

Appendix D – LGIP Checklist

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

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

Review principles:									
<ul style="list-style-type: none"> A reference in the checklist to the LGIP Template is taken to include a relevant reference to the SPA, statutory guideline for LGIPs, statutory guideline for MALPI or the Queensland Planning Provisions (QPP). Compliance requirements are not limited to the requirements listed in the checklist. 									
Local government infrastructure plan (LGIP) checklist				To be completed by local government		To be completed by appointed reviewer			
LGIP guideline outcome	LGIP component	Number	Requirement	Requirement met (yes/no)	Local government comments	Compliant (yes/no)	Justification	Corrective action description	Recommendation
The LGIP is consistent with the legislation and statutory guideline for LGIPs	All	1.	The LGIP sections are ordered in accordance with the LGIP template.	Yes	The LGIP has been prepared using the LGIP template	Yes	The LGIP sections are ordered in accordance with the LGIP template	N/A	LGIP may proceed
		2.	The LGIP sections are correctly located in the planning scheme.	Yes	The LGIP will be located in Part 4 of the new WTA planning scheme	Yes	The LGIP has been assigned to be located in part 4 of the planning scheme	N/A	LGIP may proceed
		3.	The content and text complies with the mandatory components of the LGIP template.	Yes	The LGIP has been prepared using the LGIP template	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	Complies	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.	N/A	No additional definitions proposed	Yes	No additional definitions have been proposed	N/A	LGIP may proceed
	Preliminary section	6.	The drafting of the Preliminary section is consistent with the LGIP template.	Yes	The LGIP has been prepared using the LGIP template	Yes	The drafting of 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	The stormwater network has been excluded from the LGIP. The WTA does not have a formal trunk stormwater network, and all drainage infrastructure is associated with roads and the transport network	Yes	No stormwater network has been included. The WTA area has a relatively informal stormwater network (i.e. drainage achieved through natural waterways and road drainage. Where larger drainage structures exist, these occur under trunk roads, and have been incorporated into the transport network	N/A	LGIP may proceed
	Planning assumptions - structure	8.	The drafting of the Planning assumptions section is consistent with the LGIP template.	Yes	The LGIP has been prepared using LGIP template. It should be noted that section 4.2.2 requires developable areas to be mapped in Schedule 3. It is not considered appropriate or possible to reliably map the developable areas given they are affected by a range of considerations including constraints, code requirements and other design matters that are determined on a case by case basis. The developable areas are generally depicted by the planning scheme zoning, which is provided in the PIA maps. Therefore section 4.2.2 references the PIA maps.	Yes	The drafting of the Planning assumptions section is consistent with the LGIP template. The developable areas are, however, also incorporated into the PIA maps which depict the extent of planning scheme zones, rather than as a separate developable areas maps in Schedule 3. It is agreed with WTA that it is not appropriate or possible to visually depict the exact extent of developable areas which may be subject to a range of site constraints or code requirements that are determined on a case by case basis. Attempting to visually depict the developable areas may be misleading and could not be used to reliably predict the development potential of the land. Furthermore, not all constraints which affect development will represent a 100% hard constraint to development.	N/A	LGIP may proceed

		9.	All the projection areas listed in the tables of projections are shown on the relevant maps and vice versa.	Yes	Projection areas are identified on the PIA maps	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	Service catchments are identified on the PFTI maps for each network	Yes	All service catchments are identified on the PFTI	N/A	LGIP may proceed
	Planning assumptions - methodology	11.	The population and dwelling projections reflect those prepared by the Qld Government Statistician (as available at the time of preparation).	Yes	The population projections are based on the low series projections (2015ed) prepared by the QGSO	Yes	The population projections reflect the low series QGSO forecasts (2015ed) for the WTA area. A non-resident workforce, not represented in the QGSO projections, has been sourced from a demographic and workforce review by external consultants to supplement these numbers and more accurately reflect capacity requirements and network demands.	N/A	LGIP may proceed
		12.	The employment and non-residential development projections align with the available economic development studies, other reports about employment or historical rates for the area.	Yes	The employment and non-residential floor space projections are based on ABS Census employment and labour force data from 2011, projected to increase in line with population growth.	Yes	The methodology used to prepare the employment and non-residential projections uses ABS employment and labour force data to help determine the assumptions at 2011, and project forward to the base date. Employment to population ratios and employee to floor space ratios are then used to prepare employment and floor space projections over the 5 year time periods across WTA, which is a reasonable approach in the absence of more detailed employment studies. Assumptions have been applied to keep growth in mining industry employment flat in the future, based on discussions with WTA and mining operators in the region with regards to future mining projects. This provides a conservative approach given the uncertainty in the future mining activity.	N/A	LGIP may proceed
		13.	The developable area excludes all areas affected by absolute constraints such as steep slopes, conservation and flooding.	Yes	Absolute constraints to development are reflected primarily in the planning scheme zoning. Future residential development projections are supported by plans which consider relevant site constraints	Yes	Absolute constraints to development are reflected in the planning scheme zoning. Reasonable levels of constraint have been accounted for in the developable areas and development yield calculations during development of the planning assumptions.	N/A	LGIP may proceed
		14.	The planned densities reflect realistic levels and types of development having regard to the planning scheme provisions and current development trends.	Yes	The planned densities reflect current development trends and development allowable under the planning scheme	Yes	The planned densities reflect planning scheme provisions, in addition to review and analysis of average allotment yields and development trends.	N/A	LGIP may proceed
		15.	The planned densities account for land required for local roads and other infrastructure.	Yes	For larger development parcels, allowances have been made to account for land required for local roads and other infrastructure	Yes	The planned densities account for land required for local roads and other infrastructure	N/A	LGIP may proceed
		16.	The population and employment projection tables identify "ultimate development" in accordance with the QPP definition.	Yes	The projection tables identify ultimate development in accordance with the QPP definition	Yes	All population and employment projection tables identify figures for 'ultimate' development.	N/A	LGIP may proceed

		achieve this?				though it were a local government, circumstances where WTA is unable to act like a local government include: <ul style="list-style-type: none"> • Loan and budget requirements • GST on rates • The development/release of land and changes to Weipa Town boundaries. Despite not being a 'local government' as defined in the <i>Local Government Act</i> , it is considered that the undertaking to prepare a LTFF/LTAMP would assist in WTA's future network planning.	LTFF/LTAMP to assist with future network planning.	
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.	N/A	LGIP may proceed
	26.	Text references to PIA map(s) are correct.	Yes	Text references to the PIA maps are correct	Yes	References within the LGIP document correctly reference the PIA maps	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	The PIA maps are 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	N/A	LGIP may proceed
	28.	The PIA includes all areas of existing urban development serviced by all relevant trunk infrastructure networks at the time the LGIP was prepared.	Yes	The PIA includes all areas of existing urban development serviced by all relevant trunk infrastructure networks.	Yes	There are no areas of existing urban development, serviced by relevant trunk infrastructure networks that have been excluded from the PIA	N/A	LGIP may proceed
	29.	The PIA accommodates growth for at least 10 years but no more than 15 years.	Yes	The PIA accommodates 15 years of growth	Yes	At the end of 15 years, there is a total remaining capacity inside the PIA of approximately 115 dwellings. This is reasonable on the basis that: <ul style="list-style-type: none"> • Low series QGSO population projections have been used; and • Infill development may not occur for a significant time, resulting in some of the available capacity remaining unavailable to accommodate 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 for which the planning assumptions identify urban growth within the next 10-15 years	Yes	All growth within the next 10-15 years has been confined within the PIA boundary.	N/A	LGIP may proceed
	31.	The PIA achieves an efficient, sequential pattern of development.	Yes	The PIA achieves an efficient, sequential pattern of development, with growth to occur adjacent to existing serviced development	Yes	The PIA provides growth opportunities which are adjacent to existing services and development, achieving efficient, sequential growth	N/A	LGIP may proceed
Desired standards of service (DSS)	32.	The drafting of the DSS section is consistent with the LGIP template.	Yes	The 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 in the LGIP document states the key planning and design standards for each network	Yes	The DSS in the LGIP document states the key planning and design standards for each network	N/A	LGIP may proceed
	34.	The DSS reflects the key, high level industry standards, regulatory and statutory guidelines and codes, and planning scheme	Yes	The DSS includes appropriate industry standards, guidelines, codes, and	Yes	The design standards for each network refer to the key standards contained in other relevant documents (such as the	N/A	LGIP may proceed

		policies about infrastructure.		includes WTA standards		FNQROC Development Manual) and other industry standards and legislation relating to infrastructure.		
	35.	There is alignment between the relevant levels of service stated in the local government's Long Term Asset Management Plan (LTAMP) and the LGIP. If not, is there a process underway to achieve this?	No	WTA does not currently have a LTAMP, however the levels of service identified in the LGIP are derived from WTA's requirements for delivery of new infrastructure works.	No	LTFF and LTAMP documents are not currently in place in WTA, and therefore there is no alignment. While WTA endeavours to operate and function as though it were a local government, circumstances where WTA is unable to act like a local government include: <ul style="list-style-type: none"> • Loan and budget requirements • GST on rates • The development/release of land and changes to Weipa Town boundaries. Notwithstanding, the levels of service provided in the LGIP are aligned to current WTA requirements for new infrastructure works.	Integran recommends that WTA undertake to prepare a LTFF/LTAMP to assist with future network planning.	LGIP may proceed
Plans for trunk infrastructure (PFTI) – structure and text	36.	The drafting of the PFTI section is consistent with the LGIP template.	Yes	The 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	LGIP may proceed
	37.	PFTI maps are identified for all networks listed in the Preliminary section.	Yes	PFTI maps are provided for all LGIP networks	Yes	PFTI maps are identified for all networks listed in the preliminary section	N/A	LGIP may proceed
	38.	PFTI schedule of works summary tables for future infrastructure are included for all networks listed in the Preliminary section.	Yes	Schedule of works summary tables are provided for all networks listed in the preliminary section	Yes	Schedule of works tables are provided for all relevant networks. It is noted that no future works have been identified for the sewerage network	N/A	LGIP may proceed
PFTI – Maps <i>[Add rows to the checklist to address these items for each of the networks]</i>	39.	The maps clearly identify the existing and future trunk infrastructure networks distinct from each other.	Yes	The PFTI maps identify existing and future infrastructure as distinct from each other	Yes	The PFTI maps clearly distinguish between existing and future infrastructure	N/A	LGIP may proceed
	40.	The service catchments referenced in the SOW model and infrastructure demand summary tables are shown clearly on the maps.	Yes	The service catchments in the SoW model and demand tables are shown on the PFTI maps	Yes	The entire service catchments for each network are shown on the PFTI maps, and align with the catchments identified in the SoW model and LGIP document	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	Future trunk infrastructure is identified clearly with a legible map reference	Yes	Future trunk infrastructure for each network is clearly identified on the PFTI's, and is clearly labelled	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	Future trunk infrastructure map references are provided in the SoW model and LGIP document	Yes	The future PFTI labels (map references) are provided within the SoW model and LGIP schedule of works tables	N/A	LGIP may proceed
Schedules of works <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 within the LGIP align with those provided in the LGIP template	N/A	LGIP may proceed
	44.	The identified trunk infrastructure is consistent with the SPA and LGIP guideline.	Yes	The identified trunk infrastructure is consistent with the SPA and LGIP guideline	Yes	The identified trunk infrastructure is consistent with the requirements of both the Sustainable Planning Act and Statutory Guideline 03/14	N/A	LGIP may proceed
	45.	The existing and future trunk infrastructure identified in the LGIP is adequate to service at least the area of the PIA.	Yes	The existing and future trunk infrastructure identified in the LGIP is adequate to service the PIA area	Yes	The existing and future works included in the LGIP have been determined with the intent to service the PIA area	N/A	LGIP may proceed

		46.	Is there alignment of the scope, estimated cost and planned timing of proposed trunk capital works contained within the Schedule of Works and the relevant inputs of the LTAMP and LTFF? If not, is there a process underway to achieve this?	No	WTA does not currently have a LTAMP or LTFF document, and therefore alignment cannot be demonstrated	No	LTFF and LTAMP documents are not currently in place in WTA, and therefore there is no alignment. While WTA endeavours to operate and function as though it were a local government, circumstances where WTA is unable to act like a local government include: <ul style="list-style-type: none"> • Loan and budget requirements • GST on rates • The development/release of land and changes to Weipa Town boundaries. Despite not being a 'local government' as defined in the <i>Local Government Act</i> , it is considered that the undertaking to prepare a LTFF/LTAMP would assist in WTA's future network planning.	Integran recommends that WTA undertake to prepare a LTFF/LTAMP to assist with future network planning.	LGIP may proceed
		47.	The cost of trunk infrastructure identified in the SOW model and schedule of works tables is consistent with legislative requirements.	Yes	The cost of trunk infrastructure has been determined in accordance with legislative requirements	Yes	The cost of trunk infrastructure has been determined using either the current replacement cost or unit rates from WTA asset registers. On-cost and contingency values have been applied generally within the ranges specified in the LGIP guideline and SoW user manual material. This is with the exception of the transport network (with a 10% on cost) which is below the range specified in the SoW user manual. This is considered acceptable and is preceded by other draft LGIP's which have been approved for public consultation with on-costs below the specified ranges.	N/A	LGIP may proceed
SOW model		48.	The submitted SOW model is consistent with the model included with the statutory guideline for LGIPs.	Yes	Council's consultants Integran Pty Ltd have prepared a SOW model that is consistent with the model included with the statutory guideline.	Yes	The alternative to the State government SOW model prepared by Integran Pty Ltd includes the same functionally as the State's version. The model documents all input data including general inputs, unit rates of assets and land, demand forecasts, lists of assets and relevant catchments, charges calculations that provide transparency in the cost apportionment and derivation of charges, fully functional DCF calculations, and the required outputs including full schedules of works and summary cash flow projections.	N/A	LGIP may proceed
		49.	The SOW model has been prepared and populated consistent with the statutory guideline for LGIPs and its User manual for the SOW model.	Yes	Council's consultants Integran Pty Ltd have prepared and populated a SOW model that is consistent with the model included with the statutory guideline.	Yes	The alternative to the State government SOW model was prepared and populated by Integran Pty Ltd. The model documents all input data including general inputs, unit rates of assets and land, demand forecasts, lists of assets and relevant catchments, charges calculations that provide transparency in the cost apportionment and derivation of charges, fully functional DCF calculations, and the required outputs including full schedules of works and	N/A	LGIP may proceed

							summary cash flow projections.		
	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	All relevant studies/reports have been listed and provided as extrinsic material	Yes	All key background studies and reports in relation to the preparation of the LGIP are available and identified in the list of extrinsic material in the LGIP.	N/A	LGIP may proceed