FACT SHEET

Infrastructure

Including Local Government Infrastructure Plan (LGIP)

Why plan for infrastructure?

Planning for our future includes providing the infrastructure to support our community.

Infrastructure is necessary to service development in an area. Planning ensures we deliver infrastructure in an efficient and orderly manner. This provides certainty to the community and the development industry.

The delivery of infrastructure must meet specific requirements under the planning scheme, such as road construction standards. These standards for new infrastructure are intended to ensure that the infrastructure meets requirements.

Major infrastructure, such as higher order roads and larger regional parks, are often delivered by a combination of the development industry, local government and state government.

Having a plan of what is required to accommodate our growth helps us to:

- identify the infrastructure our community needs;
- estimate the costs of the future infrastructure; and
- understand who should deliver the necessary infrastructure.

Learn more **here.**

What is a Local Government Infrastructure Plan (LGIP)?

A Local Government Infrastructure Plan (LGIP) identifies the infrastructure necessary to support the intended urban development pattern of the Ipswich local government area.

The LGIP includes the infrastructure networks of roads, parks and land for community facilities.

The LGIP forms part of the planning scheme and must be prepared in accordance with the **Planning Act 2016,** the **Planning Regulation 2017** and the **Minister's Guidelines and Rules (MGR).**

Preparation of a new draft Local Government Infrastructure Plan (LGIP 2024)

Ipswich City Council has prepared a draft new LGIP to align with the future growth of our city. The preparation of an LGIP follows a different statutory process to the planning scheme.

What does an LGIP do?

An LGIP:

- integrates infrastructure planning with land-use planning;
- uses growth assumptions and planning assumptions to determine infrastructure demands;
- facilitates the efficient and orderly delivery of trunk infrastructure;
- estimates the costs of trunk infrastructure and anticipated revenue;
- provides transparency about the provision of trunk infrastructure;
- enables charges and conditions about infrastructure on development approvals; and
- supports strategic decision-making about infrastructure provision and funding.

An LGIP should be read alongside the rest of the draft planning scheme and associated draft planning scheme policies. These are available on **shapeyouripswich.com.au.**

What is 'trunk and non- trunk infrastructure'?

Local infrastructure is either categorised as non-trunk or trunk infrastructure.

Trunk infrastructure

'Trunk infrastructure' is the major infrastructure that services multiple development areas or service catchments and can include land and works relating to roads, parks and land for community facilities.

The LGIP identified trunk infrastructure includes the projects that council has determined will be required to support planned growth and development for at least 25 years, with a specific focus on the first 10 years of growth.

Non-trunk infrastructure

Non-trunk infrastructure is infrastructure that is usually internal to a development site or connects the development site to the trunk network. For example, the internal road network for a new subdivision is non-trunk works that is not included in an LGIP.

Some infrastructure may not be identified for delivery by developers or as part of an LGIP. This could include infrastructure delivered by local, state or the federal governments. It may even be delivered by individuals, the community, or by sporting groups. For example, this could include development for hospitals, train lines and stations, or stadiums. Together this all contributes to delivering complete communities.

What networks will be included in the new draft LGIP?

Transport

The trunk transport network links local government roads together with the state transport network. This ensures the efficient movement of vehicles and pedestrians.

Parks & Land for Community Facilities

The trunk infrastructure parks and the land for community facilities network provides sport and recreation areas for the community. It also includes land set aside for community facilities such as libraries and community hubs that provide for a range of facilities (including performing arts and community meeting rooms).

Note: In Ipswich, water and sewer networks are managed and delivered by Urban Utilities.

What are infrastructure charges?

The **Planning Act 2016** allows council to levy charges on development to contribute towards the cost of providing trunk infrastructure identified in an LGIP. Infrastructure charges are levied by council through its Adopted Infrastructure Charges Resolution (AICR). The AICR is not part of the planning scheme but is the mechanism which allows council to levy charges for new development.

These charges contribute to council's overall infrastructure costs for roads, parks, and land for community facilities.

For example, when a developer builds a housing development, they are required to pay an infrastructure charge consistent with the AICR to contribute to the delivery of the trunk infrastructure networks. In some cases, they may have to build the actual infrastructure, such as a new road or park as part of an approval.

Who has to pay infrastructure charges?

Infrastructure charges may be payable as part of any development approval for a material change of use or a reconfiguration of a lot.

If infrastructure charges are payable, an Infrastructure Charges Notice will be issued as part of an approval and will be payable as part of the development process.

Developers may be conditioned to deliver trunk infrastructure instead of paying infrastructure charges. They may also receive a payment if the works required exceed the infrastructure charge of the development consistent with the AICR.

This fact sheet provides general information and is provided as a guide only to assist the community to understand the draft planning scheme and its mapping. It is encouraged to view the relevant sections of the draft planning scheme and talk to a planner.