

LGIP Reviewer Statement and Checklist – second review

Cassowary Coast
Regional Council

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PIE Solutions


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Document Control

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1.0 Background

Cassowary Coast Regional Council (Council) is proposing a *Local Government Infrastructure Plan* (LGIP). Council decided to make the proposed LGIP under the superseded *Sustainable Planning Act 2009* and the first and second compliance checks have been undertaken in accordance with that legislative framework.

The LGIP will ultimately form part of Council's planning scheme and will identify Council's plans for trunk infrastructure that are necessary to service future urban development at the desired standard of service in a coordinated, efficient and financially sustainable manner.

In January 2018, Council appointed PIE Solutions to assist it in the preparation of its LGIP. Drafting of the LGIP was completed in August 2018 and Council endorsed the draft LGIP to proceed to its first compliance check and state interest review at its General Meeting held on 13 September 2018.

As a result of the first state interest check, minor amendments were made to the draft LGIP prior to it being placed on public consultation. No submissions were received during the 30 business day public consultation period. Council subsequently decided to proceed with the draft LGIP without change.

PIE Solutions are pre-approved to undertake LGIP compliance checks by the *Department of State Development, Manufacturing, Infrastructure and Planning* (DSDMIP) and have been engaged to undertake the second compliance check of the draft LGIP.

This report summarises the outcomes of the second compliance check undertaken by PIE Solutions.

2.0 Compliance check process

The process used to undertake the compliance check comprised the following steps:

Stage	Description
<u>Engaged</u>	PIE Solutions were engaged to prepare and review Council's LGIP in January 2018.
<u>First compliance check</u>	PIE Solutions were requested to undertake the first compliance check of the draft LGIP on 25 September 2018. The first compliance check was finalised on 4 October 2018.
<u>Written statement – First compliance check</u>	The written statement accompanying the first compliance check was prepared by PIE Solutions and issued on 4 October 2018.
<u>Second compliance check</u>	PIE Solutions were requested to undertake the second compliance check of the draft LGIP on 9 May 2019. The second compliance check was finalised on 23 May 2019.

Stage	Description
<u>Written statement – Second compliance check</u>	The written statement accompanying the second compliance check (this document) was prepared by PIE Solutions and issued on 23 May 2019.

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

Name	Title	Date of discussion (s)	Scope of discussion
Justin Fischer	Manager Asset Engineering	Numerous meetings during preparation of LGIP and during compliance check.	All aspects of the draft LGIP were discussed.
Geoffrey Smart	Manager Water	Meetings during preparation of LGIP	Water and sewerage aspects of the draft LGIP were discussed.

3.0 Second compliance check methodology

PIE Solutions is required to:

1. Consider whether the proposed LGIP appropriately complies with and addresses any relevant requirements identified in a statutory guideline for LGIPs; and
2. Consider whether the proposed LGIP:
 - a. Appropriately complies with any conditions imposed by the Minister;
 - b. Is not significantly different to a version which has undertaken public consultation; and
 - c. Is consistent with the SPSP; and
3. Complete the checklist in accordance with the statutory guideline for LGIPs
4. Provide a written statement and the completed checklist to the local government detailing the findings of the compliance check.

4.0 Compliance check findings

- Council has prepared a LGIP which is fully compliant with and addresses the requirements of the *Sustainable Planning Act 2009*, Statutory Guideline 01/16, Statutory Guideline 03/14, the schedule of works model (SOW) and the LGIP checklist.
- No conditions were imposed by the Minister.
- The proposed LGIP is the same as the version which has undertaken public consultation.
- Detailed commentary has been provided for each item of the LGIP checklist. This checklist is included as Appendix A to this report.

5.0 Conclusions

Council has prepared a LGIP which is compliant with the requirements of the of the *Sustainable Planning Act 2009*, Statutory Guideline 01/16, Statutory Guideline 03/14, the schedule of works model (SOW) and the LGIP checklist. There are no outstanding issues and therefore no conditions to be imposed.

6.0 Conditions

There are no conditions to be imposed.

7.0 Recommendation

PIE Solutions recommends to Council that the LGIP should **proceed unchanged**.

Appendix A
LGIP Checklist

Review principles: <ul style="list-style-type: none"> A reference in the checklist to the LGIP Template is taken to include a relevant reference to the SPA, statutory guideline for LGIPs, statutory guideline for MALPI or the Queensland Planning Provisions (QPP). Compliance requirements are not limited to the requirements listed in the checklist. 									
Local government infrastructure plan (LGIP) checklist				To be completed by local government		To be completed by appointed reviewer			
LGIP guideline outcome	LGIP component	Number	Requirement	Requirement met (yes/no)	Local government comments	Compliant (yes/no)	Justification	Corrective action description	Recommendation
The LGIP is consistent with the legislation and statutory guideline for LGIPs	All	1.	The LGIP sections are ordered in accordance with the LGIP template.	Yes	LGIP sections are ordered in accordance with the LGIP template.	Yes.	LGIP sections are ordered in accordance with the LGIP template.	N/A	LGIP may proceed
		2.	The LGIP sections are correctly located in the planning scheme.	Yes	The LGIP sections are correctly located in the planning scheme.	Yes.	The LGIP sections are correctly located in the planning scheme.	N/A	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.	N/A	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.	N/A	LGIP may proceed
	Definitions	5.	Additional definitions (to those in the QPP) do not conflict with statutory requirements.	Yes	No additional definitions added.	Yes	No additional definitions added.	N/A	LGIP may proceed
	Preliminary section	6.	The drafting of the Preliminary section is consistent with the LGIP template.	Yes	The Preliminary section is consistent with the LGIP template.	Yes	The Preliminary section is consistent with the LGIP template.	N/A	LGIP may proceed
		7.	All five trunk networks included in the LGIP. If not, which networks are excluded? Why have these networks been excluded?	Yes	All five trunk networks are included in the LGIP.	Yes	All five trunk networks are included in the LGIP.	N/A	LGIP may proceed
	Planning assumptions - structure	8.	The drafting of the Planning assumptions section is consistent with the LGIP template.	Yes	<p>The reference to a developable area map in clause 4.2.2(1) has been replaced with a definition of the developable area “<i>The developable area is the area zoned for urban purposes not affected by the development constraints stated in Table 3 — Development constraints.</i>”</p> <p>This removes the need to prepare a map which duplicates the existing planning scheme overlay</p>	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 a developable area map. The reasons provided by CCRC in support of the change are acceptable.	N/A	LGIP may proceed

					maps. The changes will also minimise the risk that users of the LGIP will assume that the area subject to constraints on the map is completely undevelopable. The proposed change does not detract from, and is consistent with the spirit of the LGIP template.				
		9.	All the projection areas listed in the tables of projections 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.	Yes	All the projection areas listed in the tables of projections are shown on the relevant maps and vice versa.	N/A	LGIP may proceed.
		10.	All the service catchments listed in the tables of projected infrastructure demand are identified on the relevant PFTI maps and vice versa.	Yes	All the service catchments listed in the tables of projected infrastructure demand are identified on the relevant PFTI maps and vice versa.	Yes	The service catchments listed in the tables of projected infrastructure demand (water supply, sewer, stormwater, transport and parks) are identified on the relevant PFTI maps and vice versa.	N/A	LGIP may proceed.
	Planning assumptions - methodology	11.	The population and dwelling projections reflect those prepared by the Qld Government Statistician (as available at the time of preparation).	Yes	The population and dwelling projections reflect those prepared in 2011 by the Qld Government Statistician and which were available to the CCRC when it begun preparing its planning assumptions in 2015.	Yes	The population and dwelling projections reflect those prepared in 2011 by the Qld Government Statistician. The 20111 QGSO projections were the most recent available when the CCRC begun preparing its planning assumptions in 2015.	N/A	LGIP may proceed.
		12.	The employment and non-residential development projections align with the available economic development studies, other reports about employment or historical rates for the area.	Yes	No economic development studies or other reports about employment have been prepared for the area. For this reason, a “status-quo” methodology was used by CCRC’s consultant to calculate future employment targets using the current ratio of local jobs to population and to calculate future jobs distribution by industry by using the current distribution of jobs by industry.	Yes	As no studies had been undertaken to forecast future employment in the CCRC LGA, the “status-quo” method used by CCRC to calculate future employment targets is considered to be acceptable.	N/A	LGIP may proceed.

		13.	The developable area excludes all areas affected by absolute constraints such as steep slopes, conservation and flooding.	Yes	The extrinsic material explains that developable area has been calculated by removing the area of land subject to absolute development constraints from the area zoned for urban purposes.	Yes	The developable area excludes all areas affected by absolute constraints defined in the LGIP Planning Assumptions extrinsic material report. This is acceptable.	N/A	LGIP may proceed.
		14.	The planned densities reflect realistic levels and types of development having regard to the planning scheme provisions and current development trends.	Yes	The planned densities reflect realistic levels and types of development having regard to the planning scheme provisions and current development trends. This analysis was undertaken by CCRC's consultant and is documented in the report titled <i>CCRC Planning Assumptions Report, July 2016</i> .	Yes	CCRC has provided a summary explanation of its planned densities in the LGIP Planning Assumptions Extrinsic Material Report. The planned densities stated in Table 13 of the LGIP are considered to reflect realistic levels and types of development for each area classification.	N/A	LGIP may proceed.
		15.	The planned densities account for land required for local roads and other infrastructure.	Yes	Planned densities have been applied in a manner which accounts for land required for local roads and other infrastructure.	Yes	Planned densities account for local roads and other infrastructure. This is acceptable.	N/A	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 with reference to the realistic planned densities.	Yes	The population and employment projection tables identify "ultimate development" in accordance with the QPP definition.	N/A	LGIP may proceed.
		17.	Based on the information in the projection tables and other available material, it is possible to verify the remaining capacity to accommodate growth, for each projection area.	Yes	Having regard to the ultimate development projections in the projection tables, it is verified that each projection area has capacity to accommodate growth.	Yes	The projection tables identify that each projection area has capacity to accommodate growth beyond the 15 year horizon of the PIA. This growth capacity can be quantified.	N/A	LGIP may proceed.
		18.	The planning assumptions reflect an efficient, sequential pattern of development.	Yes	Future growth is confined to the existing urban area and its immediate periphery. The planning assumptions reflect an efficient, sequential pattern of development.	Yes	The planning assumptions demonstrate that growth will be confined to the existing urban area and its immediate periphery. This is considered to achieve an efficient, sequential pattern of development.	N/A	LGIP may proceed
		19.	Has the Department of Transport and main Roads or any relevant distributor-retailer	Yes	There is no relevant distributor-retailer.	Yes	DTMR have been consulted in the preparation of the	N/A	LGIP may proceed

			been consulted in the preparation of the LGIP? What was the outcome of the consultation?		DTMR have been consulted in the preparation of the LGIP. No objections were raised.		LGIP. No objections were raised by DTMR.		
Planning assumptions - demand	20.	The infrastructure demand projections are based on the projections of population and employment growth.	Yes	The projections of population and employment growth were converted into infrastructure demand using demand conversion rates calculated for each network.	Yes	The extrinsic material reports explain how population and employment growth projections have been converted into infrastructure demand projections. The methodology used is acceptable.	N/A	LGIP may proceed	
	21.	The demand generation rates align with accepted rates and/or historical data.	Yes	Demand generation rates were calculated for the water and wastewater networks using water consumption data. Industry accepted rates for the roads, parks and stormwater networks were used.	Yes	An explanation of the demand generation rates used to calculate demand is provided in each of the network extrinsic material reports. This demonstrates that the demand generation rates have been calculated using appropriate CCRC data or are based on acceptable industry standards.	N/A	LGIP may proceed	
	22.	The service catchments used for infrastructure demand projections are identified on relevant PFTI maps and demand tables.	Yes	All the service catchments listed in the tables of projected infrastructure demand are identified on the relevant PFTI maps and vice versa.	Yes	Each of the service catchments listed in the tables of projected infrastructure demand are identified on the relevant PFTI maps and vice versa.	N/A	LGIP may proceed	
	23.	The service catchments for each network cover, at a minimum, the PIA.	Yes	The service catchments for each network cover, at a minimum, the PIA.	Yes	The PIA covers properties which have been zoned for urban development within the Cassowary Coast local government area.	N/A	LGIP may proceed	
	24.	The Asset Management Plan and Long Term Financial Forecast align with the LGIP projections of growth and demand. If not, is there a process underway to achieve this?	Yes	Asset Management Plans are currently being prepared by CCRC and will align with the LGIP projections of growth and demand. The Long Term Financial Forecast aligns with the LGIP projections of growth and demand.	Yes	CCRC are currently preparing asset management plans which will align with LGIP projections of growth and demand. Although CCRC does not have a LTFF, it does have a 10 year model which is consistent with the projections of growth and demand.	N/A	LGIP may proceed	
Priorty 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.	N/A	LGIP may proceed.	

		26.	Text references to PIA map(s) are correct.	Yes	Text references to PIA map(s) are correct.	Yes	Text references to PIA map(s) are correct.	N/A	LGIP may proceed.
		27.	The PIA boundary shown on the PIA map is legible at a lot level and the planning scheme zoning is also shown on the map.	Yes	Map LGIP – 01 shows the PIA legible to the lot level and includes planning scheme zoning.	Yes	The PIA is legible to the lot level and includes the planning scheme zoning.	N/A	LGIP may proceed
		28.	The PIA includes all areas of existing urban development serviced by all relevant trunk infrastructure networks at the time the LGIP was prepared.	Yes	The PIA includes all areas of existing urban development serviced by all relevant trunk infrastructure networks 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	LGIP may proceed
		29.	The PIA accommodates growth for at least 10 years but no more than 15 years.	Yes	The PIA accommodates growth for 15 years (2016-2031).	Yes	The PIA can accommodate 15 years of growth.	N/A	LGIP may proceed
		30.	Are there areas outside the PIA for which the planning assumptions identify urban growth within the next 10 to 15 years? If so, why have these areas been excluded from the PIA?	Yes	There are no areas outside the PIA that the planning assumptions identify as being subject to urban growth.	Yes	The PIA is capable of accommodating future growth and there are no areas outside the PIA that the planning assumptions identify as being subject to urban growth.	N/A	LGIP may proceed
		31.	The PIA achieves an efficient, sequential pattern of development.	Yes	Future growth is confined to the existing urban area and its immediate periphery and is reflected in the PIA boundary. This reflects an efficient, sequential pattern of development.	Yes	The planning assumptions demonstrate that growth will be confined to the existing urban area and its immediate periphery (the PIA). This is considered to achieve an efficient, sequential pattern of development.	N/A	LGIP may proceed
	Desired standards of service (DSS)	32.	The drafting of the DSS section is consistent with the LGIP template.	Yes	The drafting of the DSS section is consistent with the LGIP template.	Yes	The drafting of the DSS section is consistent with the LGIP template.	N/A	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 drafting of the DSS section is consistent with the LGIP template.	N/A	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 for each network is consistent with applicable industry and national standards and compare favourably to the standards adopted by other local governments in Queensland.	Yes	A review of the DSS used by CCRC against those used by other local governments demonstrates that the DSS are comparable. The review is documented in <i>Memorandum CCRC LGIP Preparation dated 4 October 2018.</i>	N/A	LGIP may proceed
		35.	There is alignment between the relevant levels of service stated in the local	Yes	CCRC is currently preparing Asset Management Plans and will ensure alignment	Yes	CCRC has advised that it is currently preparing asset management plans which	N/A	LGIP may proceed

			government's Long Term Asset Management Plan (LTAMP) and the LGIP. If not, is there a process underway to achieve this?		between the relevant levels of service stated in these plans and the LGIP.		will align with the LGIP. This is acceptable.		
	Plans for trunk infrastructure (PFTI) – structure and text	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 PFTI section has been drafted consistent with the LGIP template.	N/A	LGIP may proceed
		37.	PFTI maps are identified for all networks listed in the Preliminary section.	Yes	N/A	Yes	PFTI maps have been identified for water supply, sewerage, stormwater, transport and parks & land for community facilities networks.	N/A	LGIP may proceed
		38.	PFTI schedule of works summary tables for future infrastructure are included for all networks listed in the Preliminary section.	Yes	N/A	Yes	PFTI schedule of works have been identified for water supply, sewerage, stormwater, transport and parks & land for community facilities networks.	N/A	LGIP may proceed
	PFTI – Maps <i>[Add rows to the checklist to address these items for each of the networks]</i>	39.	The maps clearly identify the existing and future trunk infrastructure networks distinct from each other.	Yes	N/A	Yes	Existing and future trunk infrastructure in each network is clearly identified.	N/A	LGIP may proceed
		40.	The service catchments referenced in the SOW model and infrastructure demand summary tables are shown clearly on the maps.	Yes	N/A	Yes	The service catchments are shown on the relevant PFTI maps.	N/A	LGIP may proceed
		41.	Future trunk infrastructure components are identified (at summary project level) clearly on the maps including a legible map reference.	Yes	N/A	Yes	The future trunk infrastructure components are identified (at summary project level) clearly on the maps including a legible map reference.	N/A	LGIP may proceed
		42.	The infrastructure map reference is shown in the SOW model and summary schedule of works table in the LGIP.	Yes	N/A	Yes	The infrastructure map reference is shown in the SOW model and summary schedule of works table in the LGIP.	N/A	LGIP may proceed
	Schedules of works	43.	The schedule of works tables in the LGIP complies with the LGIP template.	Yes	N/A	Yes	The schedule of works tables in the LGIP complies with the LGIP template.	N/A	LGIP may proceed
		44.	The identified trunk infrastructure is consistent with the SPA and LGIP guideline.	Yes	N/A	Yes	The identified trunk infrastructure is consistent with the SPA and LGIP guideline.	N/A	LGIP may proceed
		45.	The existing and future trunk infrastructure identified in the LGIP is adequate to service at least the area of the PIA.	Yes	The existing and future trunk infrastructure identified in the LGIP is adequate to service at least the area of the PIA.	Yes	The infrastructure planning referenced in the extrinsic reports demonstrate that the existing and future trunk infrastructure identified in the LGIP is adequate to	N/A	LGIP may proceed

							service at least the area of the PIA.		
		46.	Is there alignment of the scope, estimated cost and planned timing of proposed trunk capital works contained within the Schedule of Works and the relevant inputs of the LTAMP and LTFF? If not, is there a process underway to achieve this?	Yes.	CCRC is currently preparing asset management plans and will ensure alignment with the Schedule of Works of the LGIP. Works identified within the LGIP are also included in Council's published capital works program.	Yes	CCRC has advised that it is currently preparing asset management plans which will align with the LGIP.	N/A	LGIP may proceed
		47.	The cost of trunk infrastructure identified in the SOW model and schedule of works tables is consistent with legislative requirements.	Yes.	The establishment cost of trunk infrastructure has been calculated in accordance with the definition contained in the Planning Act 2016.	Yes	Costs, including on-cost and contingency rates, are consistent with the rates in the statutory guideline.	N/A	LGIP may proceed
	SOW model	48.	The submitted SOW model is consistent with the model included with the statutory guideline for LGIPs.	Yes.	N/A	Yes	The submitted SOW has the same functionality as the SOW model included in the statutory guideline. The outcomes of the SOW Model are documented in <i>Memorandum CCRC SOW Model Outputs dated 23 October 2018</i> .	N/A	LGIP may proceed
		49.	The SOW model has been prepared and populated consistent with the statutory guideline for LGIPs and its User manual for the SOW model.	Yes.	N/A	Yes	The inputs to the SOW Model are consistent with the statutory guideline.	N/A	LGIP may proceed
	Extrinsic material	50.	All relevant background studies and reports in relation to the preparation of the LGIP are available and identified in the list of extrinsic material in the LGIP guideline.	Yes.	Extrinsic material reports have been prepared for the Planning Assumptions as well as the infrastructure networks. These reports detail the inputs used to prepare the assumptions and undertake the network planning.	Yes	Extrinsic material reports have been prepared for Planning Assumptions and all infrastructure networks which detail how inputs were prepared.	N/A	LGIP may proceed

