

Understanding What's Changed ...

Logan LGIP v1.2 Interim Amendment (2021)

Introduction

Council is proposing to make changes to Logan's Local Government Infrastructure Plan (LGIP). The LGIP helps us manage the delivery of trunk infrastructure to support our growing city in a coordinated and cost-effective way. The trunk infrastructure affected in these changes relates to Logan's stormwater (e.g. detention basins, channels and drainage pipes) and movement (roads) networks.

If your property is affected by the proposed changes, Council has sent you a letter. The documents and maps are available via [this link](#). This guide will help you understand the changes, [how to review them](#) and how to [have your say](#). The public consultation phase (period when you can have your say) starts on **Monday 30 August 2021** and ends on **Friday 17 September 2021**, inclusive.

What if my property is affected?

<p>Can Council buy part of my land?</p> <p>Will I be paid for it?</p>	<p>Council may legally acquire part of a property to deliver trunk infrastructure in accordance with the LGIP. The LGIP shows a cost estimate for land acquisition (example illustrated below). The land-owner can appoint an independent valuer. Council will negotiate and pay the land-owner the market value for the land.</p> <p>Table SC 3.2.3 - Stormwater quantity network schedule of works</p> <table border="1" data-bbox="363 1122 1442 1301"><thead><tr><th>Column 1 Map reference</th><th>Column 2 Trunk infrastructure</th><th>Column 3 Estimated timing (Land acquisition)</th><th>Column 4 Establishment cost (Land acquisition)</th><th>Column 5 Estimated timing (Works)</th><th>Column 6 Establishment cost (Works)</th><th>Column 7 Establishment cost (Total)¹³</th></tr></thead><tbody><tr><td>A2.DB.01</td><td>Park_Ridge_catchment_A2 (Detention basin)</td><td>2022-2023</td><td>\$492,990</td><td>2024-2026</td><td>\$2,840,000</td><td>\$3,332,990</td></tr></tbody></table> <p>In relation to stormwater detention basins, which are an important tool in helping us manage flooding hazards, the excavated area required to hold/detain stormwater is generally in flood affected areas where the stormwater flows. Given these constraints on the land (in terms of what can be done with it, because of the flooding impact), it does not have significant development value.</p>	Column 1 Map reference	Column 2 Trunk infrastructure	Column 3 Estimated timing (Land acquisition)	Column 4 Establishment cost (Land acquisition)	Column 5 Estimated timing (Works)	Column 6 Establishment cost (Works)	Column 7 Establishment cost (Total) ¹³	A2.DB.01	Park_Ridge_catchment_A2 (Detention basin)	2022-2023	\$492,990	2024-2026	\$2,840,000	\$3,332,990
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A2.DB.01	Park_Ridge_catchment_A2 (Detention basin)	2022-2023	\$492,990	2024-2026	\$2,840,000	\$3,332,990									
<p>When will this happen?</p>	<p>There are Schedules of Works provided as part of the LGIP which indicates estimated timing for land acquisition and works for each infrastructure item (see example illustrated above). The schedule is based on current planning and priorities, and may change in future amendments, in response to demand and growth. As planning progresses, impacted land-owners will be contacted by Council.</p>														
<p>What if I object?</p>	<p>You can have your say on the changes proposed in this amendment (see below for further information on how to review the changes in more detail, and make a submission to Council supporting or objecting to those changes). Council will give due consideration to all submissions made.</p>														

What if planned infrastructure on my land is removed from the LGIP?

In response to changing priorities to best service growth, Council sometimes adjusts the schedule for delivery of infrastructure to remove items from the current plan (LGIP). It may be possible that those items will be added back into the plan in future if growth and priorities change again.

Council uses the best possible information and modelling to work out when and where development is most likely to happen, and then we develop our infrastructure plan to align with that. Sometimes actual development/growth does not follow the projections, so we have to adjust our plans accordingly through amendments to the LGIP.

What is Trunk Infrastructure?

Trunk infrastructure is higher-order, shared infrastructure that supports large regional areas or catchments. It is managed across six networks:

- Water supply (e.g. water mains, water treatment facilities)
- Wastewater (e.g. sewerage treatment plants, pump stations)
- Stormwater (e.g. detention basins - excavated areas designed to temporarily detain/hold stormwater runoff)
- Movement/transport (e.g. major or high-order roads that service a large area)
- Parks, and
- Land for community facilities (e.g. sports fields, libraries, community centres).

What is an LGIP?

Queensland's planning legislation (*Planning Act 2016*) requires local governments to prepare a Local Government Infrastructure Plan (LGIP) as part of our [local planning scheme](#). The LGIP is a long-term plan (over 15 years) outlining the trunk infrastructure needed to serve the community and support growth at desired standards of service.

The LGIP must be affordable (financially sustainable), being funded and delivered by Council with contributions from developers where appropriate (in accordance with the LGIP and the Logan Charges Resolution). It is prepared based on considerations such as existing infrastructure, capital works, projected demand and population growth using forecasts about the scale, location and timing of development across the city.

What's an interim amendment?

Council must do a major review of the LGIP every five years or so. In between those major reviews, we make "interim amendments" to reflect updated planning, costs (market values) and delivery schedules. Logan City Council adopted LGIP v1 in May 2017, as part of an amendment to the Logan Planning Scheme 2015 (Part 4 and Schedule 3). Our first interim amendment (LGIP v1.1) became effective in February 2020, and our second interim amendment, LGIP v1.2, is now being proposed.

LGIP v1.2 shows the trunk infrastructure Council plans to deliver between 2014 and 2026.

What's changing in LGIP v1.2?

The changes proposed in LGIP v1.2 affect two (2) trunk networks, outlined in the table below.

Network	What's changed
Movement (roads)	<ul style="list-style-type: none"> • Park Ridge - Updated estimated timing and costs for land acquisition and delivery of some roads. • Meadowbrook - Added land acquisition timing (2024) and costs for the Nestor Drive extension through to Armstrong Road (which is part of the Meadowbrook Master Plan).
Stormwater (reflecting priorities from Council's new Stormwater Strategy)	<ul style="list-style-type: none"> • Added a definition of trunk stormwater quantity infrastructure to Part 4 of the Logan Planning Scheme 2015, to include natural waterways and corridors, channels, piped drainage and detention facilities. • Updated existing and projected demand in service catchments • Removed some detention basins from the schedule of works • Added some detention basins to the schedule of works

Reviewing the changes

Council's [Have Your Say](#) online portal provides access to all of the documentation and maps associated with the proposed changes in LGIP v1.2 (see [Appendix A](#), which also provides direct links).

[Home](#) » [Updating Infrastructure Plans \(LGIP v1.2\)](#)

Updating Infrastructure Plans (LGIP v1.2)

Queensland legislation requires local governments to prepare and review a Local Government Infrastructure Plan (LGIP) every five (5) years. The LGIP is a long-term plan (over 15 years) outlining the trunk infrastructure (e.g. water treatment facilities, sewerage treatment plants, major roads, parks) necessary to serve the community and support growth across the city. It is designed to provide services in a coordinated and cost-effective way.

LGIP v1 was adopted in May 2017, as part of an amendment to the [Logan Planning Scheme 2015](#). Council prepares amendments to keep the LGIP up to date, with LGIP v1.1 adopted in October 2019, and LGIP v1.2 now being proposed.

The purpose of this interim amendment (LGIP v1.2) is to update the infrastructure delivery schedule and maps to reflect more detailed current planning and service priorities.

What's changing in LGIP v1.2

The changes proposed in LGIP v1.2 affect two (2) trunk networks - stormwater and movement (roads). There are updates to estimated costs and timing in the schedule of works, and changes to priorities which result in some items being removed, and some items being added to the plan. The areas impacted include Bahrs Scrub, Browns Plains, Jimboomba, Loganlea, Logan Village, Meadowbrook and Park Ridge.

To learn more please see our guide to [understanding what's changed in LGIP v1.2](#).

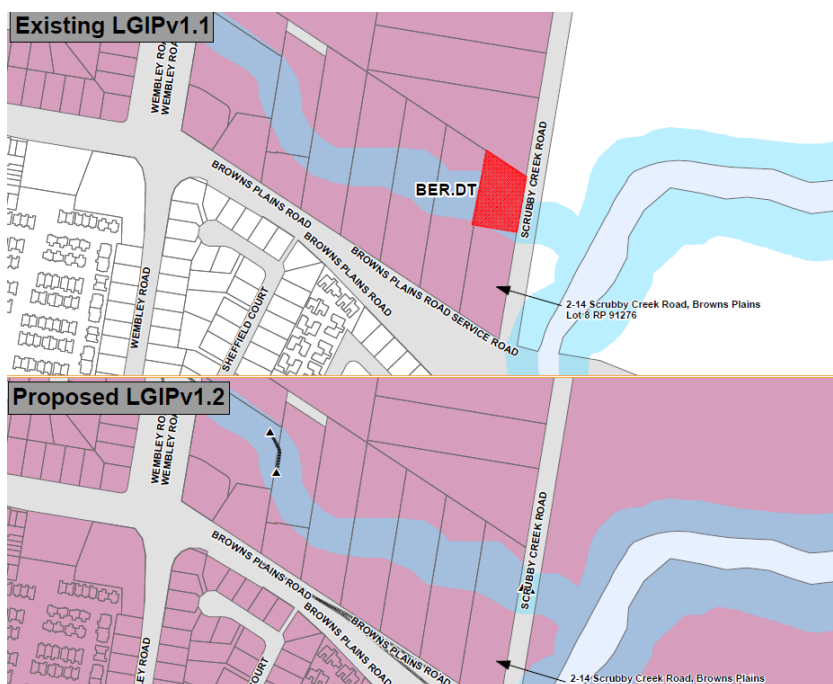
The most important documents are the amended Schedule of Works and the changed maps for the affected networks. The maps show the existing LGIP (v1.1) and the proposed changes (LGIP v1.2) side

by side, as illustrated. The maps do not show items from the Schedule of Works where only the estimated timing or costs have changed.

You will find a legend on the map to indicate what the colours/shading means.

Future trunk infrastructure

- ▲ Future pits
- ▨ Land acquisition and capital works
- ▭ Land acquisition
- Stormwater quantity area
- ▭ Priority infrastructure area
- ▭ Cadastre
- ▭ Road
- ▭ Watercourse
- ▭ Waterway corridor
- ▭ Logan LGA boundary



The infrastructure items illustrated on the maps will be labelled with a code/reference which corresponds to their entry in the Schedule of Works. Changes are tracked in the schedules of work so that you can see items added and removed (text that is struck out will be removed as part of this amendment). In the example illustrated above the detention basin BER.DT in Berrinba has been removed from the schedule of work.

Table SC 3.2.3 - Stormwater quantity network schedule of works

Column 1 Map reference	Column 2 Trunk infrastructure	Column 3 Estimated timing (Land acquisition)	Column 4 Establishment cost (Land acquisition)	Column 5 Estimated timing (Works)	Column 6 Establishment cost (Works)	Column 7 Establishment cost (Total) ¹³
BER.DT	Berrinba_2 (Detention basin)	2019-2022	\$167,639	2024-2027	\$160,484	\$308,023
E.DB.01	Park_Ridge_catchment_E (Detention basin)	2022-2023 2016-2024	\$70,091	2024-2026 2018-2024	\$1,572,558 \$1,470,000	\$1,642,649 \$1,540,091
G.DB.01	Park_Ridge_catchment_G (Detention basin)	2022-2023 2017-2022	\$333,503	2024-2026 2019-2025	\$4,289,767 \$4,040,000	\$4,623,270 \$4,340,503
F.DB.01	Park_Ridge_catchment_F (Detention basin)	2023-2024 2018-2023	\$254,940	2025-2027 2019-2024	\$1,953,488 \$1,750,000	\$2,208,428 \$2,004,940
JAD4	Jimboomba_catchment_A (Detention basin) ⁷⁶	2022-2027	\$52,236		\$0	\$52,236

In some cases there has been no locational change to an item (it's not added, removed or moved), and only the estimated timing or costs has changed, based on updated planning, as illustrated in the examples below.

Column 1 Map reference	Column 2 Trunk infrastructure	Column 3 Estimated timing (Land acquisition)	Column 4 Establishment cost (Land acquisition)	Column 5 Estimated timing (Works)	Column 6 Establishment cost (Works)	Column 7 Establishment cost (Total) ¹³
B1.DB.01	Park_Ridge_catchment_B1 (Detention basin)	2022- 2023 2016- 2024	\$74,357	2024- 2026 2022- 2027	\$1,340,000	\$1,414,357

99	Green Road (Mount Lindesay Highway to park Ridge IC1) (2 lane urban collector)	2016-2026	\$3,589,868	2024-2027	\$55,900,785 \$0	\$59,490,653 \$3,589,868
222	Bumstead Road (Clarke Road to Chambers Flat Road) (2 lane urban collector)	2016-2026	\$3,704,028	2022- 2027 2018- 2024	\$23,119,945 \$1,412,636	\$26,823,973 \$5,116,663

Having your say (objecting to or supporting the proposed changes)

Under the requirements of the *Planning Act 2016*, a properly made submission must:

- be made in writing to Council (email, hard-copy or online);
- be signed **by each person** making the submission (unless the submission is electronic/emailed);
- be received by Council during the notification period (on or before the last day, being **Friday 17 September 2021**); and
- include:
 - the name (first and surname) and full residential or business (street) address of **all** submission-makers;
 - reasons for the submission (grounds, facts, circumstances relied on to support the grounds);
 - one postal or electronic address for service relating to the submission for all submission-makers.

Submissions can be made by:

Online	By filling in the Submission form at the bottom of the Have Your Say page .
Email	strategicplanning@logan.qld.gov.au (please include "LGIP v1.2" in the subject line)
Post	Chief Executive Officer, Logan City Council PO Box 3226 Logan City DC, QLD, 4114
Delivery	Council's Administration Centre 150 Wembley Road, Logan Central

Council will acknowledge your submission within five business days of receiving it; if you have not received any communication after that time, please contact Council using the details at the bottom of this document. After the notification period has closed, Council will review and consider all properly made submissions and notify you of how your submission has been dealt with. The LGIP v1.2 interim amendment may then be finalised and adopted as part of a new version of the Logan Planning Scheme 2015 in 2022.

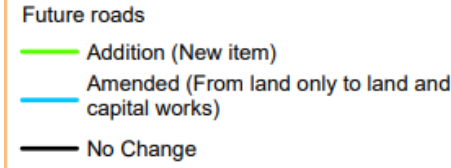
Further information and help

For further information or assistance please contact Council using the details in the footer of this document (phone or email), or visit the Planning counter at 150 Wembley Road Logan Central; opening hours and directions are available on Council's [website](#).

Appendix A: List of documents and maps

The table below provides a list of the documents available and their purpose, to help you identify which material will be most useful for you.

<p>Explanatory document – LGIP v1.2 Interim Amendment</p>	<p>PDF 1.3 MB</p>	<p>For the Local Government infrastructure Plan Interim Amendment (LGIP v1.2), this document explains the purpose of the amendment and presents the changes to the relevant parts of the Logan Planning Scheme, being:</p> <ul style="list-style-type: none"> Part 4 Local government infrastructure plan; and Schedule 3 Local government infrastructure plan mapping and tables. <ul style="list-style-type: none"> SC3.1 Planning assumptions tables SC3.2 Schedules of works SC3.3 Local government infrastructure plan maps
<p>Amended parts of the Logan Planning Scheme 2015</p>	<p>PDF x 4</p>	<p>There are <u>four</u> documents provided which represent the sections of the Logan Planning Scheme which will be amended as part of LGIP v1.2:</p> <ul style="list-style-type: none"> Part 4 – Local government infrastructure plan (0.83 MB) Schedule 3.1 Planning assumptions tables (1.3 MB) Schedule 3.2 Schedules of works (0.34 MB) Schedule 3.3 Local government infrastructure plan maps (0.1 MB)
<p>Map LGIP 05.00 Stormwater network</p>	<p>Maps folder PDF x 3</p>	<p>There are <u>three</u> maps provided:</p> <ul style="list-style-type: none"> amended map of the Stormwater network proposed for LGIP v2.1 (i.e. how it will look, at a city-wide scale, when the amendment is adopted) (15.2 MB); a stormwater network “changes” map which highlights the changes made in LGIP v2.1, with a legend explaining how the changed items are identified on the map (12.8 MB): <div data-bbox="619 1720 1061 1944" style="border: 1px solid black; padding: 5px; margin: 10px 0;"> <ul style="list-style-type: none"> ▲ Removal Addition (New item) - Land and works Addition (New item) - Land only Amended - Reviewed planned date only Removal - Land and works Removal - Land only </div> a stormwater network catchment changes map which presents the catchment areas and highlights the changes (16.5 MB).

		As the changes are difficult to see on a city-wide map, there are also side by side comparison maps for affected areas, linked into the table below.
Map LGIP 06.00 Transport network	Maps folder PDF x 2	<p>There are <u>two</u> maps provided:</p> <ul style="list-style-type: none"> amended map of the Movement/transport network proposed for LGIP v2.1 (i.e. how it will look, at a city-wide scale, when the amendment is adopted) (10.7 MB); a transport network “changes” map which highlights the changes made in LGIP v2.1, with a legend explaining how the changed items are identified on the map (10 MB).  <p>As the changes are difficult to see on a city-wide map, there are also side by side comparison maps for affected areas, linked into the table below.</p>
Extrinsic Material		Content used to inform LGIP v1.2 and explain how it was produced.
SoW (Schedule of Works) Model	Reports folder MS Excel 24.1 MB	<p>Schedule of Works (SoW) model, a large spreadsheet used to perform the financial calculations needed to build the SoW.</p> <p>** NOTE: this spreadsheet cannot be viewed in a web browser. Please download it and open it using Microsoft Excel **</p>
Summary of Extrinsic Material – Transport network	Reports folder PDF 0.86 MB	Summarises the methodology and assumptions used to conduct the planning and prepare the SoW for the transport/movement (roads) network.
Summary of Extrinsic Material – Stormwater network	Reports folder PDF 0.5 MB	Summarises the methodology and assumptions used to conduct the planning and prepare the SoW for the stormwater network.
Stormwater Infrastructure Network Strategy	Reports folder PDF 5.8 MB	<p>This report provides the strategic direction for the provision of regional stormwater infrastructure solutions for the next 20+ years (with consideration of the ultimate projection for the population and development) for those area located within the Priority Infrastructure Area (PIA).</p> <p>There are also appendices for this strategy:</p> <ul style="list-style-type: none"> Appendix 1 – Maps (detailed maps about population, residential and non-residential activity and employment distribution, used to inform the strategy). (PDF 22.4 MB) Appendix 2 – Technical Report by Water Technology (PDF 7.4 MB), which itself has a number of appendices:

		<ul style="list-style-type: none"> ○ Appendix A – Land Use Fraction Imperviousness Summary (PDF 4.6 MB) ○ Appendix B – Rainfall IFD Summary (PDF 0.5 MB) ○ Appendix C – Hydraulic Results for Development Planning Horizons (PDF 48.1 MB) ○ Appendix D – Infrastructure Upgrade Hydraulic Results (PDF 22.6 MB) ○ Appendix E – Cost Estimate Rates (PDF 0.6 MB) ○ Appendix F – Infrastructure Costings (PDF 1.3 MB)
Land Valuation Report – Nestor Drive, Meadowbrook	Reports folder PDF 5.2 MB	Independent market valuation prepared by the State Valuation Services (April 2021) for the land acquisition required for the proposed extension of Nestor Drive, Meadowbrook.
Land Valuation Report – Park Ridge	Reports folder PDF 8.2 MB	Independent market valuation prepared by State Valuation Services (April 2021) for the land acquisition required for the proposed trunk road in Park Ridge.
Land Valuation Methodology Statement	Reports folder PDF 1.2 MB	Explains the methodology used by the State Valuation Services for the land valuations provided to support LGIP v1.2, including definitions of ‘market value’ and ‘highest and best use’ for the land.
Review Checklist (LGIP v1.2)	Reports folder PDF 0.23 MB	The Minister’s Guidelines and Rules (MGR) require Council, when making or amending an LGIP or making an interim LGIP amendment, to complete the Review Checklist to ensure the consistency of the proposed amendment with the MGR.
Public Notice (LGIP v1.2)	Reports folder PDF 0.1 MB	The public notice about the public consultation period for LGIP v1.2, advertised in the Jimboomba Times on Wednesday 1 September 2021, and the Courier Mail on Monday 30 August 2021.

The changed maps with side by side comparison views are provided in areas outlined in the table below.

Changed area map	Maps folder	Relates to
Stormwater – Bahrs Scrub	PDF 1.2 MB	Bahrs Scrub Road – 130, 168, 317 Hilary Street – 54 Prangley Road – 17 Tarwonga Road - 40
Stormwater – Browns Plains	PDF 0.8 MB	Scrubby Creek Road – 2-14
Stormwater – Jimboomba	PDF 1.4 MB	East Street – 12-76 Tamborine Street – 189-255

Changed area map	Maps folder	Relates to
		Mundoolun Road – 1-23, 25-37, 39-51 South Street – 1-17, 19-33 Green Ridge Road – 39-55, 57-71
Stormwater – Logan Village	PDF 0.96 MB	Storey Road – 73 Quinzeh Creek Road – 6-42
Stormwater – Loganlea	PDF 1 MB	Valencia Street – 14, 16, 18 Coral Street – 15-17, 23-25, 27 Isabel Street – 11 Loganlea Road – 172 Sarah Street – 29
Stormwater – Park Ridge Green Rd	PDF 0.8 MB	Green Road – 179-191, 401-411, 413-423, 425-435, 437-447
Stormwater – Park Ridge Other	PDF 1.4 MB	Bumstead Road – 100-106, 108-114, 116-124, 126-132, 134-140 Park Ridge Road – 480-482, 500 Killara Boulevard – Lot 999 Logan Reserve Road – 103-217, 219-231, 233-347, 271
Transport – Meadowbrook	PDF 0.7 MB	Nestor Drive – 18, 20
Transport – Park Ridge Green Rd	PDF 1.2 MB	Item 99 from Table 3.2.4 in the Schedules of Work, being Green Road (Mount Lindesay Highway to Park Ridge IC1)
Transport – Park Ridge IC1	PDF 0.6 MB	Item 20 from Table 3.2.4 in the Schedules of Work, being IC1 (4 lane industrial collector road between Green Road and Park Ridge Road)