Brisbane City Plan 2014

Local Government Infrastructure Plan

Extrinsic Material

Interim amendment 1a

Draft

XXXX 2021

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# Introduction

## Background

The *Brisbane City Plan 2014* (City Plan) Part 4 contains Brisbane City Council’s (Council) Local Government Infrastructure Plan (LGIP). The LGIP was adopted by Council on 29 June 2018 and has a planning horizon of 2016 – 2026.

The LGIP contains future infrastructure projects across the stormwater, transport, parks and land for community facilities networks. The LGIP:

* Allows for the collection of infrastructure charges paid to Council from new developments;
* Guides Council's capital works program and assists with long-term financial planning;
* Provides transparency about Council's plans for trunk infrastructure; and
* Ensures that trunk infrastructure is planned and provided for in an efficient manner to get the best value for money while ensuring infrastructure keeps up with future growth.

Council has undertaken to make an interim amendment to the LGIP (the Interim amendment) to ensure that it accurately reflects Council’s trunk infrastructure priorities. As an interim amendment, the changes are limited in nature and primarily updates the infrastructure schedules as detailed below.

## Purpose of Extrinsic Material

The Extrinsic Material – Interim Amendment December 2021 (EM) has been prepared as a standalone document to clarify the interim amendment process and to support the amendment. As this is the first time Council has used the LGIP interim amendment process under the MGR this EM provides an overview of the scope, methodologies and processes used in the preparation of the interim amendment.

The following sections outline the legislative basis for the Interim amendment and the key components that have been changed. This EM should be read alongside the other extrinsic material reports.

## Definitions and abbreviations

|  |  |
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| **Acronym** | **Explanation** |
| City Plan | *Brisbane City Plan 2014* |
| DSS | Desired Standards of Service |
| CPI | Consumer Price Index |
| EM | Extrinsic Material – Interim Amendment December 2021 |
| LGA | Local Government Area |
| LGIP | Local Government Infrastructure Plan |
| MGR | Minister’s Guidelines and Rules Under the Planning Act 2016 (September 2020). |
| Model  | Schedule of Works Model  |
| PFTI | Plans for Trunk Infrastructure |
| PIA | Priority Infrastructure Area |
| PPI | Producer Price Index |
| Regulation | Planning Regulation 2017 |
| SoW | Schedule of Works |
| State  | Queensland State Government  |
| The Act | The Planning Act 2016 |

# Legislative requirements

The *Planning Act 2016* (the Act) section 21 states that:

*…a local government must follow the process in the Minister’s rules for making or amending an LGIP, if the local government—*

*(a) proposes to include an LGIP in a planning scheme; or*

*(b) amends a planning scheme to include an LGIP; or*

*(c) amends an LGIP.*

The Minister’s Guidelines and Rules Under the *Planning Act 2016* Version 1.1 (September 2020) (MGR), Chapter 5, Part 2 – Interim LGIP amendment, outlines the process for making an interim amendment. This process has been followed in the preparation of Council’s LGIP interim amendment.

# Overview

## Introduction

Council made the decision to prepare the Interim amendment to provide more consistency and clarity to the provision of trunk infrastructure. The scope of the interim amendment is focused on updating the infrastructure SoW to reflect limited amendments to network planning and budget priorities.

Changes as part of the Interim amendment are confined to;

* Adding, removing, or changing infrastructure projects in the SoW;
* Updating the SoW models
* Limited consequential changes to other components of the LGIP and extrinsic material.

## Schedules of Works and Plans for Trunk Infrastructure

Limited changes have been made to the SoW and Plans for Trunk Infrastructure (PFTI) mapping as part of the Interim amendment.

The limited updates to the SoW improve transparency and provide greater accuracy for forward infrastructure planning. The updates reflect the following:

* Additional trunk infrastructure priorities, for example projects identified in the Annual Plan and Budget or key network linkages responding to recently changed planning circumstances;
* Removal of items from the LGIP based on the review of Council’s trunk infrastructure priorities; and
* The costs, location and timing of trunk infrastructure projects in the LGIP have been reviewed in response to changed priorities and targeted updates have been made.

The PFTI have been updated to reflect changes to the SoW.

City Plan and the individual network extrinsic material documents contain further information on the SoW for each network and all mapping can be viewed through Council’s online mapping.

## Planning assumptions

There have been minor consequential changes to the planned demand table for the Transport network (roads). These amendments to the SoW require an update to the Brisbane Strategic Transport Model (BSTM), which is used to determine the planned demand for the service catchments (see section 6.2.2 of the planning assumptions extrinsic material report).

There are no other changes to the planning assumptions tables stated in Part 4 or Schedule 3 of the City Plan, or the methodologies used to develop these tables. Council has also retained the planning horizon (2016-2016) and the base date (30 June 2016). Changes to the Planning assumptions and base date are not necessary to achieve the primary purpose of updating the SoW to align with Council priorities and respond to other changes in planning circumstances. The current planning assumptions remain in accordance with information from the Queensland Government Statistician and other appropriate sources in place at the time of preparation, and demonstrates that the Local Government has capacity to accommodate the identified growth.

Changes to the planning assumptions, planning horizon and base date and will be investigated as part of future LGIP amendments.

## Priority Infrastructure Area and service catchments

There are no changes to the Priority Infrastructure Area (PIA) or services catchments as part of the Interim amendment.

It is a requirement of the MGR that the planning assumptions, zoning and PIA align. Changes to the PIA and service catchments are not necessary to achieve the primary purpose of updating the SoW to align with Council priorities and respond to other changes in planning circumstances, and ensures that consistency is maintained.

## Desired Standards of Service

There are no changes are to the existing Desired Standards of Service (DSS) for each network as part of the Interim amendment.

Retaining the existing DSS maintains consistency and fits within the limited scope of this interim amendment. The current DSS provides for an adequate, sustainable and affordable standard of service for urban development in accordance with the MGR.

City Plan and the individual network extrinsic material reports contain further information on the DSS for each network.

Council will continue to review the DSS to endure that the LGIP provides appropriate trunk infrastructure, and make any appropriate changes as part of future LGIP amendments.

# Financial modelling and cost of trunk infrastructure

## Schedule of Works model

The Schedule of Works model (model) has been updated as part of the Interim amendment.

The inputs and outputs of the model remain the same and there are no changes to the calculations that the model performs. The changes are essentially cosmetic to ensure:

* The model provides a better user experience;
* The model is closer aligned to the SoW model template; and
* Improvements to transparency and clarity.

Further details regarding the model can be found in the Extrinsic Material – Schedule of Works Model.

## Infrastructure costing

In general, the methods for costing infrastructure have not changed as part of the Interim amendment. Council has not updated the unit rates for land or works which inform the establishment cost of trunk infrastructure items in the SoW. Additional projects introduced through the Interim amendment use existing rates and methodologies where appropriate, or alternatively using new rates where an existing rate is not available.

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### Land costs

Items currently in the LGIP will retain the current land values. For any new items the land values will be based on all relevant information and conditions at the time the project was identified in accordance with the methods for valuing land in the relevant network Extrinsic Material report. Values that were calculated in 2020 or 2021 (public parks and stormwater infrastructure) were discounted using the Consumer Price Index (CPI) to 30 June 2016 dollars to be consistent with the 2016 base date of the LGIP and the SoW models.

### Works costs

Items originally identified in the LGIP will retain the current works costs. For any new items the following rules will be used for calculating works costs:

* Where an existing unit rate can be applied this will be applied directly;
* Where an existing unit rate is not applicable:
	+ A new unit rate has been determined and applied at a 2016 rate to be consistent with the 2016 base date of the LGIP; or
	+ Unique items (for example green bridges) have an individual project cost represented as a 2016 dollar value to be consistent with the 2016 base date of the LGIP.

Further details about the costing of specific items can be found in the individual network extrinsic material reports.

A comprehensive review of infrastructure costing methods and values may be undertaken as part of future LGIP amendments as required.

# Extrinsic material reports

The LGIP extrinsic material reports have been updated to include relevant information consequential to the changes included made in the Interim amendment. These changes are limited to:

* Including additional infrastructure costing rates and methodologies related to new trunk infrastructure items
* Updating the expanded SoW to reflect changes made to the LGIP SoW and PFTI maps
* Changes to the SoW model extrinsic material to ensure that the report accurately describes the calculations and processes which have been updated as part of the Interim amendment.