

# Appendix D – LGIP Checklist

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

| <b>Review principles:</b> <ul style="list-style-type: none"><li>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).</li><li>Compliance requirements are not limited to the requirements listed in the checklist.</li></ul> |                                  |        |                                                                                                                           |                                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                       |                                                                                                                                                                                                                                               |                                                                                  |                  |
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| 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                                 | LGIP sections are ordered in accordance with the LGIP template                                                                                                                                                                                                                                                                                                                                                                                                                     | Yes                                   | LGIP sections are ordered in accordance with the LGIP template                                                                                                                                                                                | NA                                                                               | LGIP may proceed |
|                                                                                                                                                                                                                                                                                                                                                                                         |                                  | 2.     | The LGIP sections are correctly located in the planning scheme.                                                           | Yes                                 | The LGIP sections are correctly located in the planning scheme.                                                                                                                                                                                                                                                                                                                                                                                                                    | Yes                                   | The LGIP sections are correctly located in the planning scheme.                                                                                                                                                                               | NA                                                                               | LGIP may proceed |
|                                                                                                                                                                                                                                                                                                                                                                                         |                                  | 3.     | The content and text complies with the mandatory components of the LGIP template.                                         | Yes                                 | The content and text complies with the mandatory components of the LGIP template.                                                                                                                                                                                                                                                                                                                                                                                                  | Yes                                   | The content and text complies with the mandatory components of the LGIP template.                                                                                                                                                             | Reference to website must be inserted when LGIP is inserted into planning scheme | LGIP may proceed |
|                                                                                                                                                                                                                                                                                                                                                                                         |                                  | 4.     | Text references to numbered paragraphs, tables and maps are correct.                                                      | Yes                                 | Text references to numbered paragraphs, tables and maps are correct.                                                                                                                                                                                                                                                                                                                                                                                                               | Yes                                   | Text references to numbered paragraphs, tables and maps are correct.                                                                                                                                                                          | NA                                                                               | LGIP may proceed |
|                                                                                                                                                                                                                                                                                                                                                                                         | Definitions                      | 5.     | Additional definitions (to those in the QPP) do not conflict with statutory requirements.                                 | Yes                                 | Additional definitions to QPP are proposed for: <ul style="list-style-type: none"><li>Equivalent person</li><li>Impervious area</li><li>Planned density</li><li>Vehicle trips per day</li></ul> These definitions do not conflict with statutory requirements.<br>An amendment to the net developable area QPP definition to replace Priority infrastructure plan with Local government infrastructure plan is simply to update the reference to the current name of the document. | Yes                                   | The additional definitions are either consistent with the QPP or do not conflict with the QPP or other statutory requirements.                                                                                                                | NA                                                                               | 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 LGIP template                                                                                                                                                                                                                                                                                                                                                                                                                       | Yes                                   | The Preliminary section is consistent with the LGIP template.                                                                                                                                                                                 | NA                                                                               | 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                                 | All five trunk networks are included in the LGIP.                                                                                                                                                                                                                                                                                                                                                                                                                                  | Yes                                   | All five trunk networks are included in the LGIP.                                                                                                                                                                                             | NA                                                                               | LGIP may proceed |
|                                                                                                                                                                                                                                                                                                                                                                                         | Planning assumptions - structure | 8.     | The drafting of the Planning assumptions section is consistent with the LGIP template.                                    | Yes                                 | The drafting of the planning assumptions section is mostly consistent with the LGIP template except for: <ul style="list-style-type: none"><li>1. The insertion of “and the network planning horizon” in clause4.2.3(a)</li></ul> The omitting of the reference                                                                                                                                                                                                                    | Yes                                   | The planning assumptions section has been drafted in accordance with the LGIP template. The only exception to this is 4.2.2(1) which provides a definition of the developable area with reference to the planning scheme overlays rather than | NA                                                                               | LGIP may proceed |

|  |                                           |     |                                                                                                                                              |     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |    |                  |
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|  |                                           |     |                                                                                                                                              |     | to a developable area map in clause 4.2.2(1) and replacement with a definition of the developable area ( <i>“The developable area is land zoned for urban purposes not affected by the development constraints stated in Table 4.2.3—Development constraints.”</i> And insertion of a new Table 4.2.3. The former of these changes helps in the understanding of the projection years, and the latter removes the need to prepare a new map which is simply a conglomeration of existing planning scheme overlay maps by simply referencing the same overlays in the inserted table. These changes help in the understanding and are generally in keeping with the LGIP template. |     | a developable area map. This change to the template enables the developable area to be explained more effectively and is considered acceptable.                                                                                                                                                                                                                                                                                                                                                                                         |    |                  |
|  |                                           | 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 shown on relevant maps and vice versa. The PIA boundary and outside PIA are shown on the relevant maps and vice versa.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | Yes | All the projection areas listed in the tables of projections are shown on the relevant maps and vice versa.                                                                                                                                                                                                                                                                                                                                                                                                                             | NA | 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 | All catchments are shown on relevant maps and vice versa.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | Yes | All catchments are shown on relevant maps and vice versa                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | NA | LGIP may proceed |
|  | <b>Planning assumptions - methodology</b> | 11. | The population and dwelling projections reflect those prepared by the Qld Government Statistician (as available at the time of preparation). | Yes | The Urbis compiled population and dwelling data was benchmarked to QTT 2015 projections.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | Yes | <p>The original residential projections produced by Urbis in 2012 were based on the QGSO 2011 edition projections.</p> <p>These original projections were later updated by Urbis in 2015/16 based on the 2015 QGSO edition projections of residential population and dwellings and the 2015 National Institute of Economic and Industry Research (NIEIR) employment forecasts for Redland City.</p> <p>As part of this update, it was determined that the original 2012 projections of population adequately reflected the new 2016</p> | NA | LGIP may proceed |

|  |  |     |                                                                                                                                                                                    |     |                                                                                                                                                                                                                                                                                                                                                                                                                                      |     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |    |                  |
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|  |  |     |                                                                                                                                                                                    |     |                                                                                                                                                                                                                                                                                                                                                                                                                                      |     | projections of population between 2011 and 2026. Hence the only difference between the original 2012 Urbis projections and the updated Urbis 2016 projections, is the projections post 2026 up to 2041.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |    |                  |
|  |  | 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 | Employment and non-residential development projections are based on the following data sources: <ul style="list-style-type: none"><li>• NIEIR Scenario 2 (2015);</li><li>• ABS 2011 Census Place or Work;</li><li>• Inventory of total, vacant and inconsistent use of employment generating land in the City;</li><li>• Current and approved development applications; and</li><li>• Dwelling and population projections.</li></ul> | Yes | <p>Urbis prepared projections of employment based on the 2015 National Institute of Economic and Industry Research (NIEIR) employment scenario 2 forecasts for Redland City and the ABS 2011 Census Place of Work data.</p> <p>These were calibrated against the existing level of development, an inventory of total, vacant and current inconsistently used employment generating land in Redland City local government area as well as Current and approved development applications for employment generating developments in Redland City local government area from July 2011 to present.</p> <p>RCC benchmarked GFA conversion rates against Brisbane's conversion rate (sqm GFA/employee) for the 'City – remainder' and various centres to come up with the following rates: Retail (77), Commercial (25), Industrial (115) and Community (72) which is made up of health and education sectors. RCC also used local knowledge and sampled a couple of Redland centres to compare actual 2011 GFA to existing employment. The retail rates reflects a predominant large format retail composition in most Redland centres.</p> <p>These conversion rates are</p> | NA | LGIP may proceed |

|  |  |     |                                                                                                                                                         |     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |    |                  |
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|  |  |     |                                                                                                                                                         |     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |     | considered appropriate and are within accepted ranges.                                                                                                                                                                                                                                                                                                                                                                                                                       |    |                  |
|  |  | 13. | The developable area excludes all areas affected by absolute constraints such as steep slopes, conservation and flooding.                               | Yes | The developable area is defined as land zoned for urban purposes not affected by the development constraints:<br>-Erosion prone areas<br>-Matter of state environmental significance<br>-Matter of local environmental significance<br>-Drainage constrained land*<br>-Defined storm tide event*<br>-Defined flood event*<br>Note—* except where the land is zoned for residential, commercial or industrial purposes.<br>-Very high landslide hazard<br>-High landslide hazard<br>-Water supply pipeline buffer<br>-Water quality facility buffer<br>-Waterway corridors and wetlands | Yes | Yes. The developable area excludes land affected by constraints in accordance with planning scheme codes.                                                                                                                                                                                                                                                                                                                                                                    | NA | 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 | Planned densities reflect the yield available under the draft City Plan as notified, and benchmarked to current: <ul style="list-style-type: none"> <li>Dw per hectare; and</li> <li>Plot ratios.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                           | Yes | The future densities reflect realistic levels and types of development for each of the zones and precincts and have been determined based on planning scheme provisions (including zoning provisions and overlays), the SEQ Koala Habitat Values Mapping 2010 and current development trends (see Urbis 2012 report).<br><br>The planned densities stated in Table SC3.1.3 are considered to reflect realistic levels and types of development for each area classification. | NA | LGIP may proceed |
|  |  | 15. | The planned densities account for land required for local roads and other infrastructure.                                                               | Yes | Planned densities reflect the yield available under the draft City Plan for preferred uses in zones/precincts.                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | Yes | The planned densities stated in Table SC3.1.3 reflect realistic yields taking into consideration land required for local roads and other infrastructure.                                                                                                                                                                                                                                                                                                                     | NA | LGIP may proceed |
|  |  | 16. | The population and employment projection tables identify “ultimate development” in accordance with the QPP definition.                                  | Yes | The population and employment projections at ultimate development have been calculated in                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | Yes | Population and employment projections have been provided for ultimate development. These have                                                                                                                                                                                                                                                                                                                                                                                | NA | LGIP may proceed |

|  |  |     |                                                                                                                                                                                  |     |                                                                                                                                             |     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |    |                  |
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|  |  |     |                                                                                                                                                                                  |     | accordance with the planned densities in the LGIP and the draft City Plan.                                                                  |     | been calculated having regard to the realistic densities that can be achieved on premises.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |    |                  |
|  |  | 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 | The projection tables and supporting information allow the remaining capacity to accommodate growth in each projection area to be verified. | Yes | The projection tables and supporting information allow the remaining capacity to accommodate growth in each projection area to be verified.<br>Some projection areas are projected to experience a minor decline in population capacity over time due to projected decreases in average occupancy rates.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | NA | LGIP may proceed |
|  |  | 18. | The planning assumptions reflect an efficient, sequential pattern of development.                                                                                                | Yes | Sequencing maps demonstrate no further expansion to the urban area that was identified to be serviced under the existing PIP/LGIP           | Yes | <p>The planning assumptions reflect an efficient pattern of growth and include growth in areas where development has been approved.</p> <p>Projected growth in the Toondah Harbour and Weinam Creek PDAs has been taken into consideration in the preparation of the planning assumptions. These PDAs are located adjacent to existing urban areas and are projected to accommodate some employment growth.</p> <p>The Double Jump Rd Emerging Communities area is not expected to develop until after 2027.</p> <p>The Redland Bay South Investigation Area (known as Shoreline through the development application submitted in 2014) is not zoned for urban purposes under the draft City Plan and is outside the urban footprint. There is a preliminary approval over this area and an infrastructure agreement that requires the development to provide its own wastewater transport and treatment due to very high servicing costs. For</p> | NA | LGIP may proceed |

|  |                               |     |                                                                                                                                                                                 |     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |    |                  |
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|  |                               |     |                                                                                                                                                                                 |     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |     | these reasons, this area was left outside the PIA and development was not projected to occur prior to 2027.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |    |                  |
|  |                               | 19. | Has the Department of Transport and Main Roads or any relevant distributor-retailer been consulted in the preparation of the LGIP?<br>What was the outcome of the consultation? | Yes | Only TMR is relevant. TMR was consulted on 1 May 2015 and provided a copy of a Transitional Interim LGIP Amendment package which included forecasts and assessments that provided for an update of the roads schedule of works in the existing PIP. Council did not proceed with this interim amendment but the local road component is mirrored in the draft LGIP. TMR's Program Delivery and Operations Metropolitan Region reviewed and subsequently supported the amendment (ref. email response). | Yes | The Department of Transport and Main Roads was consulted in the preparation of the LGIP and has supported the proposed road program. RCC has provided an email from DTMR dated 4/06/2015 to confirm that the proposed SOW in this draft LGIP is supported.<br><br>There is no water distributor-retailer for the Redland local government area.                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | NA | LGIP may proceed |
|  | Planning assumptions - demand | 20. | The infrastructure demand projections are based on the projections of population and employment growth.                                                                         | Yes | Demand projections are derived from projections of population and employment growth by applying relevant conversion factors as necessary.                                                                                                                                                                                                                                                                                                                                                              | Yes | <b>Transport Network –</b><br>Transport network models were prepared for 2011 based on existing level of development from ABS data and the 2012 Urbis projections of population and employment for 2031. However the VLC projections are slightly lower than that projected by Urbis at 2031, with a total population of 179,450 people. This compares very well against the updated Urbis projection for 2031 of 180,923. In terms of employment, the updated Urbis projection was 45,294 at 2031. Whereas the VLC target employment in 2031 was 48,906. This represents an additional 3,600 jobs at 2031. The Veitch Lister 2014 (Redland City Council: Road Infrastructure Planning – Traffic Forecasts and Assessments) reviewed the previous (2011) Urbis employment projections, noting the total jobs only | NA | LGIP may proceed |

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|  |  |  |  |  |  | <p>included those jobs within the Census “Place of Work” database and not jobs for which the location was “Not Stated”, ‘Undefined’ or had ‘No Fixed Address”.</p> <p>VLC’s practice is to apportion the extra jobs of ‘uncertain location’ over the top of those which the location was stated, in turn raising the number of jobs. This is appropriate as these “footloose” jobs which do not generate urban development, they do create additional trips on the network.</p> <p>Total vehicle trips were determined for 2016, 2021, 2026, 2031 and ultimate based upon the adopted projections of population and employment growth.</p> <p><b>Water supply and sewerage networks-</b></p> <p>The water supply network and sewerage network demand projections were derived using the existing level of development and the updated Urbis projections of population and employment/GFA.</p> <p><b>Stormwater network –</b></p> <p>The infrastructure demand projections for the stormwater network outside the growth service catchments were calculated based on the existing level of development and the ultimate level of development based on the zoning of the catchment. The timing of growth up to the planning horizon was determined based on the projections of residential and non-residential growth within the catchment.</p> <p>The infrastructure demand projections for the stormwater network outside</p> |  |  |
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|  |  |     |                                                                                                                           |     |                                                                                                                                                                                                       | <p>the growth service catchments were calculated based on the existing level of development and the projections of residential and non-residential growth.</p> <p><b>Parks and LFCF network-</b><br/>Parks demand is population driven. The Open Space strategy to service demand was based on the 2012 Urbis projections (2011 QGSO projections). These projections assumed a 2026 population of 174,346. The final updated Urbis projections adopted the 2012 projections for growth up to 2026 and only updated projections after 2026 to account for the 2015 QGSO medium series projections. The demand projection for the parks network were updated to reflect the new Urbis population projections for 2026-2031.</p> <p>The above methodologies are considered to provide appropriate projections of infrastructure demand across the networks.</p> |                                                                                                                                                                                                  |    |                  |
|  |  | 21. | The demand generation rates align with accepted rates and/or historical data.                                             | Yes | Demand generation rates stated in Table SC3.1.3 were calculated by applying conversion rates to the planned densities for each area using best practice industry standards and local historical data. | Yes                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | The demand generation rates stated in Table SC3.1.3 reflect best practice industry standard conversion rates or local historical data.                                                           | NA | LGIP may proceed |
|  |  | 22. | The service catchments used for infrastructure demand projections are identified on relevant PFTI maps and demand tables. | Yes | The service catchments used for infrastructure demand projections are identified on relevant PFTI maps and demand tables.                                                                             | Yes                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | The service catchments used for infrastructure demand projections are identified on relevant PFTI maps and demand tables.                                                                        | NA | LGIP may proceed |
|  |  | 23. | The service catchments for each network cover, at a minimum, the PIA.                                                     | No  | The service catchments for the water supply, stormwater, transport and stormwater networks cover the PIA at a minimum. However the service catchments for the sewerage network do not cover some      | Yes                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | The service catchments for the water supply, stormwater, transport and stormwater networks cover the PIA at a minimum. However the service catchments for the sewerage network do not cover some | NA | LGIP may proceed |

|  |                                    |     |                                                                                                                                                                       |     |                                                                                                                                                                                                                                    |     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |    |                  |
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|  |                                    |     |                                                                                                                                                                       |     | areas of low density residential inside the PIA. However, these areas have been prioritised for the provision of the 4 other networks and have therefore been included in the PIA.                                                 |     | areas of low density residential inside the PIA. Because these areas have been prioritised for the provision of the four other trunk infrastructure networks, it is reasonable to include these areas in the PIA.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |    |                  |
|  |                                    | 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? | Yes | RCCs LTAMP contains statements of citywide population projections at 2021 and 2031. These citywide projections are similar (but not the same) as those stated in the draft LGIP. The LTAMP does not include projections of demand. | Yes | <p>RCCs LTAMP contains statements of citywide population projections at 2021 and 2031. These citywide projections are similar (but not the same) as those stated in the draft LGIP. The LTAMP does not include projections of demand.</p> <p>RCC has advised that there is a process underway to achieve alignment between the projections of growth and demand in the LTAMP and its LGIP in its letter dated 2 March 2017.</p> <p>RCC has provided its Financial Strategy which includes extracts from its LTFF. This document does not include projections of population growth and demand. Consequently, it is not possible to determine whether there is alignment with the LGIP. RCC has advised however that there is a process underway to achieve alignment between the projections of growth and demand in the LTFF and the LGIP in its letter dated 2 March 2017.</p> | NA | LGIP may proceed |
|  | Priority infrastructure area (PIA) | 25. | The drafting of the PIA section is consistent with the LGIP template.                                                                                                 | Yes | The drafting of the PIA section is consistent with the LGIP template.                                                                                                                                                              | Yes | The drafting of the PIA section is consistent with the LGIP template.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | NA | LGIP may proceed |
|  |                                    | 26. | Text references to PIA map(s) are correct.                                                                                                                            | Yes | Text references to LGIP 01- Priority infrastructure area and projection areas maps                                                                                                                                                 | Yes | Text references to LGIP 01- Priority infrastructure area and projection areas maps                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | NA | LGIP may proceed |

|  |  |     |                                                                                                                                                                                 |     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |    |                  |
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|  |  |     |                                                                                                                                                                                 |     | are correct.                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |     | 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.                                                        | No  | 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 map does not show the PIA boundary legible at the lot level. However, the PIA map does show the zoning and the PIA is shown legible at the lot level on the PFTI maps. This is considered acceptable for users of the LGIP. The PIA boundary will also be available for interrogation on the draft City Plan interactive mapping site.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | NA | 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 at the time the LGIP was prepared.                                                                                                                                                                                                                                                                                                                                 | Yes | The PIA includes all areas of existing urban development serviced by all relevant trunk infrastructure networks at the time the LGIP was prepared.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | NA | LGIP may proceed |
|  |  | 29. | The PIA accommodates growth for at least 10 years but no more than 15 years.                                                                                                    | Yes | <p>The PIA identifies the area that Council intends to prioritise for the provision of all trunk infrastructure networks to service urban growth up to 2027.</p> <p>The main difference between the existing LGIP PIA and the draft LGIP PIA is that all of the Double Jump Rd Emerging Communities area is now outside the PIA. This is also reflected in the population and dwelling projections. This is because this area is not expected to development until after 2027.</p> | Yes | <p>The PIA accommodates growth for at least 10 years. The PIA identifies the area that Council intends to prioritise for the provision of trunk infrastructure to service urban growth for a minimum of 10 years. This is consistent with the PIA horizon of 2027 stated in section 4.3 of the LGIP (11 years from the LGIP base date).</p> <p>The ultimate development capacity of the PIA can accommodate at least 10 years of residential and non-residential growth projected for RCC.</p> <p>The PIA by definition must include existing urban areas. Due to the significant expanse of the existing urban area and the increased densities that may be achieved in these areas under the planned densities, the PIA has significant capacity to accommodate both non-residential GFA and dwellings growth past 2027.</p> | NA | 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 | The PIA identifies the area that Council intends to prioritise for the provision of all trunk infrastructure networks to service urban                                                                                                                                                                                                                                                                                                                                             | Yes | The PIA identifies the area that Council intends to prioritise for the provision of all trunk infrastructure networks to service urban                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | NA | LGIP may proceed |

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|  |  |     |                                                                   |     | <p>growth up to 2027.</p> <p>The Double Jump Rd Emerging Communities area is outside the PIA because this area is not expected to development until after 2027 which is also reflected in the population and dwelling projections.</p> <p>The Redland Bay South Investigation Area (known as Shoreline through the development application submitted in 2014) is not including in the PIA because it has not been zoned for urban purposes under the Draft City Plan and is not projected to develop prior to 2027.</p> <p>The following PDAs are outside of the planning scheme area and have therefore not been included in the PIA:</p> <ul style="list-style-type: none"><li>• Toondah Harbour Priority Development Area (PDA)</li><li>• Weinam Creek PDA.</li></ul> <p>However projected growth in these PDAs has been taken into consideration in the preparation of the planning assumptions for outside the PIA.</p> |     | <p>growth up to 2027.</p> <p>The Double Jump Rd Emerging Communities area is outside the PIA because this area is not expected to development until after 2027 which is also reflected in the population and dwelling projections.</p> <p>There is limited new dwellings projected to occur outside the PIA up to 2027 (~500 dwellings).</p> <p>Growth projected to occur outside the PIA up to 2027 (mainly in the PDAs), has been taken into account when preparing the planning assumptions for inside and outside the PIA.</p> |    |                  |
|  |  | 31. | The PIA achieves an efficient, sequential pattern of development. | Yes | <p>The PIA achieves an efficient, sequential pattern of development up to 2027. It only differs from the existing LGIP PIA in that it excludes the Double Jump Rd emerging community area.</p> <p>It also excludes the Redland Bay South Investigation Area as these are not expected to develop until after 2027.</p> <p>The PDAs have also been excluded from the PIA.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | Yes | <p>The PIA identifies the area that Council intends to prioritise for the provision of all trunk infrastructure networks to service urban growth up to 2027. This includes infill growth in existing urban areas and takes into consideration greenfield areas approved for development.</p> <p>The Double Jump Rd Emerging Communities area is outside the PIA because this area is not expected to development until after 2027 because it has not undergone structure</p>                                                       | NA | LGIP may proceed |

|                                    |     |                                                                                                                                                                                                          |     |                                                                                                                                                            |     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |    |                  |
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|                                    |     |                                                                                                                                                                                                          |     |                                                                                                                                                            |     | <p>planning and is not considered to achieve an efficient pattern of growth.</p> <p>The Redland Bay South Investigation Area (known as Shoreline through the development application submitted in 2014) is also not prioritised for development prior to 2027. This helps achieve a more efficient and sequential pattern of growth.</p> <p>The following PDAs are not subject to the planning scheme and have not been included in the PIA:</p> <ul style="list-style-type: none"> <li>• Toondah Harbour Priority Development Area (PDA)</li> <li>• Weinam Creek PDA.</li> </ul> <p>However projected growth in these PDAs has been taken into consideration in the preparation of the planning assumptions for outside the PIA.</p> |    |                  |
| Desired standards of service (DSS) | 32. | The drafting of the DSS section is consistent with the LGIP template.                                                                                                                                    | Yes | The drafting of the DSS section is consistent with the LGIP template.                                                                                      | Yes | The drafting of the DSS section is consistent with the LGIP template.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | NA | LGIP may proceed |
|                                    | 33. | The DSS section states the key planning and design standards for each network.                                                                                                                           | Yes | The DSS section states the key planning and design standards for each network.                                                                             | Yes | The DSS section states the key planning and design standards for each network and provides suitable reference to Council's adopted standards identified in Planning Scheme Policy 2 – Infrastructure Works.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | NA | LGIP may proceed |
|                                    | 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 reflects the key, high level industry standards, regulatory and statutory guidelines and codes, and planning scheme policies about infrastructure. | Yes | The DSS reflects the key, high level industry standards, regulatory and statutory guidelines and codes, and planning scheme policies about infrastructure. Further explanation and benchmarking are provided within the memorandum titled <b>Draft LGIP Review – Desired Standards of Service dated 2 March 2016.</b>                                                                                                                                                                                                                                                                                                                                                                                                                 | NA | 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.<br>If not, is there a process underway to achieve this? | Yes | Council has a process underway to achieve alignment between the relevant levels of service stated in the local government's LTAMP and the LGIP             | Yes | The levels of service in the LTAMP are generally not stated in a manner which allows alignment with the LGIP DSS to be determined. An overview of the alignment of these technical levels of                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | NA | LGIP may proceed |

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|  |  |  |  |  |  | <p>service and the LGIP standards of service for each trunk infrastructure network is provided as follows.</p> <p><b>Water supply network</b><br/>The technical levels of service for the water supply network stated in the Water Supply and Wastewater Asset and Service Management Plan are planning and design standards and are similar to, but not completely the same as the DSS stated in the LGIP. The differences result from a revision of the DSS by Redland Water subsequent to the preparation of the Water Supply and Wastewater Asset and Service Management Plan.</p> <p>RCC has advised in its letter dated 2 March 2017 that there is a process underway to achieve alignment between the levels of service stated in the LTAMP and its LGIP.</p> <p><b>Sewerage network</b><br/>The technical levels of service for the sewerage network stated in the Water Supply and Wastewater Asset and Service Management Plan Revision 4 are planning and design standards and are similar to, but not completely the same, as the DSS stated in the LGIP. The differences result from a revision of the DSS by Redland Water subsequent to the preparation of the Water Supply and Wastewater Asset and Service Management Plan.</p> <p>RCC has advised in its letter dated 2 March 2017 that there is a process underway to achieve alignment between the levels of service stated in the LTAMP and its</p> |  |  |
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|  |  |  |  |  |  | <p>LGIP.</p> <p><b>Transport network</b></p> <p><b>Roads</b></p> <p>The technical levels of service for the roads network stated in the Roads and Bridges Asset &amp; Service Management Plan 2016/17 are not planning and design standards, but rather measures for the frequency of maintaining or renewing the infrastructure. It is not possible to compare these with the DSS stated in the draft LGIP.</p> <p>RCC has advised in its letter dated 2 March 2017 that there is a process underway to achieve alignment between the levels of service stated in the LTAMP and its LGIP.</p> <p><b>Cycleways</b></p> <p>The Footpaths and Cycleways Asset &amp; Service Management Plan 2016/17 refers to the technical levels of service for the cycleways network as being contained in Planning Scheme Policy 9 – Infrastructure Works. These are planning and design standards and are consistent with the draft LGIP which refers to the same planning scheme policy for the planning and design of the cycleways network. On this basis, it is concluded that there is alignment between the standards of service stated in the LGIP and those stated in the Footpaths and Cycleways Asset &amp; Service Management Plan 2016/17.</p> <p><b>Stormwater network</b></p> <p>The technical levels of service for the stormwater network stated in the Stormwater Quality Asset &amp; Service Management Plan 2016/17 and Stormwater</p> |  |  |
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|  |  |  |  |  |  | <p>Drainage Asset &amp; Service Management Plan 2016/17 are not planning and design standards, but rather measures for the frequency of maintenance or the attainment of high level performance targets. It is not possible to compare these with the planning and design DSS stated in the draft LGIP.</p> <p>RCC has advised in its letter dated 2 March 2017 that there is a process underway to achieve alignment between the levels of service stated in the LTAMP and its LGIP.</p> <p><b>Parks and land for community facilities network</b></p> <p>The desired technical levels of service for the parks and land for community facilities network stated in the Open Space Asset &amp; Service Management Plan 2016/17 are predominately measures of performance concerning recreation and sporting activities provided within the parks rather than planning and design standards for the parkland itself. The one exception is a standard relating to the rate of provision of sporting parkland, which is consistent with the standard stated in the LGIP DSS. Aside from this standard, it is not possible to compare the standards of service in the draft LGIP with the Open Space Asset &amp; Service Management Plan 2016/17.</p> <p>RCC has advised in its letter dated 2 March 2017 that there is a process underway to achieve alignment between the levels of service stated in the LTAMP and its LGIP.</p> |  |  |
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|  | <b>Plans for trunk infrastructure (PFTI) – structure and text</b>                                               | 36. | The drafting of the PFTI section is consistent with the LGIP template.                                                                                                                   | Yes | The drafting of the PFTI section is consistent with the LGIP template.                                                           | Yes | The drafting of the PFTI section is consistent with the LGIP template.                                                                                                                                                                         | NA | LGIP may proceed |
|  |                                                                                                                 | 37. | PFTI maps are identified for all networks listed in the Preliminary section.                                                                                                             | Yes | PFTI maps are identified for all networks listed in the Preliminary section.                                                     | Yes | PFTI maps are identified for all networks listed in the Preliminary section.                                                                                                                                                                   | NA | 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 for future infrastructure are included for all networks listed in the Preliminary section.      | Yes | Schedule of works summary tables for future infrastructure are included for all networks listed in the Preliminary section including the water supply, sewerage, stormwater, transport and parks and LFCF networks.                            | NA | LGIP may proceed |
|  | <b>PFTI – Maps</b><br><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 maps clearly identify the existing and future trunk infrastructure networks distinct from each other.                        | Yes | The maps clearly identify the existing and future trunk infrastructure networks distinct from each other.                                                                                                                                      | NA | 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 referenced in the SOW model and infrastructure demand summary tables are shown clearly on the maps.       | Yes | The service catchments referenced in the SOW model and infrastructure demand summary tables are shown clearly on the maps.                                                                                                                     | NA | LGIP may proceed |
|  |                                                                                                                 | 41. | Future trunk infrastructure components are identified (at summary project level) clearly on the maps including a legible map reference.                                                  | Yes | Trunk infrastructure components are identified (at summary project level) clearly on the maps including a legible map reference. | Yes | Trunk infrastructure components are identified (at summary project level) clearly on the maps including a legible map reference.                                                                                                               | NA | LGIP may proceed |
|  |                                                                                                                 | 42. | The infrastructure map reference is shown in the SOW model and summary schedule of works table in the LGIP.                                                                              | Yes | The infrastructure map reference is shown in the SOW model and summary schedule of works table in the LGIP.                      | Yes | Trunk infrastructure components are identified (at summary project level) clearly on the maps including a legible map reference.                                                                                                               | NA | LGIP may proceed |
|  | <b>Schedules of works</b><br><i>[Add rows to the checklist to address these items for each of the networks]</i> | 43. | The schedule of works tables in the LGIP complies with the LGIP template.                                                                                                                | Yes | The schedule of works tables in the LGIP complies with the LGIP template.                                                        | Yes | The schedule of works tables in the LGIP comply with the LGIP template.                                                                                                                                                                        | NA | LGIP may proceed |
|  |                                                                                                                 | 44. | The identified trunk infrastructure is consistent with the SPA and LGIP guideline.                                                                                                       | Yes | The identified trunk infrastructure in the SOW is consistent with the SPA and LGIP guideline.                                    | Yes | The future trunk infrastructure identified in the schedules of works is consistent with the SPA and LGIP guideline.<br>All works items are consistent with the SPA and the guideline and only land has been included for community facilities. | NA | 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 at least the area of the PIA.         | Yes | The existing and future trunk infrastructure identified in the LGIP is adequate to service at least the area of the PIA up to 2027.                                                                                                            | NA | 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? |     | Council has obtained advice regarding an appropriate process to achieve alignment between the scope, estimated cost and planned  | Yes | RCC's LTAMP provides 'an overarching summary of the position of the Asset Management practice within RCC at present and aims to                                                                                                                | NA | LGIP may proceed |

|  |  |     |                                                                                    |     |                                                                                                                                                                                          |     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |    |                   |
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|  |  |     | If not, is there a process underway to achieve this?                               |     | timing of proposed trunk capital works contained within the Schedule of Works and the relevant inputs of the LTAMP and LTFF. Council will undertake a process to achieve this alignment. |     | <p><i>provide a structure for improvement of that practice over the short to medium term.'</i></p> <p>Specific details of the requirements for each asset class are contained in a series of individual Asset and Service Management Plans which <i>'provide some guidance as to the understanding of the current levels of service and, where possible desired levels of service provided by the existing assets'</i>.</p> <p>A review of the individual asset and service management plans reveals that the plans provide both Community Levels of Service and Technical Levels of Service. The technical levels of service are the closest equivalent of the LGIP standards of service. The plans do not provide the scope, estimated cost and planned timing of proposed trunk capital works.</p> <p>PIE Solutions was provided with a copy of RCC's Financial Strategy 2016-2026. The strategy refers to RCC's LTFF but does not contain the scope, estimated cost and planned timing of future trunk infrastructure. As a consequence, it has not been possible to determine alignment between the LGIP and the LTFF.</p> <p>There is alignment however between the capital works program and the first 3yrs of the LGIP SOWs.</p> <p>Council has advised in its letter dated 2 March 2017 that there is a process underway to achieve alignment between the LGIP and LTAMP and LTFF.</p> |    |                   |
|  |  | 47. | The cost of trunk infrastructure identified in the SOW model and schedule of works | Yes | The base cost for future trunk infrastructure works                                                                                                                                      | Yes | <b>Work construction costs – water supply, sewerage,</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | NA | LGIP may proceed. |

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|  |  |  | tables is consistent with legislative requirements. |  | <p>have been costed using unit rates from RCC’s asset management database. The only exception to this is stormwater detention and quality infrastructure items which were costed by qualified engineers using the Music software.</p> <p>Land was costed using suburb based englobo urban land values and constrained land values prepared by a registered valuer.</p> <p>The contingencies and on-costs applied to future trunk infrastructure are consistent with the SOW model user manual allowable ranges.</p> |  | <p><b>transport and parks and land for community facilities</b><br/>Future trunk infrastructure for the water supply, sewerage, transport and parks and land for community facilities networks were costed using the unit rates adopted in RCC’s assets management database. These unit rates were prepared by suitably qualified consultants who analysed the actual cost of constructing similar items.</p> <p>The existing trunk infrastructure items’ replacement values for these networks were taken directly from RCC’s asset management database.</p> <p><b>Stormwater network –</b><br/>Future stormwater pipes and associated infrastructure (manholes, inlets etc) have been costed using the unit rates from RCC’s asset management database. Stormwater detention and quality infrastructure has been costed by qualified engineers using the Music modelling software. The existing trunk stormwater infrastructure items’ replacement values were taken from RCC’s asset management database.</p> <p><b>Contingencies and On-costs for all network works</b><br/>All contingencies and on-costs that were included in the costings provided in the infrastructure planning reports have been removed from the base infrastructure works costs for the future trunk infrastructure across all networks.</p> <p>On-costs of 15% and a contingency rate of 25% were applied to base construction costs for future</p> |  |  |
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|           |     |                                                                                                                                        |  |                                                                                                       |     | <p>projects. This contingency rate is considered acceptable with reference to the costing methodology adopted (i.e. master planning unit rates).</p> <p>The on-cost and contingency rates applied are within the allowable ranges included within the SOW model user manual.</p> <p><b>Land Costs</b> – The cost of acquiring land for future trunk infrastructure has been estimated using land valuation unit rates prepared by a certified practicing valuer. These rates were defined for each suburb and different rates were determined for constrained and unconstrained land.</p> <p><b>Contingencies and On-costs for land</b><br/>An on-cost of 3% was applied to future land costs for all networks. This on-cost is considered appropriate to account for Council’s cost of acquiring the land.</p> <p>No contingency was applied to land costs.</p> |    |                  |
| SOW model | 48. | The submitted SOW model is consistent with the model included with the statutory guideline for LGIPs.                                  |  | The submitted SOW model is consistent with the model included with the statutory guideline for LGIPs. | Yes | The submitted SOW model is consistent with the model included with the statutory guideline for LGIPs. A memorandum titled ‘Schedule of Works Model – First Appointed Review’ prepared by PIE Solutions and dated 3 March 2017 provides further explanation of its compliance.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | NA | 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. |  | The submitted SOW model is consistent with the model included with the statutory guideline for LGIPs. | Yes | The submitted SOW model is consistent with the model included with the statutory guideline for LGIPs. A memorandum titled ‘Schedule of Works Model – First Appointed Review’ prepared by PIE Solutions and dated 3 March 2017 provides further explanation of its compliance.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | NA | LGIP may proceed |

|  |                           |     |                                                                                                                                                                              |     |                                                                                                                                                                           |     |                                                                                                                                                                          |    |                  |
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|  | <b>Extrinsic material</b> | 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 | 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 draft LGIP . | Yes | 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 draft LGIP. | NA | LGIP may proceed |
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