

Appointed reviewer statement template

Approved form MGR5.2 under the Planning Act 2016

Compliance check of Redland City Councils local government infrastructure plan

Prepared by: PIE Solutions Pty Ltd

Version	Date	Reviewer name and signature
Final	30/09/2024	Jason Miller
		

Introduction

PIE Solutions has been engaged by Redland City Council (Council) to undertake a compliance check of its proposed Local Government Infrastructure Plan (LGIP) amendment.

PIE Solutions is required to:

- (1) evaluate whether a proposed LGIP or amendment complies with the requirements outlined under the *Planning Act 2016* and the Minister's Guidelines and Rules, including:
 - (a) the SOW model requirements in Schedule 7 of the Minister's Guideline and Rules;
 - (b) the LGIP template;
 - (c) the approved form MGR5.1 – LGIP Review Checklist; and
- (2) comply with the fundamental ethical principles of integrity, objectivity, professional competence, due care and professional behaviour when reviewing the LGIP; and
- (3) provide a written statement and the completed checklist to the local government detailing the findings of the compliance check.

Scope exclusions

The following items are outside the scope of this review:

- A verification of the accuracy of individual inputs used in the preparation of an LGIP.
- A review of the local government's Long Term Financial Forecast (LTFF) or asset management plan (AMP) other than to determine the extent of their alignment with the LGIP.

Background

Council adopted the current LGIP on 1 July 2018, forming Part 4 and Schedule 3 of the Redland City Plan 2018. The LGIP outlines Council's plans for trunk infrastructure required to support future urban development, ensuring services are delivered at the desired standard in a coordinated, efficient, and financially sustainable manner.

In 2021, the current LGIP underwent an LGIP Review, conducted by Redland City Council, in accordance with section 25(3) of the *Planning Act 2016*. The key outcomes of the LGIP Review included:

- **Planning assumptions**
The planning assumptions (Population, Dwelling & Employment Forecasts – Urbis May 2016) are no longer current and require revision for both residential and non-residential development projections. They are inconsistent with benchmarked Queensland Government Statisticians Office (QGSO) Population, Dwelling & Employment Projections 2021.
- **Priority infrastructure Area**
The PIA boundary should reflect the inclusion of the whole SW Victoria Point Local Plan Area Expansion Area into the urban footprint following the introduction of the SEQ Regional Plan 2017 and Redland Bay Business Park in 2023.
- **Desired Standards of Service**
The need to accommodate changes in network high level standards and codes. In particular, water and wastewater design criteria. As well as open space design principles and activity provision.

In November 2021, Council engaged PIE Solutions to assist it prepare an LGIP amendment in response to the outcomes of the LGIP Review. Following completion of the network planning, drafting of the LGIP amendment was finalised in August 2024.

On 18 September 2024, Council sent the proposed LGIP amendment and LGIP Review Checklist to PIE Solutions to undertake a compliance check in accordance with the Ministers Guidelines and Rules.

This report summarises the outcomes of the compliance check and has been prepared in accordance with the requirements of the Minister's Guidelines and Rules.

Compliance check process

The process used for the compliance check is as follows:

Stage	Description
<u>Engaged</u>	PIE Solutions were engaged by Council in November 2021 to assist with the preparation of an LGIP amendment. As part of the engagement, PIE Solutions were required to undertake a compliance check of the proposed LGIP amendment.
<u>Review</u>	PIE Solutions was requested by Council to undertake a compliance check of the proposed LGIP amendment on 18 September 2024.
<u>Written statement</u>	PIE Solutions completed the compliance check on 30 September 2024.

The following local government personnel were involved in the compliance check:

Name	Title	Date of discussion (s)	Scope of discussion
Giles Tyler	Principal Adviser	Numerous meetings during preparation of the LGIP amendment and during the compliance check.	All aspects of the draft LGIP amendment were discussed.
Matthew Ingerman	Service Manager Water and Wastewater	Numerous meetings during preparation of the LGIP amendment.	Water supply and sewerage aspects of the draft LGIP amendment were discussed.
Kellie Maine	Senior Strategic Infrastructure Planner	Numerous meetings during preparation of the LGIP amendment and during the compliance check.	- All aspects of the draft LGIP amendment were discussed. - Provided Council's completed LGIP Review checklist for the proposed LGIP amendment.

Compliance check methodology

As stated in the Ministers Guidelines and Rules, PIE Solutions must comply with the fundamental ethical principles of integrity, objectivity, professional competence, due care and professional behaviour when undertaking the compliance check, and must—

- consider whether the proposed LGIP amendment complies with and addresses the requirements of Part 6 of the Ministers Guidelines and Rules;
- consider whether the proposed LGIP amendment is consistent with the regulated requirements;
- evaluate whether each requirement in the Review checklist has been complied with; and
- complete the Review checklist.

Compliance check findings

PIE Solutions compliance check found that the format and content of the LGIP amendment complies with the LGIP template, LGIP checklist and Ministers Guidelines and Rules. A copy of the completed LGIP Review Checklist has been included as **Appendix A**.

PIE Solutions notes that Chapter 5, section 32.1(b) of the Minister's Guidelines and Rules was updated on 22 July 2024 to require that development projections prepared for local governments within the South East Queensland Regional Plan boundary be based on data from the most recent South East Queensland Regional Plan.

Compliance with these most recent development projections cannot be achieved as the preparation of the LGIP amendment commenced in November 2021. Preparation of new development projections and infrastructure planning were completed prior to the release of both the 2023 version of the South East Queensland Regional Plan and the updated requirements in the Minister's Guidelines and Rules.

If compliance with the most recent development projections were to be required, this would result in the infrastructure planning having to be recommenced and the LGIP amendment being redrafted. This would be tantamount to starting the process again and would result in the current and even more outdated LGIP having to remain active for a further 2-3 years. This is considered a worse outcome than if the proposed LGIP amendment were permitted to proceed, notwithstanding its use of development projections that have subsequently been superseded by the SEQ23 Regional Plan.

Council has undertaken consultation with the relevant state agency responsible for transport matters. This is confirmed by correspondence between representatives of the Department of Transport and Main Roads (TMR) and Council dated 29 April 2024. Council has altered the proposed LGIP amendment to accommodate the TMR recommendations where practical and the local government's response to the TMR comments is considered satisfactory.

Conclusions

The LGIP amendment complies with:

- the LGIP template and Ministers Guidelines and Rules requirements – in relation to the structure and content of the LGIP document including the planning and demand assumptions, priority infrastructure area, desired standards of service, plans for trunk infrastructure, and schedules of work; and
- the Ministers Guidelines and Rules – in relation to the process for preparing the LGIP.

Recommendations

PIE Solutions recommends that the LGIP amendment should proceed unchanged.

Recommended conditions to be imposed

There are no conditions to be imposed.

Appendix A – Completed LGIP Review Checklist

LGIP review checklist

Approved form MGR5.1 under the Planning Act 2016

Review principles:

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

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

Local government infrastructure plan (LGIP) checklist				To be completed by local government		To be completed by appointed reviewer			
LGIP outcome	LGIP component	Number	Requirement	Requirement met (yes/no)	Local government comments	Compliant (yes/no)	Justification	Corrective action description	Recommendation
The LGIP is consistent with the legislation for LGIPs and the Minister's Guidelines and Rules	All	1.	The LGIP sections are ordered in accordance with the LGIP template.	Yes	The LGIP sections follow the LGIP template.	Yes	The LGIP sections are ordered in accordance with the LGIP template.	N/A	The LGIP amendment may proceed.
		2.	The LGIP sections are correctly located in the planning scheme.	Yes	LGIP will remain within the correct sections of planning scheme.	Yes	The LGIP sections are correctly located in the planning scheme.	N/A	The LGIP amendment may proceed.
		3.	The content and text complies with the mandatory components of the LGIP template.	Yes	The content and text generally complies with the mandatory components of the LGIP template. There are minor differences in the following sections: • 4.2.2(1) which refers to developable land as urban zoned land and inserts a new table including development constraints, rather than referring to a map of developable land. • 4.4(2) includes wording which differs from the template however it does not change the intent of this section. The following variations are also included for Schedule 3 to align with Council's current LGIP: • Table SC3.1.3 - the demand generation rate is expressed as EP/net dev ha, rather than ha/1000 persons. • Table SC3.1.10– the demand is expressed as population, rather than ha/1000 persons. The above changes are considered minor, and still achieve the intent of the mandatory content and text of the LGIP template.	Yes	The minor differences noted by the Local government do not adversely affect the intent or effective operation of the relevant sections of the LGIP template. The minor changes have been undertaken to more accurately describe the planning methodology used by the local government.	N/A	The LGIP amendment 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	The text references to numbered paragraphs, tables and maps are correct.	N/A	The LGIP amendment may proceed.

Review principles: • A reference in the checklist to the LGIP is taken to include a relevant reference to the <i>Planning Act 2016</i> and chapter 5 of the Minister's Guidelines and Rules. • Terms in this checklist that are defined in the <i>Planning Act 2016</i> or the Minister's Guidelines and Rules. The checklist must not be taken to cover all requirements of the <i>Planning Act 2016</i> and the Minister's Guidelines and Rules. Local governments must still have regard to the requirements as set out in the <i>Planning Act 2016</i> and the Minister's Guidelines and Rules when preparing or amending an LGIP.									
Local government infrastructure plan (LGIP) checklist				To be completed by local government		To be completed by appointed reviewer			
LGIP outcome	LGIP component	Number	Requirement	Requirement met (yes/no)	Local government comments	Compliant (yes/no)	Justification	Corrective action description	Recommendation
	Definitions	5.	Additional definitions do not conflict with statutory requirements.	Yes	No additional definitions are proposed.	Yes	No additional definitions included.	N/A	The LGIP amendment 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.	N/A	The LGIP amendment may proceed.
		7.	All five trunk networks are included in the LGIP. (If not, which of the networks are excluded and why have they been excluded?)	Yes	All five networks are included in the LGIP.	Yes	All five trunk networks are included in the LGIP.	N/A	The LGIP amendment may proceed.
	Planning assumptions - structure	8.	The drafting of the Planning assumptions section is consistent with the LGIP template.	Yes	The planning assumptions section is generally consistent with the LGIP template, with the exception of section 4.2.2 (1), which does not refer to a developable area shown on a Local Government Infrastructure Map, and instead refers to " <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> ". A new Table 4.2.3 has also been inserted. This structure is consistent with the current LGIP. These changes remove the need to prepare a new map which would be a consolidation of existing planning scheme overlays listed in the table. The proposed changes improve understanding of the developable area and are generally in keeping with the LGIP template.	Yes	The Planning assumptions section is generally consistent with the LGIP template. The only exception is section 4.2.2(1), which instead of a developable area map refers to the developable area as being land zoned for urban purposes that is not subject to the constraints stated in the accompanying table. The change to the template continues to enable a user of the LGIP to understand how the developable area was determined for the purpose of undertaking the development projections. This is considered acceptable.	N/A	The LGIP amendment may proceed.
		9.	All the projection areas listed in the tables of projections are shown on the relevant maps and vice versa.	Yes	All projection areas listed in the tables of projections are shown on the relevant maps and vice versa.	Yes	All the projections areas listed in the tables of projections are shown on the relevant maps and vice versa.	N/A	The LGIP amendment may proceed.
		10.	All the service catchments listed in the tables of projected infrastructure demand are identified on the relevant plans for trunk infrastructure (PFTI) maps and vice versa.	Yes	All service catchments listed in the tables of projected infrastructure demand are identified on the relevant plans for trunk infrastructure (PFTI) maps and vice versa.	Yes	All the service catchments listed in the tables of projected infrastructure demand are identified on the relevant PFTI maps and vice versa.	N/A	The LGIP amendment may proceed.

Review principles:

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Local government infrastructure plan (LGIP) checklist				To be completed by local government		To be completed by appointed reviewer			
LGIP outcome	LGIP component	Number	Requirement	Requirement met (yes/no)	Local government comments	Compliant (yes/no)	Justification	Corrective action description	Recommendation
	Planning assumptions - methodology	11.	The population and dwelling projections are based on those prepared by the Queensland Government Statistician (as available at the time of preparation) and refined to reflect development trends in the local government area.	Yes	The Queensland <i>Government Projected Population (Medium Series) 2016 to 2041</i> , and the <i>Queensland Government Projected Dwellings (Medium Series) 2016 to 2041</i> are used as the base for residential population and residential dwellings respectively. This data was the most current data available at the time of the LGIP preparation and was refined to reflect the local government area.	Yes	The population and dwelling projections are based on data from the Queensland Government Statistician's Office, specifically: • Queensland Government Projected Population (Medium Series) 2016 to 2041 • Queensland Government Projected Dwellings (Medium Series) 2016 to 2041 These QGSO projections were the most up to date projections available at the time of LGIP preparation. These were further refined through a development projection modelling exercise conducted by PIE Solutions to reflect development trends in the local government area.	N/A	The LGIP amendment may proceed.
		12.	The employment and non-residential development projections align with the available economic development studies, other reports about employment or historical rates for the area.	Yes	Employment and non-residential development projections are based on the following data sources: • Queensland Government Regional Employment Projections 2010-11 to 2040-41 • CDM Smith Revised Redland LGA Industrial Sector Employment Projections (Employees) • 2016 Australian Bureau of Statistics Census data to measure distribution of employment at SA2 level • Council inventory of existing employment generating land in the City and property data tables • Current and approved development applications; and • Dwelling and population projections.		Employment and non-residential development projections are based on the following data sources: • Queensland Government Regional Employment Projections 2010-11 to 2040-41 • CDM Smith Revised Redland LGA Industrial Sector Employment Projections (Employees) • 2016 Australian Bureau of Statistics Census data to measure distribution of employment at SA2 level • Council inventory of existing employment generating land in the City and property data tables • Current and approved development applications; and • Dwelling and population projections.	N/A	The LGIP amendment may proceed.

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Local government infrastructure plan (LGIP) checklist				To be completed by local government		To be completed by appointed reviewer			
LGIP outcome	LGIP component	Number	Requirement	Requirement met (yes/no)	Local government comments	Compliant (yes/no)	Justification	Corrective action description	Recommendation
							This data, available at the time of LGIP preparation, was further refined through a development projection modelling exercise conducted by PIE Solutions to reflect development trends in the local government area.		
		13.	The developable area excludes all areas affected by absolute constraints such as steep slopes, conservation and flooding.	Yes	The developable area does not include land affected by development constraints, as outlined in section 4.2.2 of the LGIP which states " <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> "	Yes	The developable area excludes all areas affected by absolute constraints referenced in the planning scheme codes.	N/A	The LGIP amendment may proceed.
		14.	The planned densities reflect realistic levels and types of development having regard to the planning scheme provisions and current development trends.	Yes	The planned densities reflect the yield available under the current City Plan, and are benchmarked to: • Dwellings per hectare • Plot ratios. These benchmarks are referred to in the LGIP template and are consistent with benchmarks used in the current LGIP.	Yes	The planned densities stated in Table SC 3.1.3 reflect realistic yields having regard to the planning scheme provisions and current development trends.	N/A	The LGIP amendment may proceed.
		15.	The planned densities account for land required for local roads and other infrastructure.	Yes	The planned densities reflect the yield available under the current City Plan for preferred uses in zones/precincts.	Yes	The planned densities stated in Table SC 3.1.3 account for land required for local roads and other infrastructure and are considered suitable for calculating realistic yields.	N/A	The LGIP amendment may proceed.
		16.	The population and employment projection tables identify "ultimate development" in accordance with the defined term.	Yes	The population and employment projections at ultimate development have been calculated in accordance with the planned densities in the LGIP and the current City Plan 2018.	Yes	Ultimate development has been calculated having regard to the density of development that can be achieved using the relevant planning scheme provisions. Population and employment projections have been provided for ultimate development in accordance with the defined term stated	N/A	The LGIP amendment may proceed.

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Local government infrastructure plan (LGIP) checklist				To be completed by local government		To be completed by appointed reviewer			
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							in the Queensland Planning Provisions.		
		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 remaining capacity within projection areas to accommodate growth beyond the 2031 planning horizon can be calculated using the projections of growth undertaken for ultimate development.	N/A	The LGIP amendment may proceed.
		18.	The determination of planning assumptions about the type, scale, timing and location of development, reflect an efficient, sequential pattern of development.	Yes	Sequencing maps retain urban areas identified to be serviced under the existing LGIP. The PIA boundary has been amended to also include the Emerging Community Land within south-west Victoria Point, and this additional urban land is located close to existing urban land and infrastructure, and the inclusion of this urban land within the PIA will reflect an efficient and sequential pattern of development.	Yes	The planning assumptions identify future growth in areas that are in close proximity to existing urban development and infrastructure. This I considered to reflect an efficient pattern of growth. The current LGIP's PIA boundary has been expanded to include Emerging Community zoned land in south-west Victoria Point. This land is strategically positioned near existing urban areas and infrastructure, ensuring an efficient and sequential extension of the PIA.	N/A	The LGIP amendment may proceed.
		19.	The relevant state agency for transport matters and the distributor-retailer responsible for providing water and wastewater services for the area (if applicable), has been consulted in the preparation of the LGIP (What was the outcome of the consultation?)	Yes	TMR was consulted on 12 July 2024 and were provided a copy of a draft LGIP Amendment package relevant to the transport network, which included updated forecasts, assessments and an amended schedule of works for the road network in the existing LGIP. Comments were provided by TMR on the 9 August 2024, and the desired standards of service for the roads and cycleway networks were updated to incorporate feedback from TMR where possible. Comments from TMR regarding changes to the schedule of works or	Yes	The Department of Transport and Main Roads (TMR) have been consulted during preparation of the LGIP and a number of comments about the draft LGIP and extrinsic material report were made. The comments and response are summarised as follows: 1. TMR requested several minor changes to the Desired Standards of Service. The local government has made these changes and incorporated them into the LGIP amendment. This is considered suitable.	N/A	The LGIP amendment may proceed.

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Local government infrastructure plan (LGIP) checklist				To be completed by local government		To be completed by appointed reviewer			
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					additional inclusions/exclusions have also been noted, to be incorporated in the modelling for future LGIP amendments.		2. TMR requested that the LGIP planning and schedule of works be updated to align with more recent TMR planning documents and strategies for roads and cycleways.. The local government responded that the LGIP network planning had been completed before the release of the TMR documents in 2022 and 2024. Accordingly, the more recent planning cannot be incorporated into this LGIP amendment. The local government has advised TMR that it will incorporate the more recent TMR planning into future LGIP network planning. This is considered a suitable response. 3. TMR commented that micro mobility/personal mobility devices were not referenced within LGIP or its extrinsic material. . The local government response was that these forms of transport have not been planned for in the LGIP as they don't form part of its trunk infrastructure network at this time. The local government has advised TMR that it and will consider this matter as part of future LGIP network planning. This is considered a suitable response. 4. TMR requested that consideration be given to undertaking detailed		

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							local road network planning to support proposed growth of the proposed Southern Thornlands PDA.. The local government responded that the Southern Thornlands potential growth area was declared after network planning for the LGIP had been completed and is also outside the area that it had prioritised for development over the next 15 years. For these reasons, the local government had not undertaken network planning for this area. This is considered a suitable justification. 5. TMR commented that existing cycleways shown in LGIP maps may not be consistent with criteria in the LGIP regarding pathway width. The local government has noted that it was not possible to separate out the non-trunk and trunk infrastructure using it's current spatial data. Furthermore, the existing trunk network may include infrastructure that does not meet the current DSS but is still considered to perform a trunk function. The response of the local government is considered suitable. 6. TMR requested that Council consider the integration and		

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							enhancement of public transport services and infrastructure when it is undertaking planning for road upgrade projects. The local government has noted this comment and will have regard for future public transport improvements when undertaking future roads planning. The local government response is considered suitable..		
	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	The infrastructure demand projections have been calculated by converting projections of population and employment growth into demand using relevant conversion rates. This is explained in the Trunk Infrastructure Network LGIP Extrinsic Material Reports.	N/A	The LGIP amendment may proceed.
		21.	The infrastructure units of demand align with those identified in the Minister's Guidelines and Rules, or where alternative demand units are used, their numerical relationship to the standard units of demand is identified and explained.	Yes	Minor variations are proposed to the demand unit rates for the parks and community facilities network in Schedule 3 to align with Council's current LGIP: • Table SC3.1.3 - the demand generation rate is expressed as EP/net dev ha, rather than ha/1000 persons. • Table sc3.1.10 – the demand is expressed as population, rather than ha/1000 persons. The proposed rates of demand are clearly expressed and identifiable.	Yes	The infrastructure units of demand generally align with those outlined in the Minister's Guidelines and Rules, however alternative demand generation rates and projected demands have been applied to the parks and community facilities network. The chosen demand units provide a more accurate reflection of the planning methodology used to undertake planning of the parks network and is consistent with the method used for other networks. The proposed units of demand are clearly expressed, easily identifiable, and fully explained in the Trunk	N/A	The LGIP amendment may proceed.

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							Infrastructure Network LGIP Extrinsic Material Reports.		
		22.	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, consistent with the current LGIP.	Yes	The demand generation rates have been prepared in consultation with Council's engineers and with reference to industry standards. This approach is considered acceptable.	N/A	The LGIP amendment may proceed.
		23.	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.	N/A	The LGIP amendment may proceed.
		24.	The service catchments for each network cover, at a minimum, the urban areas, and enable urban development costs to be compared.	Yes	The service catchments for the water supply, stormwater, transport and stormwater networks cover the PIA at a minimum. Whilst the service catchments for the sewerage network do not cover some areas of low density residential inside the PIA, these areas have been prioritised for the provision of the other four networks and have therefore been included in the PIA.	Yes	The service catchments used enable urban development costs to be compared between urban (inside PIA) and non-urban (outside PIA) catchments.	N/A	The LGIP amendment may proceed.
		25.	The asset management plan (AMP) and Long Term Financial Forecast (LTFF) align with the LGIP projections of growth and demand. (If not, what process is underway to achieve this?)	Yes	The RCCs Strategic AMP contains statements of citywide population projections up to 2041 and refers to the LGIP and Netserv as plans which seek to “ <i>establish a sustainable program of local higher order infrastructure necessary to support population and employment growth</i> ”. The citywide projections in the Strategic AMP are not the same as those stated in the draft LGIP due to timing of when these documents were prepared. However, the population and dwelling projections in the LGIP can be considered as part of future reviews of the	Yes	There are minor inconsistencies between the future trunk infrastructure and growth projections used in Councils Asset Management Plans (AMP) and those in the LGIP and Netserv Plan. Council has indicated that the population and dwelling projections in the LGIP can be incorporated into future reviews of the Strategic AMP, which will be updated to reflect the future trunk infrastructure from the LGIP. Council's Executive Leadership Team will be consulted as part of the LGIP amendment process	N/A	The LGIP amendment may proceed.

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LGIP outcome	LGIP component	Number	Requirement	Requirement met (yes/no)	Local government comments	Compliant (yes/no)	Justification	Corrective action description	Recommendation
					Strategic AMP, which informs Council's LFTT. Council's Executive Leadership Team will be consulted as part of the LGIP amendment process to support this action.		and this is considered an acceptable approach to aligning these documents.		
	Priority infrastructure area (PIA)	26.	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.	N/A	The LGIP amendment may proceed.
		27.	Text references to PIA map(s) are correct.	Yes	Text references to LGIP 01- Priority infrastructure area and projection areas maps are correct.	Yes	Text references to the PIA map are correct.	N/A	The LGIP amendment may proceed.
		28.	The PIA boundary shown on the PIA map is legible at a lot level and the planning scheme zoning is also shown on the map.	Yes	The PIA 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 boundary shown on the PIA map is legible at a lot level and the planning scheme zoning is also shown on the PIA map.	N/A	The LGIP amendment may proceed.
		29.	The PIA includes all areas of existing urban development serviced by all relevant trunk infrastructure networks at the time the LGIP was prepared.	Yes	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.	N/A	The LGIP amendment may proceed.
		30.	The PIA accommodates growth for at least 10 years but no more than 15 years.	Yes	The PIA identifies the area that Council intends to prioritise for the provision of all trunk infrastructure networks to service urban growth up to 2031. The main difference between the existing LGIP PIA and the draft LGIP PIA is that the Double Jump Rd Emerging Community area is now included within the PIA, as development has been approved in this area and is expected to occur before 2031.	Yes	Council has identified a PIA to accommodate 10 years of growth. The PIA boundary has been expanded to include the emerging community zoned land in South West Victoria Point. Development has been approved in this location and is expected to accommodate much of the anticipated greenfield growth to 2031.	N/A	The LGIP amendment may proceed.
		31.	The PIA achieves an efficient, sequential pattern of development.	Yes	The PIA identifies the area that Council intends to prioritise for the provision of all trunk infrastructure networks to service urban growth up to 2031. The Double Jump Rd Emerging Community area has been included inside the	Yes	The PIA identified in the LGIP achieves an efficient, sequential pattern of development. The expansion of the current LGIP's PIA boundary to include Emerging Community zoned land in south-west Victoria Point is	N/A	The LGIP amendment may proceed.

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Local government infrastructure plan (LGIP) checklist				To be completed by local government		To be completed by appointed reviewer			
LGIP outcome	LGIP component	Number	Requirement	Requirement met (yes/no)	Local government comments	Compliant (yes/no)	Justification	Corrective action description	Recommendation
					PIA as development approvals now exist for this area and are expected to proceed before 2031. The Redland Bay South Area (known as Shoreline and Southern Redland Bay Expansion Area through development applications submitted between 2014 – 2022) is not included in the PIA because this land was zoned for rural purposes at the time the development approvals in this area were lodged (2021/22), and infrastructure delivery to these areas, including a new Wastewater Treatment Plant, has been managed through Infrastructure Agreements with developers. The existing infrastructure agreements in place require developers undertaking development in Redland Bay South to deliver and/or contribute to the cost of trunk infrastructure required to service development in this area		strategically positioned near existing urban areas and infrastructure, ensuring an efficient and sequential extension of the PIA.		
		32.	If there is an area outside the PIA that the planning assumptions show is needed for urban growth in the next 10 to 15 years, why has the area been excluded from the PIA?	Yes	The Redland Bay South Area (known as Shoreline and Southern Redland Bay Expansion Area through development applications submitted between 2014 – 2022) is not including in the PIA because this land was zoned for rural purposes at the time the development approvals in this area were lodged (2021/22), and infrastructure delivery to these areas, including a new Wastewater Treatment Plant, has been managed through Infrastructure Agreements with developers. The existing infrastructure agreements in place require	Yes	The Redland Bay South and Southern Redland Bay Expansion areas have not been included in the PIA as these areas are outside the urban zoned area of the planning scheme and are subject to Infrastructure Agreements with developers, which require developers to either deliver or contribute to the cost of the necessary trunk infrastructure. The absence of urban zoning and the reliance on infrastructure agreements provide sound justification	N/A	The LGIP amendment may proceed.

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Local government infrastructure plan (LGIP) checklist				To be completed by local government		To be completed by appointed reviewer			
LGIP outcome	LGIP component	Number	Requirement	Requirement met (yes/no)	Local government comments	Compliant (yes/no)	Justification	Corrective action description	Recommendation
	Desired standards of service (DSS)				developers undertaking development in Redland Bay South to deliver and/or contribute to the cost of trunk infrastructure required to service development in this area.		for the exclusion of these areas from the PIA.		
		33.	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. There is a slight variation within s4.4(2) which states " <i>Details of the standard of service for a trunk infrastructure network are identified in the extrinsic material.</i> " However, the wording remains generally consistent with the template.	Yes	The drafting of the DSS section is largely consistent with the LGIP template. The minor difference noted by the local government does not adversely impact the intent or operation of this section of the LGIP template.	N/A	The LGIP amendment may proceed.
		34.	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.	N/A	The LGIP amendment may proceed.
		35.	The DSS reflects the key, high level industry standards, regulations and codes, and planning scheme policies about infrastructure.	Yes	The DSS reflects the key, high level industry standards, regulations and codes, and planning scheme policies about infrastructure.	Yes	The DSS reflects the key, high level industry standards, regulations and codes, and planning scheme policies about infrastructure.	N/A	The LGIP amendment may proceed.
		36.	There is alignment between the relevant levels of service stated in the local government's AMP and the LGIP. (If not, what process is underway to achieve this?)	Yes	The proposed LGIP amendment includes levels of service which align with the strategic intentions identified in Council's Strategic AMP to maintain and meet service levels, current legislative and compliance requirements, meet community needs and values, and manage maintenance requirements and whole of lifecycle costs.	Yes	The desired standards of service for the water supply and sewer networks are consistent between Council's AMP and LGIP amendment. The desired standards of service for the stormwater network do not fully align between Council's AMP and LGIP. The desired standards of service for the transport network do not fully align between Council's AMPs and LGIP. The desired standards of service for the public parks network do not fully align between Council's AMPs and LGIP.	N/A	The LGIP amendment may proceed.

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LGIP outcome	LGIP component	Number	Requirement	Requirement met (yes/no)	Local government comments	Compliant (yes/no)	Justification	Corrective action description	Recommendation
							The local government has advised that despite the current misalignment of some specific LGIP and AMP levels of service, the LGIP does align with the strategic intentions identified in Council's Strategic AMP. This is considered satisfactory while the local government undertakes steps to achieve closer alignment.		
	Plans for trunk infrastructure (PFTI) – structure and text	37.	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.	N/A	The LGIP amendment may proceed.
		38.	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.	N/A	The LGIP amendment may proceed.
		39.	PFTI schedule of works summary tables for future infrastructure are included for all networks listed in the Preliminary section.	Yes	PFTI schedule of works summary tables for future infrastructure are included for all networks listed in the Preliminary section.	Yes	PFTI schedule of works summary tables for future infrastructure are included for all networks listed in the Preliminary section.	N/A	The LGIP amendment may proceed.
	PFTI – Maps [Add rows to the checklist to address these items for each of the networks]	40.	The maps clearly differentiate between existing and future trunk infrastructure networks.	Yes	The maps clearly differentiate between existing and future trunk infrastructure networks.	Yes	The maps clearly differentiate between existing and future trunk infrastructure networks.	N/A	The LGIP amendment may proceed.
		41.	The service catchments referenced in the schedule of works (SOW) model and infrastructure demand summary tables are shown clearly on the maps.	Yes	The service catchments referenced in the schedule of works (SOW) model and infrastructure demand summary tables are shown clearly on the maps.	Yes	The service catchments referenced in the schedule of works (SOW) model and infrastructure demand summary tables are shown clearly on the maps.	N/A	The LGIP amendment may proceed.
		42.	Future trunk infrastructure components are identified (at summary project level) clearly on the maps including a legible map reference.	Yes	Future trunk infrastructure components are identified (at summary project level) clearly on the maps including a legible map reference.	Yes	Future trunk infrastructure components are identified clearly on the maps including a legible map reference.	N/A	The LGIP amendment may proceed.
		43.	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	The infrastructure map reference is shown in the SOW model and summary schedule of works table in the LGIP.	N/A	The LGIP amendment may proceed.
	Schedules of works [Add rows to the checklist to address these	44.	The schedule of works tables in the LGIP comply with the LGIP template.	Yes	The schedule of works tables in the LGIP comply with the LGIP template.	Yes	The schedule of works tables in the LGIP comply with the LGIP template.	N/A	The LGIP amendment may proceed.
		45.	The identified trunk infrastructure is consistent with the <i>Planning Act 2016</i> and the Minister's Guidelines and Rules.	Yes	The identified trunk infrastructure is consistent with the <i>Planning Act 2016</i>	Yes	The identified trunk infrastructure is consistent with the <i>Planning Act 2016</i>	N/A	The LGIP amendment may proceed.

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	items for each of the networks]				and the Minister's Guidelines and Rules.		and the Minister's Guidelines and Rules.		
		46.	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.	N/A	The LGIP amendment may proceed.
		47.	Future urban areas outside the PIA and the demand that will be generated at ultimate development for the relevant network catchments have been considered when determining the trunk infrastructure included in the SOW model.	Yes	As shown in the extrinsic reports for each network, future growth outside the PIA has been considered. Future urban areas outside the PIA and the demand that will be generated at ultimate development for the relevant network catchments have been considered when determining the trunk infrastructure included in the SOW model.	Yes	Future urban areas outside the PIA and the demand that will be generated at ultimate development for the relevant network catchments have been considered when determining the trunk infrastructure included in the SOW model.	N/A	The LGIP amendment may proceed.
		48.	There is alignment of the scope, estimated cost and planned timing of proposed trunk capital works contained in the SOW model and the relevant inputs of the AMP and LTFF. (If not, what process is underway to achieve this?)	Yes	Council's financial planning team have been consulted as part of the LGIP amendment to seek alignment between the scope, estimated cost and planned timing of proposed trunk capital works contained within the SOW model and the relevant inputs of the AMP and LTFF. Council will undertake a process to achieve this alignment through future reviews of the AMP, which informs the LTFF and Council 10-year capital program. Council's Executive Leadership Team will also be consulted as part of the LGIP amendment process to support this action.	Yes	The local government has advised that consultation with the relevant teams within Council has occurred or is planned to occur and which will provide an appropriate process to align the LGIP SOW with the AMP and LTFF. This is considered acceptable.	N/A	The LGIP amendment may proceed.
		49.	The cost of trunk infrastructure identified in the SOW model and schedule of work tables is consistent with legislative requirements.		The establishment cost for future trunk infrastructure works have been costed using unit rates from RCC's asset management database and recent projects undertaken by Council, except for the stormwater network, which has been	Yes	The infrastructure identified in the SOW has been costed consistent with methodologies stated in the Minister's Guidelines and Rules. On-cost and contingency allowances are generally consistent with the recommended rates in the	N/A	The LGIP amendment may proceed.

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					calculated using pricing of infrastructure from a 2016 baseline and indexed using PPI indexation to reflect increases in construction costs over time. Land was costed based on an assessment provided by Council's Property Services team, except for the parks network which was calculated using an englobo land rate of \$150 per square metre.		Minister's Guidelines and Rules .		
	SOW model	50.	The submitted SOW model is consistent with the SOW model included in the Minister's Guidelines and Rules.	Yes	The submitted SOW model is consistent with the SOW model included in the Minister's Guidelines and Rules.	Yes	The SOW model used by Redland City Council has the same functionality as the SOW model included in the statutory guideline.	N/A	The LGIP amendment may proceed.
		51.	The SOW model has been prepared and populated consistent with the Minister's Guidelines and Rules.	Yes	The SOW model has been prepared and populated consistent with the Minister's Guidelines and Rules.	Yes	Inputs to the SOW model are detailed in the SOW Extrinsic Material Report and are consistent with the requirements outlined in the Minister's Guidelines and Rules	N/A	The LGIP amendment may proceed.
		52.	Project owner's cost and contingency values in the SOW model do not exceed the ranges outlined in the Minister's Guidelines and Rules.	Yes	The project owner's cost and contingency values in the SOW model are generally consistent with the value ranges outlined in the Minister's Guidelines and Rules. The contingency values included in the LGIP are reflective of the long-term delivery timeframes for the SOW model.	Yes	Project owner's cost and contingency values in the SOW model do not exceed the ranges outlined in the Minister's Guidelines and Rules. The contingency values included in the LGIP are reflective of the long-term delivery timeframes for the SOW model.	N/A	The LGIP amendment may proceed.
		53.	Infrastructure items included in the SOW model, SOW tables and the PFTI maps are consistent.	Yes	Infrastructure items included in the SOW model, SOW tables and the PFTI maps are consistent.	Yes	Infrastructure items included in the SOW model, SOW tables and the PFTI maps are consistent.	N/A	The LGIP amendment may proceed.
	Extrinsic material	54.	All relevant material including background studies, reports and supporting information that informed the preparation of the proposed LGIP is available and identified in the list of extrinsic material.	Yes	All relevant material including background studies, reports and supporting information that informed the preparation of the proposed LGIP is available and identified in the list of extrinsic material.	Yes	All relevant material including background studies, reports and supporting information that informed the preparation of the proposed LGIP is available and identified in the list of extrinsic material.	N/A	The LGIP amendment may proceed.

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		55.	The extrinsic material explains the methodology and inter-relationships between the components and assumptions of the LGIP.	Yes	The extrinsic material explains the methodology and inter-relationships between the components and assumptions of the LGIP.	Yes	Extrinsic material reports have been prepared for Planning Assumptions and all infrastructure networks. These reports detail how inputs to the LGIP were prepared.	N/A	The LGIP amendment may proceed.