

LGIP review checklist

Approved form MGR5.1 under the Planning Act 2016

Review principles:

- A reference in the checklist to the LGIP is taken to include a relevant reference to the *Planning Act 2016* and chapter 5 of the Minister's Guidelines and Rules.
- Terms in this checklist that are defined in the *Planning Act 2016* or the Minister's Guidelines and Rules.

The checklist must not be taken to cover all requirements of the *Planning Act 2016* and the Minister's Guidelines and Rules. Local governments must still have regard to the requirements as set out in the *Planning Act 2016* and the Minister's Guidelines and Rules when preparing or amending an LGIP.

Local government infrastructure plan (LGIP) checklist				To be completed by local government		To be completed by appointed reviewer			
LGIP outcome	LGIP component	Number	Requirement	Requirement met (yes/no)	Local government comments	Compliant (yes/no)	Justification	Corrective action description	Recommendation
The LGIP is consistent with the legislation for LGIPs and the Minister's Guidelines and Rules	All	1.	The LGIP sections are ordered in accordance with the LGIP template.	Yes	LGIP sections are ordered in accordance with the MGR LGIP template	Yes	Complies	N/A	LGIP may proceed
		2.	The LGIP sections are correctly located in the planning scheme.	Yes	The LGIP has been drafted as Section 4, and Schedule 3 of the planning scheme	Yes	Complies	N/A	LGIP may proceed
		3.	The content and text complies with the mandatory components of the LGIP template.	Yes	The mandatory components of the LGIP template are unchanged	Yes	No mandatory components of the LGIP template have been changed	N/A	LGIP may proceed
		4.	Text references to numbered paragraphs, tables and maps are correct.	Yes	References are correct	Yes	Complies	N/A	LGIP may proceed
	Definitions	5.	Additional definitions do not conflict with statutory requirements.	Yes	No additional definitions proposed	Yes	No additional definitions proposed	N/A	LGIP may proceed
	Preliminary section	6.	The drafting of the Preliminary section is consistent with the LGIP template.	Yes	The preliminary section is consistent with the template	Yes	Complies	N/A	LGIP may proceed
		7.	All five trunk networks are included in the LGIP. (If not, which of the networks are excluded and why have they been excluded?)	Yes	All five networks are included	Yes	Complies	N/A	LGIP may proceed
	Planning assumptions - structure	8.	The drafting of the Planning assumptions section is consistent with the LGIP template.	Yes	The planning assumptions section is consistent with the template	Yes	Complies	N/A	LGIP may proceed
		9.	All the projection areas listed in the tables of projections are shown on the relevant maps and vice versa.	Yes	All projection areas are identified on the relevant maps	Yes	All projection areas are consistent between the PIA mapping and tables of projections	N/A	LGIP may proceed
		10.	All the service catchments listed in the tables of projected infrastructure demand are identified on the relevant plans for trunk infrastructure (PFTI) maps and vice versa.	Yes	All service catchments are identified on the catchment maps and PFTI	Yes	All service catchment areas are consistent between the PFTI mapping and tables of projected infrastructure demand	N/A	LGIP may proceed
	Planning assumptions - methodology	11.	The population and dwelling projections are based on those prepared by the Queensland Government Statistician (as available at the time of preparation) and refined to reflect development trends in the local government area.	Yes	The population projections are based on growth rates prepared by the QGSO. The population at the base date (2016) has been recalibrated using estimated resident population data from the Australian Bureau of Statistics (ABS)	Yes	The 2016 population is based on ERP figures from ABS, in addition to a non-resident component based on data from Tourism Research Australia. Population growth is based on the 2015 edition low series QGSO projections	N/A	LGIP may proceed
		12.	The employment and non-residential development projections align with the available economic development studies, other reports about employment or historical rates for the area.	Yes	The employment and non-residential development projections are based on 2016 ABS census data, projected forward consistently with the QGSO population projections (low series)	Yes	Employment and GFA projections are derived from 2016 ABS data, and projected forward in line with population growth	N/A	LGIP may proceed

		13.	The developable area excludes all areas affected by absolute constraints such as steep slopes, conservation and flooding.	Yes	The developable area excludes areas affected by absolute constraints	Yes	The developable area considers both absolute and partial constraints. Constraints considered include: • Bushfire • Flooding • Agricultural areas • Infrastructure corridors • Existing easements	N/A	LGIP may proceed
		14.	The planned densities reflect realistic levels and types of development having regard to the planning scheme provisions and current development trends.	Yes	Realistic planned densities have been determined with consideration to planning scheme provisions, current development trends and approvals	Yes	The planned densities have been determined based on the planning scheme provisions. These have been moderated through assessment of current development trends, and existing applications/ approvals	N/A	LGIP may proceed
		15.	The planned densities account for land required for local roads and other infrastructure.	Yes	Planned densities exclude a reasonable proportion (between 2% - 30%, depending on zone and location) for provision of local roads and other infrastructure	Yes	Planned densities exclude land required for other infrastructure	N/A	LGIP may proceed
		16.	The population and employment projection tables identify “ultimate development” in accordance with the defined term.	Yes	Ultimate development has been determined in accordance with the defined term within the Ministers Guidelines and Rules	Yes	Ultimate development is representative of the likely extent of development, if the planning scheme were fully developed	N/A	LGIP may proceed
		17.	Based on the information in the projection tables and other available material, it is possible to verify the remaining capacity to accommodate growth, for each projection area.	Yes	Remaining capacity for each area can be verified by subtracting the population from the ultimate population	Yes	Remaining growth capacity within each projection area can be determined by subtracting the population at any given cohort, by the ultimate population	N/A	LGIP may proceed
		18.	The determination of planning assumptions about the type, scale, timing and location of development, reflect an efficient, sequential pattern of development.	Yes	The planning assumptions reflect an efficient, sequential extension to existing development	Yes	The timing of growth and extents of the PIA represent a logical extension to existing development areas and infrastructure networks	N/A	LGIP may proceed
		19.	The relevant state agency for transport matters and the distributor-retailer responsible for providing water and wastewater services for the area (if applicable), has been consulted in the preparation of the LGIP (What was the outcome of the consultation?)	Yes	Council has provided the relevant LGIP material to DTMR during the preparation process.	Yes	Correspondence has been sighted, where Council provided the relevant LGIP material to DTMR for their consideration during the preparation process.	N/A	LGIP may proceed
	Planning assumptions - demand	20.	The infrastructure demand projections are based on the projections of population and employment growth.	Yes	Infrastructure demand projections are expressed in standard demand units, and rates of demand growth are reflective of population growth projections. Demand projections have been prepared at the service catchment level and reflect generally understood and recognised demand generation rates for the respective zones and land uses.	Yes	<p>The rates of growth in demand are reflective of population growth.</p> <p>For residential development, demand has been directly derived from population growth using average household sizes for detached dwellings to convert population to demand.</p> <p>For non-residential development, demand rates have been determined for the respective non-residential zones using industry accepted rates and benchmarks for the respective networks.</p> <p>The demand projections have been prepared at the service catchment</p>	N/A	LGIP may proceed

							level and reflect generally understood and recognised demand generation rates for the respective zones and land uses.		
		21.	The infrastructure units of demand align with those identified in the Minister's Guidelines and Rules, or where alternative demand units are used, their numerical relationship to the standard units of demand is identified and explained.	Yes	The standard demand units identified in the MGR have been used	Yes	The infrastructure units of demands are consistent with those identified in section 19 of the Ministers Guidelines and Rules	N/A	LGIP may proceed
		22.	The demand generation rates align with accepted rates and/or historical data.	Yes	The demand generation rates are consistent with the planning scheme provisions, and generally accepted rates	Yes	Demand generation rates align with generally understood and recognised rates	N/A	LGIP may proceed
		23.	The service catchments used for infrastructure demand projections are identified on relevant PFTI maps and demand tables.	Yes	Service catchments are identified on the PFTI maps and demand tables	Yes	Complies	N/A	LGIP may proceed
		24.	The service catchments for each network cover, at a minimum, the urban areas, and enable urban development costs to be compared.	Yes	The service catchments cover the urban area, and enable urban development costs to be compared	Yes	<p>The catchments for each network cover the existing urban area, and urban areas anticipated to develop over the planning horizon (generally 20 years).</p> <p>In a few instances, parcels of land zoned as emerging community and low density residential are excluded from the water supply and sewerage catchments, as these areas are beyond the extent of the current planning, and not expected to develop in the near/medium term.</p> <p>The service catchments allow distinction between individual urban areas, and therefore allow urban development costs to be compared.</p>	N/A	LGIP may proceed
		25.	The asset management plan (AMP) and Long Term Financial Forecast (LTFF) align with the LGIP projections of growth and demand. (If not, what process is underway to achieve this?)	Yes	Council does not currently maintain a Long Term Financial Forecast or Long Term Asset Management Plan	Yes	The growth projections could not be assessed in detail, as Council does not currently have a LTFF or LTAMP in the context of a Local Government Infrastructure Plan. The LGIP growth rate (approximately 1.1%p.a. Council-wide) is comparable to Council's assumed growth in rates revenue (1%p.a.) which indicates general alignment of growth assumptions	N/A	<p>LGIP may proceed</p> <p>It is recommended that Council seek to develop long-term planning documents to assist with future network planning, policy objectives, and assisting in validation of LGIP assumptions</p>
	Priority infrastructure area (PIA)	26.	The drafting of the PIA section is consistent with the LGIP template.	Yes	The PIA section is consistent with the template	Yes	Complies	N/A	LGIP may proceed
		27.	Text references to PIA map(s) are correct.	Yes	Complies	Yes	Complies	N/A	LGIP may proceed
		28.	The PIA boundary shown on the PIA map is legible at a lot level and the planning scheme zoning is also shown on the map.	Yes	The PIA mapping is legible at a lot level and includes the planning scheme zoning	Yes	PIA mapping is at an appropriate scale, allowing identification of individual lots. Planning scheme zoning is identified	N/A	LGIP may proceed
		29.	The PIA includes all areas of existing urban development serviced by all relevant trunk infrastructure networks at the time the LGIP was prepared.	Yes	All areas of existing urban development have been included within the PIA	Yes	Complies. Where residential zoned land has been excluded from the PIA, this has been on the basis that the land is currently	N/A	LGIP may proceed

							undeveloped/vacant or is not supporting an urban use.		
							<p>A small number of properties within the rural zone have been included within the PIA. These parcels have been included where they are:</p> <ul style="list-style-type: none"> • Fully serviced and in use for an urban purpose (e.g. residential dwelling); or • Currently in use for non-residential urban purposes. 		
		29a.	Amend the LGIP review checklist to demonstrate why: (a) properties in the Rural Zone are included in the Priority Infrastructure Area (PIA); and (b) properties in the Low Density Residential Zone are excluded from the PIA.	Yes	<p>Rural Parcels <u>Blackbutt</u> - 17 rural zoned lots (comprising 11 separately owned properties) have been included within the PIA. These have been included as they are generally 1,000m² sites, and meet the following criteria in accordance with the MGR Requirements and Planning Act 2016 definitions:</p> <ul style="list-style-type: none"> • serviced by all LGIP networks; and • currently used and approved for use for residential purposes. <p>These sites are entirely consistent with the surrounding, developed, low-density residential urban fabric, and therefore are appropriate to include within the PIA.</p> <p><u>Nanango</u> – A number of rural zoned lots in south Nanango remain inside the PIA, as they are:</p> <ul style="list-style-type: none"> • completely surrounded by urban development; • have access to services from all LGIP networks; and • are generally used and approved for use for industrial purposes. <p>Council believes it is appropriate for these sites to remain within the PIA.</p> <p>The rural parcels which remain inside the PIA have been included to comply with checklist item 29, as they are “existing urban development serviced by all relevant trunk infrastructure networks”, and Council would no longer comply with this checklist item if they were removed. Excluding these parcels would be inconsistent with the definitions in the MGR and the Planning Act 2016.</p> <p>Low Density Residential Parcels Low density residential (LDR) zoned parcels in several regions have been excluded from the PIA on the following basis:</p> <ul style="list-style-type: none"> • They are not currently serviced by all LGIP networks, or planned to be serviced within the current network planning horizon (20 years); • They are not currently used or approved for a residential purpose (or other urban purpose), and growth has not been identified/ prioritised within the next 10-15 years; and/or • There is sufficient capacity within the identified PIA boundary to meet the 10-15 year capacity requirement of the Planning Act 2016. 	<p>This response has been made to comply with a Ministerial condition imposed during the first state review, and has not been assessed as part of the LGIP Reviewers first compliance check.</p> <p>This response will be incorporated into checklist item 29 following public consultation and prior to commencement of the LGIP Reviewers second compliance check.</p>			

					For clarity, the MGR does not require the inclusion of all land zoned as LDR, and the approach taken is entirely consistent with the processes and definitions outlined in the MGR and Planning Act 2016.				
		30.	The PIA accommodates growth for at least 10 years but no more than 15 years.	Yes	The PIA accommodates growth for 15 years	Yes	At the end of the PIA period, capacity for approximately 7,000 people (2,800 dwellings) remains. This is considered acceptable, given that approximately 85% of this capacity can only be realised through re-development of existing low-density residential areas. Given the low projected growth for the region, only a small portion of this could reasonably be anticipated to develop over a 15 year period	N/A	LGIP may proceed
		31.	The PIA achieves an efficient, sequential pattern of development.	Yes	The PIA reflects efficient, sequential development through incremental outward growth of existing serviced areas	Yes	The PIA extents reflect an efficient and logical growth to the existing infrastructure networks through incremental outward expansion	N/A	LGIP may proceed
		32.	If there is an area outside the PIA that the planning assumptions show is needed for urban growth in the next 10 to 15 years, why has the area been excluded from the PIA?	Yes	There are no areas outside the PIA which accommodate significant urban growth in the next 10-15 years	Yes	No significant urban growth has been identified outside the PIA over the next 10 to 15 years. It is noted that there are a significant area of rural residential zoned land, which is not considered to constitute urban growth, but is expected to continue steady growth in the near-medium term	N/A	LGIP may proceed
	Desired standards of service (DSS)	33.	The drafting of the DSS section is consistent with the LGIP template.	Yes	The DSS section is consistent with the template	Yes	Complies	N/A	LGIP may proceed
		34.	The DSS section states the key planning and design standards for each network.	Yes	The DSS section identifies planning and design standards for each network	Yes	Complies	N/A	LGIP may proceed
		35.	The DSS reflects the key, high level industry standards, regulations and codes, and planning scheme policies about infrastructure.	Yes	The DSS refers to relevant standards, regulations, and planning scheme policies for each network	Yes	The DSS identifies a range of key industry standards, regulations, legislation, and planning scheme policies relating to each infrastructure network	N/A	LGIP may proceed
		36.	There is alignment between the relevant levels of service stated in the local government's AMP and the LGIP. (If not, what process is underway to achieve this?)	Yes	The DSS is consistent between Council's capex program and the LGIP	Yes	The DSS used in Council's long-term planning aligns with the LGIP, as both documents have been informed by the same planning	N/A	LGIP may proceed
	Plans for trunk infrastructure (PFTI) – structure and text	37.	The drafting of the PFTI section is consistent with the LGIP template.	Yes	The PFTI section is consistent with the template	Yes	Complies	N/A	LGIP may proceed
		38.	PFTI maps are identified for all networks listed in the Preliminary section.	Yes	Complies	Yes	PFTI maps have been provided for all identified infrastructure networks	N/A	LGIP may proceed
		39.	PFTI schedule of works summary tables for future infrastructure are included for all networks listed in the Preliminary section.	Yes	Complies	Yes	Future schedule of works tables have been provided for all identified infrastructure networks	N/A	LGIP may proceed
	PFTI – Maps	40.	The maps clearly differentiate between existing and future trunk infrastructure networks.	Yes	The maps differentiate between existing and trunk infrastructure	Yes	Existing and future trunk infrastructure is clearly differentiated on all PFTIs	N/A	LGIP may proceed

	<i>[Add rows to the checklist to address these items for each of the networks]</i>	41.	The service catchments referenced in the schedule of works (SOW) model and infrastructure demand summary tables are shown clearly on the maps.	Yes	Service catchments are shown on the maps	Yes	All service catchments identified in the SoW model and LGIP document are shown on the PFTI maps	N/A	LGIP may proceed
		42.	Future trunk infrastructure components are identified (at summary project level) clearly on the maps including a legible map reference.	Yes	All future infrastructure has been identified and labelled on the maps	Yes	Future trunk infrastructure has been given a unique, legible label on the PFTI maps	N/A	LGIP may proceed
		43.	The infrastructure map reference is shown in the SOW model and summary schedule of works table in the LGIP.	Yes	All future infrastructure IDs are also identified in the SoW model and LGIP document	Yes	The future infrastructure identified is consistent between the PFTI maps, SoW model, and LGIP document	N/A	LGIP may proceed
	Schedules of works <i>[Add rows to the checklist to address these items for each of the networks]</i>	44.	The schedule of works tables in the LGIP comply with the LGIP template.	Yes	Complies	Yes	Complies	N/A	LGIP may proceed
		45.	The identified trunk infrastructure is consistent with the <i>Planning Act 2016</i> and the Minister's Guidelines and Rules.	Yes	Identified trunk infrastructure is consistent with the definitions and guidelines within the Planning Act 2016 and MGR	Yes	The trunk infrastructure identified is consistent with indicative infrastructure identified in Schedule 6 of the MGR	N/A	LGIP may proceed
		46.	The existing and future trunk infrastructure identified in the LGIP is adequate to service at least the area of the PIA.	Yes	The identified trunk infrastructure has been planned to the extent of the service catchments, which extend beyond the PIA for all networks	Yes	Sufficient infrastructure has been identified to service the PIA area	N/A	LGIP may proceed
		47.	Future urban areas outside the PIA and the demand that will be generated at ultimate development for the relevant network catchments have been considered when determining the trunk infrastructure included in the SOW model.	Yes	The identified trunk infrastructure has been planned to the extent of the service catchments, which extend beyond the PIA for all networks	Yes	Infrastructure has been planned to service the ultimate demand of infrastructure service catchments, which includes future urban areas outside the PIA. We note that there are some future urban areas which are outside the service catchment boundaries for water and sewer, as these are not anticipated to experience growth within the network planning horizon	N/A	LGIP may proceed
		48.	There is alignment of the scope, estimated cost and planned timing of proposed trunk capital works contained in the SOW model and the relevant inputs of the AMP and LTFF. (If not, what process is underway to achieve this?)	Yes	Scope, cost, and timing of infrastructure is consistent between Council's capex program and the LGIP	Yes	Scope, timing, and cost of projects in the near term for Council's capex planning and the LGIP are based on the same planning, and therefore alignment is achieved.	N/A	LGIP may proceed
		49.	The cost of trunk infrastructure identified in the SOW model and schedule of work tables is consistent with legislative requirements.	Yes	The cost of trunk infrastructure is based on approaches outlined within the MGR	Yes	Existing infrastructure is based on current replacement cost from Council's asset register in most instances, and otherwise utilises a unit rate approach. Future infrastructure is based on available project costings where available, and otherwise utilises a unit rate approach	N/A	LGIP may proceed
	SOW model	50.	The submitted SOW model is consistent with the SOW model included in the Minister's Guidelines and Rules.	Yes	The SoW model is consistent with the MGR SoW model	Yes	The SoW model has been prepared in accordance with Schedule 7 of the MGR, and functions the same as the template SoW model	N/A	LGIP may proceed
		51.	The SOW model has been prepared and populated consistent with the Minister's Guidelines and Rules.	Yes	The SoW model is consistent with the MGR requirements	Yes	The SoW model has been prepared in accordance with Schedule 7 of the MGR	N/A	LGIP may proceed
		52.	Project owner's cost and contingency values in the SOW model do not	Yes	Complies	Yes	On-costs and contingencies are within the ranges outlined in the MGR	N/A	LGIP may proceed

			exceed the ranges outlined in the Minister's Guidelines and Rules.						
		53.	Infrastructure items included in the SOW model, SOW tables and the PFTI maps are consistent.	Yes	Infrastructure items are consistent between the SoW model, LGIP document, and PFTI mapping	Yes	All infrastructure items are consistent between the SoW model, LGIP document, and PFTI mapping	N/A	LGIP may proceed
	Extrinsic material	54.	All relevant material including background studies, reports and supporting information that informed the preparation of the proposed LGIP is available and identified in the list of extrinsic material.	Yes	All relevant extrinsic material has been provided	Yes	Extrinsic material outlines the processes which have informed/underpinned the LGIP assumptions and network planning	N/A	LGIP may proceed
		55.	The extrinsic material explains the methodology and inter-relationships between the components and assumptions of the LGIP.	Yes	Complies	Yes	Extrinsic material outlines the processes which have informed/underpinned the LGIP assumptions and network planning	N/A	LGIP may proceed