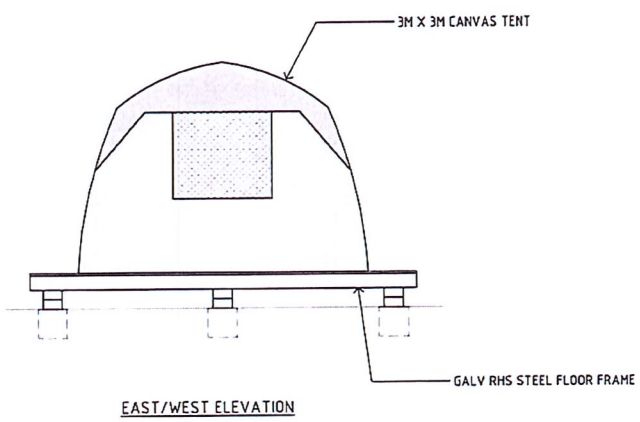
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BATHROOM DETAILS
 PROPOSED TOURIST DEVELOPMENT
 LOT 5450 (62) HEENAN ROAD, A/S NT
 SCALE 1:50 @ A3
 SHEET A03 OF 5



SELECTED HODWOOD OR SIMILAR COMPOSITE DECKING BOARDS TO MANUFACTURERS DETAILS 21.6 SQM

Drawing number 2025/0211/04
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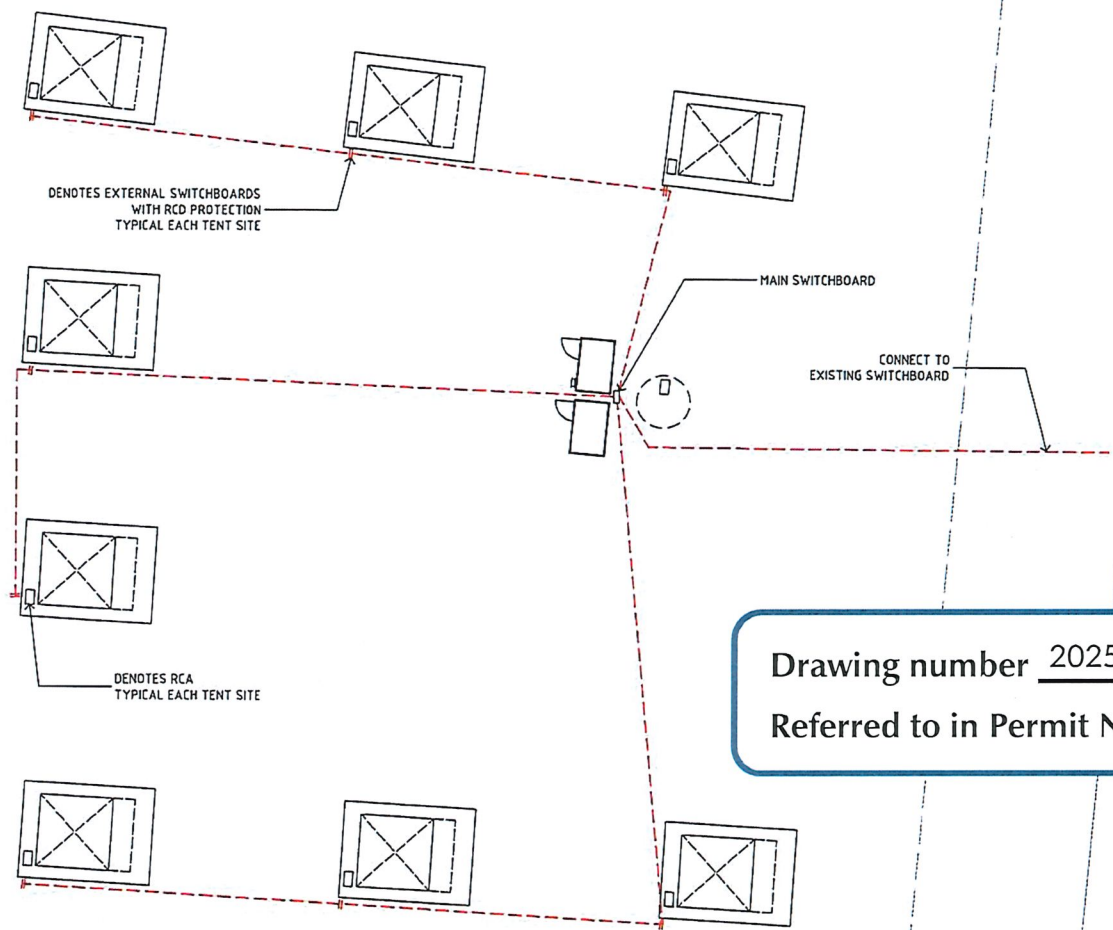
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TENT/CAMP SITE DETAILS
 PROPOSED TOURIST DEVELOPMENT
 LOT 5450 (62) HEENAN ROAD, A/S NT
 SCALE 1:50 @ A3
 SHEET A04 OF 5

GENERAL CONSTRUCTION NOTES:
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 FLASHING AS DRAINAGE TO AS3548 AND MCC VOL.3
 TERMITES PROTECTION TO AS3544
 FOOTINGS AND SLABS TO AS3709
 TIMBER FRAMING TO AS3544 AND/OR MANUFACTURERS CERTIFICATION
 STEEL FRAMING TO AS3544 AND/OR TO MANUFACTURERS CERTIFICATION
 MASONRY STRUCTURES TO AS3700
 GLASS AND WINDOWS IN BUILDINGS TO AS1284 AND AS1511
 SMOKE ALARMS AND EVACUATION LIGHTING TO MCC VOL.2 PART 3.75
 WATERPROOFING OF WET AREAS TO AS3714
 ELECTRICAL INSTALLATIONS TO AS3000
 ALL PROPRIETARY FORMS AND CLADDING TO BE
 INSTALLED TO MANUFACTURERS SPECIFICATIONS
 STEEL CONSTRUCTION AND WALLBRACKETS TO MCC VOL.2 PARTS 3.9.1 & 3.9.2
 DEMOLITION OF STRUCTURES TO BE CARRIED OUT IN ACCORDANCE WITH
 AS 2047 AND THE REQUIREMENTS OF REGULATING WE AUTHORITIES

NOTE:
 SITE SERVICE LOCATIONS SHOWN INDICATIVE ONLY
 REFER TO OCCUPANCY PERMIT DOCUMENTS ON
 COMPLETION OF WORKS FOR AS CONSTRUCTED DETAILS



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SITE SERVICES
 PROPOSED TOURIST DEVELOPMENT
 LOT 5450 (62) HEENAN ROAD, A/S NT
 SCALE 1:200 @ A3
 SHEET A05 OF 5