

Appendix D – LGIP Checklist

2nd Review – No changes were required to the checklist as a result of compliance with state conditions and/or LGIP amendments following public submissions.

Appendix D is part of Statutory Guideline 03/14 – Local government infrastructure plans

Review principles:									
<ul style="list-style-type: none"> A reference in the checklist to the LGIP Template is taken to include a relevant reference to the SPA, statutory guideline for LGIPs, statutory guideline for MALPI or the Queensland Planning Provisions (QPP). Compliance requirements are not limited to the requirements listed in the checklist. 									
Local government infrastructure plan (LGIP) checklist				To be completed by local government		To be completed by appointed reviewer			
LGIP guideline 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 and statutory guideline for LGIPs	All	1.	The LGIP sections are ordered in accordance with the LGIP template.	Yes	The LGIP has been prepared using the LGIP template	Yes	Complies - The LGIP sections are ordered in accordance with the LGIP template	N/A	LGIP may proceed
		2.	The LGIP sections are correctly located in the planning scheme.	Yes	Given the IPA schemes are pre QPP template this is practically difficult. It is proposed that the Tables of Contents are changed and the LGIP included as a New Part to avoid renumbering the whole schemes	Yes	Complies - The LGIP parts, when adopted as Part 6 of the Belyando Planning Scheme, Part 5 of the Broadsound Planning Scheme, and Part 8 of the Nebo Planning Scheme, will be logically and practically located in Isaac Regional Council's planning schemes prepared under the <i>Integrated Planning Act</i> . The Local Government Infrastructure Plan mapping and tables will be adopted as Schedule A of all three planning schemes.	N/A	LGIP may proceed
		3.	The content and text complies with the mandatory components of the LGIP template.	Yes	The LGIP has been prepared using the LGIP template. Some minor changes are proposed to the tables by adding a column to more clearly express the link to the existing Planning Schemes. Upon adoption of the new scheme such division will not be required and the format will revert to the current template.	Yes	Complies - The LGIP is compliant, noting that some minor amendments have been made to facilitate its adoption into the existing Belyando, Broadsound and Nebo planning Schemes, which were prepared under the <i>Integrated Planning Act</i> . Integran believe this is a logical and necessary amendment to the template given the statutory constraints in forming alignment between the <i>Integrated Planning Act</i> and the <i>Planning Act</i> .	N/A	LGIP may proceed
		4.	Text references to numbered paragraphs, tables and maps are correct.	Yes	Complies	Yes	Complies - Text references to numbered paragraphs, tables and maps are correct	N/A	LGIP may proceed
	Definitions	5.	Additional definitions (to those in the QPP) do not conflict with statutory requirements.	N/A	No additional definitions proposed	Yes	Complies - No additional definitions have been proposed	N/A	LGIP may proceed
	Preliminary section	6.	The drafting of the Preliminary section is consistent with the LGIP template.	Yes	The LGIP has been prepared using the LGIP template with a footnote added to clarify how the LGIP has been adapted to suit the <i>Integrated Planning Act</i> Planning Schemes and <i>Sustainable Planning Act</i> Statutory Guidelines	Yes	Complies - The drafting of the Preliminary section is generally consistent with the LGIP template, noting that a footnote has been added to assist interpretation and text references amended to reflect the LGIP's location in the planning scheme.	N/A	LGIP may proceed
		7.	All five trunk networks included in the LGIP. If not, which networks are excluded? Why have these networks been excluded?	Yes	The stormwater network has been excluded from the LGIP. Most drainage infrastructure is associated with roads and the transport network and Isaac	Yes	Complies - The draft LGIP trunk infrastructure networks for Water supply, Wastewater, Transport, and Public Parks and Land for Community Facilities. The Stormwater network has not been included as most drainage infrastructure	N/A	LGIP may proceed

				Regional Council did not have sufficient time to undertake detailed stormwater network modelling		is either non-trunk or incorporated into the transport network.		
Planning assumptions - structure	8.	The drafting of the Planning assumptions section is consistent with the LGIP template.	Yes	The LGIP has been prepared using the LGIP template with minor amendments made to tables to assist interpretation between the three planning schemes in place. It should be noted that the Development section requires developable areas to be mapped in Schedule A. It is not considered appropriate or possible to reliably map the developable areas given they are affected by a range of considerations including constraints, code requirements and other design matters that are determined on a case by case basis. The developable areas are generally depicted by the planning scheme zoning, which is provided in the PIA maps. Therefore the Development section references the PIA maps.	Yes	Complies - The drafting of the Planning assumptions section is generally consistent with the LGIP template, noting that some minor amendments have been made to tables and text references in this section to reflect the LGIP's location in the planning scheme. The developable areas are however, incorporated into the PIA maps which depict the extent of planning scheme zones, rather than as a separate developable areas maps in Schedule A. It is agreed with IRC that it is not appropriate or possible to visually depict the exact extent of developable areas which may be subject to a range of site constraints or code requirements that are determined on a case by case basis. Attempting to visually depict the developable areas may be misleading and could not be used to reliably predict the development potential of the land. Furthermore, not all constraints which affect development will represent a 100% hard constraint to development.	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	Projection areas are identified on the PIA maps (PIA-001:007) and Projection Area map (PA-001)	Yes	Complies - All the projection areas listed in the tables of projections are shown on the relevant maps and vice versa	N/A	LGIP may proceed
	10.	All the service catchments listed in the tables of projected infrastructure demand are identified on the relevant PFTI maps and vice versa.	Yes	Service catchments are identified on the PFTI maps for each network	Yes	Complies - All service catchments are identified on the PFTI	N/A	LGIP may proceed
Planning assumptions - methodology	11.	The population and dwelling projections reflect those prepared by the Qld Government Statistician (as available at the time of preparation).	Yes	The population projections have been developed based on an Economic and Population Review prepared by Norling Consulting and aligned to the low series projections (2015ed) prepared by the Queensland Government Statistician.	Yes	Complies - The Economic and Population Review, which informed the development population projections have been developed, was prepared to inform Council on the highly variable potential for population growth in the region, given recent changes in the local economy. These have been suitably adjusted to reflect the low series QGSO forecasts (2015ed) for the Isaac Regional Council area. A non-resident workforce, not represented in the QGSO projections, has also been taken into account, with information on existing and future non-resident worker accommodation sourced by Council	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 floor space projections are based on ABS Census employment and labour force data from 2011, projected to increase in line with population growth.	Yes	Complies - The methodology used to prepare the employment and non-residential projections uses ABS employment and labour force data to help determine the assumptions at 2011, and project forward to the base date. Employment to population ratios and employee to floor space ratios are then used to prepare employment and floor space projections over the 5 year time periods across IRC, which is a reasonable approach in the absence of more detailed employment studies.	N/A	LGIP may proceed
		13.	The developable area excludes all areas affected by absolute constraints such as steep slopes, conservation and flooding.	Yes	Absolute constraints to development are reflected primarily in the planning scheme zoning. Future residential development projections are supported by plans which consider relevant site constraints	Yes	Complies - Absolute constraints to development are reflected in the planning scheme zoning. Reasonable levels of constraint have been accounted for in the developable areas and development yield calculations during development of the planning assumptions.	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	The planned densities reflect current development trends and development allowable under the planning scheme	Yes	Complies - The planned densities reflect planning scheme provisions, in addition to review and analysis of average allotment yields and development trends.	N/A	LGIP may proceed
		15.	The planned densities account for land required for local roads and other infrastructure.	Yes	For larger development parcels, allowances have been made to account for land required for local roads and other infrastructure	Yes	Complies - Population modelling undertaken as part of the preparation of the LGIP has provided allowance for land required for local roads and other infrastructure when developing planned density rates for development in Isaac.	N/A	LGIP may proceed
		16.	The population and employment projection tables identify "ultimate development" in accordance with the QPP definition.	Yes	The projection tables identify ultimate development in accordance with the QPP definition	Yes	Complies - All population and employment projection tables identify figures for 'ultimate' development.	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 can be determined by subtracting the figures from each projection year from the figures for ultimate development	Yes	Complies - The projections have been prepared for each projection year and 'ultimate' development. Given this information, it is possible to determine the remaining capacity after each time period.	N/A	LGIP may proceed
		18.	The planning assumptions reflect an efficient, sequential pattern of development.	Yes	The planning assumptions reflect an efficient, sequential pattern of development	Yes	Complies - The planning assumptions, in particular the allocation of future growth, represent an efficient sequential pattern of development. Growth areas inside the PIA are located adjacent to existing urban development, and close to existing infrastructure	N/A	LGIP may proceed
		19.	Has the Department of Transport and Main Roads or any relevant distributor-retailer been consulted in the preparation of the LGIP? What was the outcome of the consultation?	Yes	DTMR have been consulted during the preparation of the LGIP. IRC officers provided documents to DTMR officers in July 2017 and met with DTMR officers in August 2017 to discuss	Yes	Complies – Integran assisted Isaac Regional Council in its meeting with the Department of Transport and Main Roads in August 2017 to discuss the draft LGIP. DTMR will have further opportunity to review and comment on the minor changes to the Transport Schedules of	N/A	LGIP may proceed

					the Planning Assumptions, Transport Demands and Transport Plans for Trunk Infrastructure. DTMR advised that they had no substantial concerns regarding the LGIP and its assumptions.		Works and PFTI during the State Interest Check process.		
Planning assumptions - demand	20.	The infrastructure demand projections are based on the projections of population and employment growth.	Yes	Demand projections are based on the population and employment projections across each planning scheme and the region as a whole.	Yes	Complies – Demand projections have been prepared at the service catchment level, and are based on the population and non-residential modelling outlined in the extrinsic material. Conversion to ‘standard demand units’ has been undertaken using typical/accepted demand generation rates. Disaggregation of demand projections for each planning scheme have been prepared for catchments TR08 – Remainder of LGA and PPCL08 – Remainder of LGA.	N/A	LGIP may proceed	
	21.	The demand generation rates align with accepted rates and/or historical data.	Yes	Demand generation rates are based on typical demand generation rates and equivalent land use types between Planning Schemes.	Yes	Complies – Conversion of residential and non-residential growth projections to ‘standard demand units’ has been undertaken using typical/accepted demand generation rates and equivalency assumptions across the three Planning Schemes	N/A	LGIP may proceed	
	22.	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 for each network, and the demand tables in the LGIP document	Yes	Complies – All service catchments are identified on the PFTI and demand tables	N/A	LGIP may proceed	
	23.	The service catchments for each network cover, at a minimum, the PIA.	Yes	The service catchments for all networks cover the PIA	Yes	Complies – Service catchments across all networks cover at least the PIA, representing that urban development within the PIA boundary is planned to be service by all trunk infrastructure networks. The sole exception to this is the industrial area to the north of Clermont which, while included in the PIA, is not serviced, nor planned to be serviced by sewerage infrastructure.	N/A	LGIP may proceed	
	24.	The Asset Management Plan and Long Term Financial Forecast align with the LGIP projections of growth and demand. If not, is there a process underway to achieve this?	No	The LGIP does not currently align with the LTAMP or LTFF, however Council have identified this as an area for improved reporting and alignment in future. The draft LGIP will inform the development of a new LTAMP.	Yes	Complies – A Long Term Asset Management Plan is not currently in place for Isaac Regional Council and there is not current alignment between the LGIP and the LTFF. Council have identified that as the LGIP has the most reliable growth and demand projections, this will be the reference document from which to seek alignment in future.	N/A	LGIP may proceed	
	Priority infrastructure area (PIA)	25.	The drafting of the PIA section is consistent with the LGIP template.	Yes	The LGIP has been prepared using LGIP template.	Yes	Complies – The drafting of the PIA section is consistent with the LGIP template.	N/A	LGIP may proceed
26.		Text references to PIA map(s) are correct.	Yes	Text references to the PIA maps are correct	Yes	Complies – All text references to PIA Maps (Local Government Infrastructure Plan Priority Infrastructure Area Maps	N/A	LGIP may proceed	

						PIA-001:007) are correct.			
		27.	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 maps are legible at a lot level, and the planning scheme zoning is also shown on the map	Yes	Complies – 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	N/A	LGIP may proceed
		28.	The PIA includes all areas of existing urban development serviced by all relevant trunk infrastructure networks at the time the LGIP was prepared.	Yes	The PIA includes all areas of existing urban development serviced by all relevant trunk infrastructure networks.	Yes	Complies – The PIA includes all areas of existing non-rural development which are serviced by all trunk infrastructure networks, in accordance with the definition of the PIA in the Sustainable Planning Act 2009	N/A	LGIP may proceed
		29.	The PIA accommodates growth for at least 10 years but no more than 15 years.	Yes	The PIA accommodates 15 years of growth for the region as a whole and within each planning scheme area individually.	Yes	Complies – At the end of 15 years, there is a total remaining capacity inside the PIA of approximately 2,800 dwellings. This is reasonable on the basis that: <ul style="list-style-type: none"> • The population residing in urban areas throughout the region is heavily dispersed, with varying growth profiles and outstanding capacities remaining for each township at the end of the PIA Period; • Given current economic conditions, ongoing uncertainty regarding future growth (as outlined in the Norling Economic and Population Review), and the region’s propensity for boom-and-bust development, the economic conditions driving development could potentially change within the lifetime of this LGIP, which may require substantial additional land for urban development purposes; and, • Additionally, the available PIA capacity is a result of a significant amount of infill development, and therefore this capacity may not be realised within 10-15 years. 	N/A	LGIP may proceed
		30.	Are there areas outside the PIA for which the planning assumptions identify urban growth within the next 10 to15 years? If so, why have these areas been excluded from the PIA?	Yes	There are no areas outside the PIA for which the planning assumptions identify urban growth within the next 10-15 years	Yes	Complies – All urban growth within the next 10-15 years has been confined within the PIA boundary. Some growth will continue to occur outside the PIA, but this is generally limited to rural land uses inconsistent with the PIA	N/A	LGIP may proceed
		31.	The PIA achieves an efficient, sequential pattern of development.	Yes	The PIA achieves an efficient, sequential pattern of development, with growth to occur adjacent to existing serviced development	Yes	Complies – The PIA provides growth opportunities which are adjacent to existing services and development, achieving efficient, sequential growth	N/A	LGIP may proceed
	Desired standards of service (DSS)	32.	The drafting of the DSS section is consistent with the LGIP template.	Yes	The LGIP has been prepared using LGIP template.	Yes	Complies – The drafting of the DSS section is consistent with the LGIP template. Text references have been amended to reflect the LGIP’s location in the planning scheme.	N/A	LGIP may proceed
		33.	The DSS section states the key planning and design standards for each network.	Yes	The DSS in the LGIP document states the key	Yes	Complies – The DSS in the LGIP document states the key planning and design	N/A	LGIP may proceed

				planning and design standards for each network		standards for each network		
	34.	The DSS reflects the key, high level industry standards, regulatory and statutory guidelines and codes, and planning scheme policies about infrastructure.	Yes	The DSS includes appropriate industry standards, guidelines, codes, and includes IRC standards	Yes	Complies – The design standards for each network refer to the key standards contained in other relevant documents (such as the Capricorn Municipal Development Guidelines) and other industry standards and legislation relating to infrastructure.	N/A	LGIP may proceed
	35.	There is alignment between the relevant levels of service stated in the local government’s Long Term Asset Management Plan (LTAMP) and the LGIP. If not, is there a process underway to achieve this?	No	IRC does not currently have a LTAMP, however the levels of service identified in the LGIP are consistent with IRC requirements for delivery of new infrastructure works. As an LTAMP is developed in future, alignment will be sought the LGIP	Yes	Complies – A Long Term Asset Management Plan is not currently in place for Isaac Regional Council, and therefore there is no alignment. Despite this, Council have sought alignment between the LGIP and existing development requirements generally conditioned on new development. Further alignment will be sought in future as the LTAMP is developed.	N/A	LGIP may proceed
Plans for trunk infrastructure (PFTI) – structure and text	36.	The drafting of the PFTI section is consistent with the LGIP template.	Yes	The LGIP has been prepared using LGIP template.	Yes	Complies – The drafting of the PFTI section is consistent with the LGIP template. Text references have been amended to reflect the LGIP’s location in the planning scheme.	N/A	LGIP may proceed
	37.	PFTI maps are identified for all networks listed in the Preliminary section.	Yes	PFTI maps are provided for all LGIP networks	Yes	Complies – PFTI maps are identified for all networks listed in the preliminary section	N/A	LGIP may proceed
	38.	PFTI schedule of works summary tables for future infrastructure are included for all networks listed in the Preliminary section.	Yes	Schedule of works summary tables are provided for all networks listed in the preliminary section	Yes	Complies - PFTI schedule of works tables are included in Schedule A for all networks listed in the preliminary section	N/A	LGIP may proceed
PFTI – Maps <i>[Add rows to the checklist to address these items for each of the networks]</i>	39.	The maps clearly identify the existing and future trunk infrastructure networks distinct from each other.	Yes	The PFTI maps identify existing and future infrastructure as distinct from each other	Yes	Complies - Assets on the PFTI maps are clearly identified, and existing and future trunk elements have been appropriately distinguished	N/A	LGIP may proceed
	40.	The service catchments referenced in the SOW model and infrastructure demand summary tables are shown clearly on the maps.	Yes	The service catchments in the SoW model and demand tables are shown on the PFTI maps	Yes	Complies – Service catchments identified in the SOW Model and infrastructure demand summary tables are shown on all PFTI maps and service catchment maps for all networks.	N/A	LGIP may proceed
	41.	Future trunk infrastructure components are identified (at summary project level) clearly on the maps including a legible map reference.	Yes	All future trunk items are identified on PFTI maps with a legible map reference.	Yes	Complies - All future trunk infrastructure components are identified on the PFTIs, including a map reference which aligns with IDs identified in the Schedule of Works model and LGIP document	N/A	LGIP may proceed
	42.	The infrastructure map reference is shown in the SOW model and summary schedule of works table in the LGIP.	Yes	All future trunk infrastructure items are shown on the PFTI mapping with legible map references which refer to assets identified by the map references in the SoW model and LGIP document	Yes	Complies - The future PFTI labels (map references) are provided within the SoW model and LGIP schedule of works tables to accurately cross-reference infrastructure items.	N/A	LGIP may proceed
Schedules of works <i>[Add rows to</i>	43.	The schedule of works tables in the LGIP complies with the LGIP template.	Yes	The Schedule of works tables have been prepared using the LGIP template,	Yes	Complies - The schedule of works tables in the LGIP have been amended to assist with interpretation, but are generally	N/A	LGIP may proceed

	<i>the checklist to address these items for each of the networks]</i>			with minor amendments made to tables to assist interpretation between the three planning schemes in place		consistent with the LGIP template.			
	44.	The identified trunk infrastructure is consistent with the SPA and LGIP guideline.	Yes	The identified trunk infrastructure is consistent with the SPA and LGIP guideline	Yes	Complies - The identified trunk infrastructure is consistent with the requirements of both the Sustainable Planning Act and Statutory Guideline 03/14	N/A	LGIP may proceed	
	45.	The existing and future trunk infrastructure identified in the LGIP is adequate to service at least the area of the PIA.	Yes	The existing and future trunk infrastructure identified in the LGIP is adequate to service the PIA area	Yes	Complies – The LGIP consists of existing and future trunk infrastructure that will have the capacity to adequately service urban growth within the PIA for next 10 - 15 years. This infrastructure has been planned at the DSS that can be funded with reference to Council's LTFF.	N/A	LGIP may proceed	
	46.	Is there alignment of the scope, estimated cost and planned timing of proposed trunk capital works contained within the Schedule of Works and the relevant inputs of the LTAMP and LTFF? If not, is there a process underway to achieve this?	No	The LGIP does not currently align with the LTAMP or LTFF, however IRC have identified that this is an issue to be addressed in future revisions of these plans.	Yes	Complies – A Long Term Asset Management Plan is not currently in place for Isaac Regional Council, and therefore there is no alignment. Despite this, Council have identified a need for improved alignment in future and will seek this as part of the preparation of their forthcoming LTAMP. IRC's current LTFF does not separate capital works into between trunk and non-trunk works, so it is not possible to determine alignment with this document. Integran have recommended Council improve their business practices in this area to deliver alignment in future.	N/A	LGIP may proceed	
	47.	The cost of trunk infrastructure identified in the SOW model and schedule of works tables is consistent with legislative requirements.	Yes	The cost of trunk infrastructure has been determined in accordance with legislative requirements	Yes	Complies – The cost of trunk infrastructure has been determined using a variety of costing methodologies, including project costs, asset register costs, or unit rates. Project owner's costs and contingency values have been applied generally within the ranges specified in the LGIP guideline and SoW user manual material.	N/A	LGIP may proceed	
	SOW model	48.	The submitted SOW model is consistent with the model included with the statutory guideline for LGIPs.	Yes	Council's consultants Integran Pty Ltd have prepared a SOW model that is consistent with the model included with the statutory guideline.	Yes	Complies – The alternative to the State government SOW model prepared by Integran Pty Ltd includes the same functionally as the State's version. The model documents all input data including general inputs, unit rates of assets and land, demand forecasts, lists of assets and relevant catchments, charges calculations that provide transparency in the cost apportionment and derivation of charges, fully functional DCF calculations, and the required outputs including full schedules of works and summary cash flow projections.	N/A	LGIP may proceed

		49.	The SOW model has been prepared and populated consistent with the statutory guideline for LGIPs and its User manual for the SOW model.	Yes	Council's consultants Integran Pty Ltd have prepared and populated a SOW model that is consistent with the model included with the statutory guideline.	Yes	Complies – The alternative to the State government SOW model was prepared and populated by Integran Pty Ltd. The model documents all input data including general inputs, unit rates of assets and land, demand forecasts, lists of assets and relevant catchments, charges calculations that provide transparency in the cost apportionment and derivation of charges, fully functional DCF calculations, and the required outputs including full schedules of works and summary cash flow projections.	N/A	LGIP may proceed
	Extrinsic material	50.	All relevant background studies and reports in relation to the preparation of the LGIP are available and identified in the list of extrinsic material in the LGIP guideline.	Yes	The nominated extrinsic materials are identified and made available for review. A preface has been added which explains the need to prepare the LGIP to suit the three existing planning schemes and subsequent impacts on planning assumptions. This will be removed for when the LGIP is revised for the forthcoming Isaac Region Planning Scheme to be prepared under the <i>Planning Act 2016</i> .	Yes	Complies – All available key background studies and reports in relation to the preparation of the LGIP are available and identified in the list of extrinsic material in the LGIP.	N/A	LGIP may proceed