



Blackall-Tambo

Regional Council

Blackall-Tambo Regional Council

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9 May 2022

Our Ref: DA37-2021-2022
Enquire to: Kathy Dendle (Rate Administration Officer)
Telephone: (07) 4621 6600

New Beginning Church Blackall
Mr Robert Engwicht
PO Box 203
BLACKALL QLD 4472

Sent via email to: bob@twinrivers.org.au

Dear Bob,

Information Request

Given under section 12 of the Development Assessment Rules

Blackall-Tambo Regional Council has carried out a further review of your development application as described below.

Applicant details

Application Number:	DA37-2021-2022
Approval sought:	Development Permit for a Material Change of Use and Reconfiguring a lot

Description of the development: Tourist Park and Reconfiguring a Lot (1 lot into 2 lots)

Location details

Street address:	18 Leek Street, Blackall
Real property description:	Lot 1 on CP900484
Local government area:	Blackall-Tambo Regional Council

Information Requested

Blackall-Tambo Regional Council has determined that the following additional information is needed to assess the application:

1. Assessment against the Planning Scheme

Issue

The application material does not include an assessment against the relevant assessment benchmarks contained in the Blackall-Tambo Region Planning Scheme.

Action

Provide an assessment against the following assessment benchmarks:

- Strategic framework (sections highlighted in Attachment 1)
- Township zone code
- General development code
- Reconfiguring a lot code.

2. Proposed development

Issue

The application material does not include sufficient detail on what the proposal involves.

Action

Provide details of the intended use including:

- The number of sites
- Whether the sites are for caravans or tents
- Number of car spaces
- Proposed material used for treatment of the access and circulation areas
- Location of refuse areas, including proposed screening
- Proposed fencing
- Proposed landscaping
- Details of how the proposal will be serviced, including water and sewer arrangements
- Details of how the proposed dwelling will be used including whether it will be used as an office and/or caretakers' accommodation.

Please confirm the proposal includes the reconfiguration of lot (1 lot into 2 lots) and not dividing land into parts by agreement (e.g., by lease).

3. Car Parking – Tourist Park

Issue

In accordance with AO10.2 of the General Development Code car parking is required to be provided at a rate of 1 space per site, plus 1 extra space for every 3 sites. The application material does not include sufficient detail on the extent of car parking to be provided.

Action

Provide details of the proposed car parking.

4. Car Parking - Existing Church

Issue

The site contains an existing church with associated access and parking. It is unclear if the reconfiguration of a lot will impact the level of car parking provided for the church.

Action

Confirm the church will have sufficient spaces to accommodate the amount of vehicle traffic currently generated by the existing church.

5. Flooding

Issue

The site is identified by the planning scheme as being subject to flooding. As per Schedule 4 of the planning scheme, the defined flood level for Blackall is 282 metres AHD. The proposed buildings all appear to include a minimum freeboard of 300mm. However, further information

is required to demonstrate that the proposed development is compatible with the nature of flood risk on the site.

Action

Provide the following information in relation to flooding:

- (a) A risk assessment that demonstrates that the proposal does not increase risks associated with flooding beyond a tolerable level, in compliance with AO21.1 of the General Development Code.
- (b) Detail in relation to evacuation of the site in the event of a flood event in accordance with AO21.3 of the General Development Code.

Further details

The due date for providing the requested information is three (3) months from the date of this request.

In accordance with section 13.2 of the Development Assessment Rules, you may respond by giving:

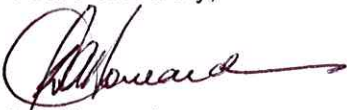
- (a) all of the information requested; or
- (b) part of the information requested; or
- (c) a notice that none of the information will be provided.

As Blackall-Tambo Regional Council's assessment of your application will be based on the information provided, it is recommended that you provide all the information requested. In accordance with section 14.2 of the Development Assessment Rules, if you do not provide a response before the above due date (or a further agreed period), it will be taken as if you have decided not to respond to the information request and Blackall-Tambo Regional Council will continue the assessment of your application without the information requested.

Please note that Council may request further advice any time before the application is decided.

For further information please contact Kathy Dendle, Rate Administration Officer, on (07) 4621 6600 or via email rates@btrc.qld.gov.au.

Yours sincerely,



DA Howard
CHIEF EXECUTIVE OFFICER

Attachment 1 – Strategic framework – relevant sections

Part 3 Strategic framework

3.1 Preliminary

- (1) The strategic framework sets the policy direction for the planning scheme and forms the basis for ensuring appropriate development occurs within the planning scheme area for the life of the planning scheme.
- (2) Mapping for the strategic framework is included in Schedule 2.
- (3) For the purpose of describing the policy direction of the planning scheme, the strategic framework is structured in the following way:
 - (a) the strategic intent — Promoting progressive and sustainable communities within the Blackall-Tambo Region
 - (b) the strategic outcome(s) for development in the planning scheme area, for each of the following five themes:
 - (i) Encouraging economic growth;
 - (ii) Facilitating responsible growth for rural and town living environments;
 - (iii) Avoiding and mitigating from the risks of natural hazards and hazardous human activities;
 - (iv) Safeguarding our environment and heritage; and
 - (v) Providing adequate and appropriately connected infrastructure.
- (4) Although each theme has its own section, the strategic framework in its entirety represents the policy intent for the planning scheme.

3.2 Strategic Intent

The Blackall-Tambo Region is located in central western Queensland, covering approximately 30,452 square kilometres of semi-arid rural outback terrain. The region includes the townships of Blackall and Tambo, which both lie along the scenic Barcoo River and are linked by the Landsborough Highway. Blackall is, and will for the foreseeable future remain, the primary population and administrative centre for the region.

The Blackall-Tambo Regional Council and its community understand that planning for the future development of the region plays a critical role in the promotion of progressive and sustainable policies and that they occur on its terms.

The planning scheme seeks to provide for development which meets and is relevant to community needs, strengthens and improves resilience of agricultural, business and industrial sectors and protects people, the environment, cultural heritage and infrastructure. It also seeks to refine, support and leverage from the region's recognised contribution to the planning and development of the broader western Queensland region² and beyond.

The planning scheme builds upon the region's established communities, existing natural and historical features and traditional economic strengths, which include agriculture and tourism. It seeks to further enhance and diversify economic opportunities in the agriculture (particularly cattle and sheep), tourism, resource (particularly mineral, conventional oil and timber), alternative energy production and digital communication technology sectors, as well as facilitating responsible, well-designed and viably scaled new residential, commercial and light industrial development in appropriate serviceable locations.

² For instance, the strategic planning for the Remote Area Planning and Development (RAPAD) region through projects such as its Pathfinder process and other relevant planning instruments like the Central West Regional Plan 2009

In striving to promote progressive and sustainable communities, the Blackall-Tambo Regional Council envisages:

A safe and sustainable community with a quality lifestyle for all residents

- Population growth
- Improved resilience and for people and property to be safe from hazards
- Places and spaces for all ages
- An enhanced lifestyle, while preserving the rural and regional attributes by which the region and its communities can be distinguished and identified
- A rejuvenated and connected community
- Arts, cultural and heritage attributes, including Aboriginal knowledge, culture and tradition, are protected, valued and appropriately promoted

A self-sufficient, strong and diverse economy

- A self-sufficient, robust local economy
- Innovation, technical advancement and creativity are supported and promoted
- Growing local jobs and enhancing local skills
- Strengthened and broadened tourism opportunities
- Natural attractions and cultural heritage features that are appropriately promoted and able to be appreciated
- Enhanced public infrastructure (including airports, road networks, power and trunk water) that is protected, well connected, stable and innovative

A sustainable, healthy and well-managed environment

- Habitats for migratory, threatened and local native species are preserved
- Unique biodiversity, landforms and landscape views are protected
- Built form throughout the region has been sustainably planned and designed

The planning scheme realises the intent to grow the region's economic opportunities by establishing a framework to facilitate the future prosperity of the region through clearly articulating:

- Outcomes that satisfy Blackall-Tambo Regional Council's vision; and
- A development assessment framework to support the strategic outcomes for growing the economic opportunities of the region into the future.

It does this by:

- Being focused on achieving the desired outcomes;
- Positively responding to change and encouraging appropriate development
- Ensuring that development decisions are transparent and accountable to the community.

The planning scheme identifies development that supports these fundamentals in terms of **'what we do'** (i.e. having a 'fit for purpose' development assessment regime) and **'where we do it'** (i.e. ensuring an adequate and appropriate land supply).

To support this liveability and prosperity into the future (throughout the 20-year horizon of this planning scheme – to 2040), development should be strategically located in a safe and efficient manner that leaves a positive legacy to the community of the Blackall-Tambo Region.

3.3 Strategic intent statements

3.3.1 Encouraging economic growth

Agriculture

Agriculture, primarily sheep and cattle grazing, plays a key role in the regional economy, along with wool production. It is a major employer and contributor to the wellbeing and prosperity of the region. Rural industries in sheep, goat and macropod production are supported as part of diversifying the agricultural economic base.

A viable agricultural sector will be maintained by removing the potential for land use conflicts, protecting resources (including water sources) from inappropriate development and increasing opportunities for investment, production and diversification.

Given the importance of the rural areas to the economy and lifestyle of the region, the rural area will be protected from fragmentation that would result in diminished productivity of lands. Development in the rural area is to be consistent with rural values and not compromise the agricultural viability of properties. Active weed and pest management is encouraged, in conjunction with uses which aid the general management objectives.

The Blackall Saleyards are, at the time of making this planning scheme, the only registered and licensed facility of its type able to process organic accredited cattle in Queensland. Development on and around the Blackall Saleyards is not to jeopardise its organic accreditation status.

The value of diversification and secondary uses, such as farm-stays and other tourist activities, to both the local economy and sustainability of an agricultural operation is recognised. The planning scheme seeks to provide flexibility for appropriate secondary-use development on agricultural land.

Development of value-adding agricultural industries is supported, where they are located in rural areas and where they do not compromise the ability of the existing land uses to function safely and effectively. Infrastructure that supports the agriculture supply chain including, saleyards, abattoirs, water supply, road and rail networks and electricity infrastructure will be protected from inappropriate development.

The function, connectivity and pasture productivity of the stock route network is maintained for sustainable use by travelling stock on hoof. The stock route network is protected from developments (on or near stock routes) that have potential for conflict between use of the network and use of the adjoining areas. The stock route network is identified in [SPP mapping – Economic Development \(Agriculture – Stock Route Network\)](#).

Tourism

Tourism provides a significant contribution to the regional economy, especially in the peak period from April to October each year. Growth in tourism focused on the region's heritage, paleo tourism, nature-based tourism and Aboriginal cultural tourism will continue to be encouraged.

Significant tourist sites in the region will be protected from inappropriate development that detracts from the quality of the experience. Developments such as short-term accommodation, which value-add to these experiences and the tourism economies, are generally encouraged.

Event-based tourism is also important for the regional economy, with major events and festivals to be encouraged, where impacts on surrounding premises and neighbours can be adequately managed. Appropriate provision of necessary infrastructure for safe participation is to support such events.

With ongoing improvement of road infrastructure, Drive Tourism in the region is increasing, and developments that enhance and value-add to the drive tourists' experiences are encouraged.

Mining and Extractive Resources

The region includes part of the Galilee Basin that is rich in coal and coal seam gas resources. There is potential for future developments associated with coal extraction and coal seam gas production. The region also has a history of other mineral resources being mined, including salt potash and bentonite near Blackall. The occurrence of salt resources in the Adavale and Boree areas, as well as opals near Berkleman, have been identified.

Mining resources are protected for future use as important State and local economic resources. To facilitate new growth in the region's economy, it is important that any associated uses are able to co-exist with other land uses. Associated uses including non-resident workforce accommodation will be encouraged to utilise existing accommodation facilities or are located and designed to be integrated within existing towns.

The Cheepie to Barcardine high pressure gas pipeline (petroleum pipeline licence PPL15), which transports gas to the gas fired Barcardine Power Station, transects the Blackall-Tambo region passing close to Blackall on the western side. The Cheepie to Barcardine high pressure gas pipeline is wholly situated within the Rural zone of this planning scheme. High pressure gas pipelines identified on [SPP mapping – Safety and Resilience to Hazards \(Emissions and Hazardous Activities – High Pressure Gas Pipelines\)](#) are to remain protected from encroachment by development that would compromise their safe and effective function.

Potential for conflict between land use and mining tenements, petroleum infrastructure or resource extraction will be avoided. Resource sites are to be rehabilitated once the resource has been exhausted or the extractive industry use becomes no longer viable.

3.3.2 Facilitating responsible growth for rural and town living environments

The Blackall-Tambo Region is made up of large rural properties that are serviced by the local townships of Blackall and Tambo.

Blackall emerged with the surveying of town allotments in 1868 and grew up on the sheep's back. It is the home of the first artesian bore to be drilled in outback Queensland (1885). Tambo was settled in 1863, making it the oldest town in outback Queensland. Both townships are located on the banks of the Barcoo River. Blackall is the larger of the two towns in the local government area; with Brisbane being 960km to the south-west of Blackall and Longreach 200km to the north-west. The Landsborough Highway dissects the local government area, passing through and connecting both towns. Tambo is located 100kms south-east of Blackall.

Lifestyle and liveability

The lifestyle offered across the region is prized by residents and visitors alike. While development and economic growth in the region is encouraged, the enhancement of this lifestyle is of great importance.

Development in the region will result in well-serviced, well-functioning, vibrant, diverse, inclusive, accessible, safe and attractive environments. Development will be designed and located to maximise the efficient use of existing services. Community health and safety, sensitive land uses, and the natural environment are protected from the potential adverse impacts of hazardous air, noise and odour emissions from higher impact uses. Land identified as suitable for industrial development and resource areas (such as quarries) is to be protected from encroachment by development (including sensitive land uses) that would compromise its safe and effective function once developed). New industrial development and resources activities should be designed, located and operated to avoid or mitigate adverse impacts on surrounding sensitive land uses.

Infill and renewal development within the established towns of Blackall and Tambo is encouraged, as is diversification of housing stock and flexibility in housing options to suit changing community needs, especially an aging and active population.

In recognition of the special attributes that come with living in Blackall and Tambo, it is important that the barriers to home construction and establishment of new businesses and services remain low, while preserving the relaxed outback lifestyle and natural beauty our community considers important.

Residential block sizes should continue to be generous, consistent with existing surrounding properties, whilst allowing scope for innovation in lot sizes to accommodate infrastructure efficiency, changing community attitudes and needs of the future residents. Innovative development design and selection of construction materials, which offers protection to occupants from the region's climatic conditions, while providing for a high level of street appeal and neighbouring amenity are also encouraged. There is support for new home-based businesses that do not detract from the functions of the services provided within the Commercial Precinct.

Risks from flooding, bushfires and hazardous human activities are managed, so as to not increase, and where reasonably practicable in fact reduce, the people, property or trunk infrastructure at risk.

The existing reticulated potable water supplies for Blackall and Tambo are derived from artesian bores. These water sources must be protected from development that may compromise water quality and supply. Each town's sewerage treatment plant, airport and rubbish tip are located on the outskirts of the town to minimise conflict with other land uses. **New development is serviced with key infrastructure, including water, sewerage, power and bitumen access. New development will continue to contribute to infrastructure including trunk infrastructure for the stormwater network. Innovation in power supply is supported for commercial, rural, industry and domestic purposes and is to not risk local amenity or safety.**

Public amenities, including parks, aquatic centres, the Blackall Hospital and primary health care centres, golf course, racecourses, horse and rodeo complexes and the amenity of Shamrock Street in Blackall remain central to the liveability of the community. The elements of buildings, facades, streetscape, and environmental and cultural landmarks that contribute to each town's character are to be preserved. New development may contribute to the character of the town through rejuvenation and regeneration of old buildings or meshing of old with new.

Enhancing commercial prosperity

The retail and service cores of Blackall and Tambo are to be maintained and enhanced.

Future commercial and retail development are encouraged to locate fronting Shamrock Street (between Hawthorn and Violet Streets) in Blackall and Arthur Street (between Barcoo and Garden Streets) in Tambo.

The planning scheme identifies a Commercial precinct in the Township zone, aimed at facilitating commercial development, such as commercial, government administration, professional and retail uses, in an accessible, consolidated and considered manner.

Industrial opportunity

Industrial uses are expected to establish on the fringe of Blackall or Tambo, within the land identified for industrial purposes.

The planning scheme acknowledges there are varying physical scale requirements and level of impacts for different industrial uses. The planning scheme includes an Industrial precinct and a Mixed Use precinct in the Township zone, which specifically provide opportunities for industrial development.

In Blackall, lower impact industrial activities and mixed uses will be encouraged to establish generally north of Rose Street, with some additional opportunities for mixed use of land on the fringe of town north-west of Saint Albans Street and south of Orchid Street.

In Tambo, industrial activities will establish in the Industrial precinct separated from the main township area by the Barcoo River. The Industrial precinct incorporates the existing sawmill operation. The sawmill operation in Tambo is supported and is not to be adversely impacted by future competing or conflicting land uses. Opportunities for the development of smaller scale, low impact and service industry uses, which are compatible with residential and other sensitive land uses, are provided for in the Mixed Use precinct on the western side of Tambo; on the opposite side of the Landsborough Highway from the horse and rodeo complex.

Commercial-use chiller boxes for the storage of animal carcasses (for example, associated with macropod harvesting) and commercial or retail food manufacturing are recognised as valuable local economic contributors; however, these uses are considered inconsistent with established residential and accommodation uses and within the Township zone. Chiller boxes and food manufacturing facilities should be located where they can be serviced by reliable electricity and water sources suited to the purpose. When determining the appropriateness of a location for chiller boxes and food manufacturing facilities, consideration will be given to the hours of operation and extent to which associated noise and light impacts beyond the site are avoided or mitigated. It is preferred that chiller boxes are installed in a way that they can be readily unsecured and removed from the site if necessary, in response to an incident to protect public health and safety.

Responding to the need for unexpected expansion

While this planning scheme assumes a population increase of 100 to 200 people across the planning horizon, additional growth and economic stimuli which supported sustainability, viability and liveability of the region would be welcomed. A consequence of a greater influx would be the need for major service and infrastructure upgrades for either or both townships. If unexpected population growth occurs in the region within the life of this planning scheme, the preferred direction for sequential expansion and development is indicated on the strategic framework map. Such growth would consolidate around existing

the towns, having regard to adequacy and efficiency of servicing, health and safety of the community, preservation of natural features and cultural heritage, and be designed to enhance the aesthetic appeal of the area.

3.3.3 Avoiding and mitigating from the risks of natural hazards and hazardous human activities

Flooding

The region has a long history with flooding and flooding-related hazards. The region's population centres of Blackall and Tambo are both established on the banks for the Barcoo River and have experienced the brunt of numerous flood events.

Parts of both centres, as well as the Landsborough Highway (which diagonally crosses the region and is also a lead road connection between Brisbane and Darwin) are subject to inundation during significant flood events. Consequently, the residents of both centres, as well as many others residing throughout the region, are prone to isolation during flood events.

Development in the region should not expose people or property to unacceptable risks of flood hazards. Future development should be located, sited, designed and constructed to tolerate, not worsen, and adapt to flood risks.

To ensure that economic development is not adversely impacted by significant flood events, development within Blackall and Tambo is to be reasonably regulated to ensure flood resilience.

Flood assessment will be applied to development on sites affected by flooding as indicated by **Schedule 2 – Flood mapping**.

Bushfire

The region is also prone to bushfire events and identified risk areas are shown on [SPP mapping – Safety and Resilience to Hazards \(Natural Hazards Risk and Resilience – Bushfire Prone Area\)](#).

New development must take bushfire risks into account by making sure that development does not unduly burden disaster management response or recovery capacity, nor adversely impact the existing capabilities of emergency services. New developments should avoid areas known to be bushfire-prone but, where unavoidable, must be built, designed, and located to be resilient to bushfire hazards.

Emissions and hazardous activities

Activities involving the use, storage and disposal of hazardous materials and hazardous chemicals, dangerous goods and flammable or combustible substances are located to avoid or mitigate potential adverse impacts on surrounding uses and minimise the health and safety risks to communities and individuals.

Sensitive land uses are protected from the impacts of previous activities that may cause risk to people or property including former mining activities and hazards.

3.3.4 Safeguarding our environment and heritage

The natural environment and heritage attributes of the region contribute to its health, liveability and economic potential. It is critical that these elements be safeguarded against inappropriate development.

Biodiversity

Blackall-Tambo Region is predominantly within the Mitchell Grass Downs (Southern Wooded Downs) bioregion, but also includes section within the Desert Uplands (a section extending south from Jericho), Brigalow Belt (along the eastern boundary of the region) and Mulga Lands (a section extending north from where the region's boundary intersects with those of the Quilpie and Murweh Shires) bioregions. The Mitchell Grass Downs (Southern Wooded Downs), consist primarily of black soil plains and grasslands with little major tree growth with the exception of mulga and woody weed across region.

Significant threatened species of fauna and flora have been identified in the region, and these include:

Fauna	Flora
Woma (<i>Aspidites ramsayi</i>)	<i>Acacia deuteroneura</i>
Glossy black-cockatoo (eastern) (<i>Calyptorhynchus lathami lathami</i>)	<i>Acacia spania</i>
Scheville's ctenotus (<i>Ctenotus schevilli</i>)	<i>Bertya pedicellata</i>
Yakka skink (<i>Egernia rugosa</i>)	Ooline (<i>Cadellia pentastylis</i>)
Squatter pigeon (southern subspecies) (<i>Geophaps scripta scripta</i>)	<i>Calotis suffruticosa</i>
Painted honeyeater (<i>Grantiella picta</i>)	<i>Cerbera dumicola</i>
Northern hairy-nosed wombat (<i>Lasiorhinus krefftii</i>)	<i>Eremophila stenophylla</i>
Major Mitchell's cockatoo (<i>Lophochroa leadbeateri</i>)	<i>Hakea maconochieana</i>
Eastern long-eared bat (<i>Nyctophilus corbeni</i>)	<i>Indigofera oxyrachis</i>
Bridled naitail wallaby (<i>Onychogalea fraenata</i>)	<i>Lomandra teres</i>
Yellow-footed rock-wallaby (<i>Petrogale xanthopus celeris</i>)	<i>Picris barbarorum</i>
Koala (<i>Phascolarctos cinereus</i>)	<i>Ptilotus brachyanthus</i>
	<i>Rhaphidospora bonneyana</i>

Biodiversity is also important to both agriculture and tourism in the region.

Development must be located in areas that avoid significant adverse impacts on the State's biodiversity values and protects these while maintaining ecological connectivity. The state biodiversity areas are identified in [SPP mapping – Environment and Heritage \(Biodiversity\)](#).

Water quality

The Blackall-Tambo Region is located predominantly within the Barcoo River Catchment of the Cooper Creek and Lake Eyre Basins, with waterways in the southern portion of the region flowing to the Warrego Basin. The region is also within the Great Artesian Basin, one of the largest groundwater basin complexes in the world. These water resources are defining features and valuable for the health and sustainability of local and extended communities, industry and environment.

The Blackall-Tambo Regional Council is the water service provider for the following two potable water supply schemes: the Blackall Water Supply Scheme and the Tambo Water Supply Scheme. The source water for both supplies come directly from the Great Artesian Basin via bores. Development must not compromise the security and quality of these supplies.

Development must facilitate the protection and enhancement of environmental values and the achievement of water quality objectives for all water resources in the region, at all stages of development (including for instance construction and post-construction). In particular, it is recognised that stormwater run-off and discharge of wastewater not connected to a municipal sewerage system, can cause damage to water quality in waterways and groundwater, reducing the health of aquatic ecosystems and limiting uses of the water.

Development in the towns of Blackall and Tambo must also:

- be located and designed to avoid or minimise disturbance of high-risk soils, natural drainage and landform features as well as impacts upon aquatic ecosystems and ground-water dependent ecosystems;
- retain and enhance natural drainage features and environmental corridors such as creeks, gullies, waterways, wetlands, habitats and vegetation and provide buffers to minimise and mitigate the impact of development on water quality.

Cultural heritage

Heritage places, landscapes and artefacts of cultural significance, either in built form or natural sites, are an important part of the fabric of the Blackall-Tambo Region.

The region is rich in both Aboriginal and early European cultural heritage, in the form of landmarks, sacred sites, historic buildings and artefacts. The unique historic, cultural and architectural qualities of places and artefacts are considered valuable and can contribute to:

- the character and identity of the region
- the wellbeing and identity of its people past, present and future; and
- where culturally appropriate, can serve as a tourist attraction and economic drawcard.

The region's Aboriginal cultural heritage is acknowledged and respected. Known places and items of Aboriginal cultural importance are to be protected and development in these areas avoided or appropriately minimised, mitigated and managed.

Cultural heritage recognised as having significance to Aboriginal people, the Commonwealth and the State are to be protected in accordance with the various laws and instruments applicable to the circumstances. National heritage places and State heritage places (such as the former Tambo Post Office, former Tambo Court House, the Blackall Woolscour and the former Blackall Masonic Temple) are identified on [SPP mapping – Environment and Heritage \(Cultural Heritage\)](#).

Adaptation and re-use of local heritage places, for the benefit of the community and to provide continuity in the history of the region for future generations, is supported where it is done in a way that does not compromise the cultural heritage significance of the place. Local heritage places are identified in [table SC3.1–Local Heritage Place of Schedule 3](#). Development must conserve the physical features, fabric and contents that contribute to the cultural heritage significance of the local heritage place and avoids changes to the setting or context of the local heritage place that reduce understanding or appreciation of its cultural heritage significance. Any changes, as a result of the development, will be appropriately managed, documented and interpreted by encouraging their retention for appropriate development and ongoing use.

3.3.5 Providing adequate and appropriately connected infrastructure

It is imperative that infrastructure keep pace with growth and development in the region. The planning scheme aids in establishing a coordinated approach linking the provision of infrastructure, land use and economic development.

Transport infrastructure and integration

The road network servicing central western Queensland is of social and economic significance to the region. It is also integral to intra-state and inter-state connectivity.

The region and its communities are heavily invested in and reliant upon the quality of the road network for social and economic purposes. The effect of extreme temperature fluctuations and flooding provide challenges in delivering and maintaining an efficient and robust road network. The road network of the region caters for a wide variety of road users; for instance, from domestic scale use by residents, road trains for transporting stock and commodities (including triples), Over-size-over mass (OSOM) loads, tourists in single vehicles and towing, to long-distance cyclists.

The Landsborough Highway, the highest order route through the region, passes through both Blackall and Tambo. Other important routes include:

- Jericho-Blackall Road (partly unsealed)
- Blackall-Isisford Road
- Dawson Development Road (partly sealed)
- Alpha-Tambo Road (partly sealed)
- Blackall-Adavale Rad (mostly unsealed)

Any new development must not adversely affect the safety and efficiency of the road network identified in [SPP mapping – Infrastructure \(Transport Infrastructure\)](#).

Airports

The Blackall airport and the Tambo airport play a vital role in delivering passenger and health services across the central western Queensland. The Blackall airport provides a regular direct link to Brisbane and Longreach, with potential to connect to other regional centres as demand warrants.

Any new developments located within Blackall must not create incompatible intrusions or compromise aircraft safety or the operation of associated aviation navigation and communication facilities.

Energy, Water Supply and Communications

Due to the remote nature of the region, electricity, water supply and telecommunication services are of vital importance to ensure the safety and wellbeing of local residents. Improvements in stability and capacity of this essential infrastructure, also facilitates potential for future economic development and diversity in the region.

Electricity is supplied to each of the towns, as at 2019, via Ergon Energy's Single Wire Earth Return (SWER) network. The major electricity infrastructure and electricity substations in the region are identified in [SPP mapping – Infrastructure \(Energy and Water Supply\)](#).

Some rural properties in the region have connections to the SWER network. The majority of rural properties however rely on on-site power generation facilities, for which installation and operation is the responsibility of the property owner or occupier, as the case may be. Back-up diesel generation is reasonably common; however, alternative forms of power generation (for instance, the use of renewable energy generation) is becoming more prevalent.

Telecommunications services are provided by copper line services in both towns and rural areas. Blackall-Tambo Regional Council operates and maintains seven UHF/CB radio towers across the region to provide radio communications to all residents and travellers. A network of 28 Wireless internet towers owned and maintained by Blackall-Tambo Regional Council are also in the process of being erected across the region to provide super-fast internet services for all residents. Any new development must not interfere with the delivery or transmission of these telecommunications services.

The region has ready access to self-sufficient energy through renewable energy (solar), biomass (sawmill by-product) and geothermal power. There is opportunity for government or private sector investment in renewable energy facilities for each town to assist to meet current and future energy needs. Development of renewable energy facilities that are appropriately located, having regard to the best and highest use of the land, and network stability and capacity, is supported.

Development must enhance and not compromise the stability, security or capacity of energy, water and telecommunications infrastructure.

Existing and approved future major electricity infrastructure locations and corridors (including easements and electricity substations), and water supply infrastructure locations and corridors (including easements) are protected from development that would compromise the corridor integrity, and the efficient delivery and functioning of such infrastructure.

Town-based infrastructure

Blackall-Tambo Regional Council will continue to provide dedicated infrastructure services, including sewerage, water, waste management, road networks and open space areas to the extent possible within the budget framework.

Future development will enhance and not adversely impact infrastructure assets of, or provision of services by, the council. Trunk infrastructure information which may assist to inform development is available at [Schedule 4](#).