

NORTHERN TERRITORY OF AUSTRALIA

Planning Act 1999

NOTICE OF DECISION EXCEPTIONAL DEVELOPMENT PERMIT EDP2025/0312

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 NT Portion 1970 (1039) Ilparpa Road, White Gums;
- (b) The Exceptional Development Permit has been granted for the purpose of Caravan Park (boutique swag campsite associated with Art Tours of Australia);
- (c) The land is within Zone R (Rural) of the NT Planning Scheme 2020, and the development proposes Caravan Park (boutique swag campsite associated with Art Tours of Australia, 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

20 February 2026

NORTHERN TERRITORY OF AUSTRALIA

Planning Act 1999 – section 41

REASONS FOR DECISION EXCEPTIONAL DEVELOPMENT PERMIT EDP2025/0312

The decision to grant an Exceptional Development Permit for NT Portion 1970 (1039) Ilparpa Road, White Gums for the purpose of Caravan Park (boutique swag campsite associated with Art Tours of Australia) 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 (NTPS 2020). A 'Caravan Park' is shown as prohibited on the assessment table to Clause 4.21 (Zone R). The use of swags with swag platforms would be consistent with the erection or placement and use of tents as 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 is 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 and packed down in summer, 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 campsite is confined to the rear southwest corner of the property, away from neighbouring residential dwellings. It is small scale with low impact, where it does not rely on bore water and avoids the clearing native vegetation.

- e. Clearing of *Cenchrus ciliaris* and *C. pennisetiformis* (Buffel grass) will be undertaken as part of this development. Buffel grass is a declared weed for management in the NT, under the Weeds Management Act 2001. The removal of an invasive weed will contribute to improving biodiversity on the land by promoting regrowth of native and endemic species.
- f. The proposed use and development are consistent with the relevant zone outcomes set out at Clause 4.2.1 Zone R (Rural). The campsite will host small tour groups with a maximum of 12 guests and, having regard to its size and location on the land, is not considered to unreasonably frustrate the purpose of Zone R (Rural).
- g. 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 alternative use to what is otherwise permitted under Part 4 of the NTPS 2020.



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

20 February 2026