



## PIP practice note 4 – priority infrastructure area

### How to use this practice note

This practice note has been prepared to support the preparation or amending of *priority infrastructure areas* (PIAs) within a *priority infrastructure plan* (PIP). It supports *Statutory guideline 01/11 Priority infrastructure plans* (guideline 01/11) and should be read in conjunction with the guideline, other PIP practice notes and the *Sustainable Planning Act 2009* (SPA).

As well as developing the mandatory components of a PIP, as stipulated in guideline 01/11, local government is responsible for determining which components of this practice note are to be included in either the PIP or as extrinsic/supporting material.

Words used in this practice note that are defined in SPA or by Part B of guideline 01/11 are italicised.

### Priority infrastructure area

#### What are priority infrastructure areas?

The PIA is the area that a local government has prioritised for the provision of *trunk infrastructure*. Some key facts about the PIA include:

- There is only one PIA for each local government area; however, the PIA does not need to be contiguous (i.e. the PIA might cover the urban area of two separate townships within the local government area).
- There are no individual PIAs for each network of infrastructure. The intent is to coordinate development around a commonly agreed area of service.
- Local governments may choose to include areas of rural residential land in the PIA if they plan to service these areas with *trunk infrastructure* (as a minimum water and wastewater *trunk infrastructure*).
- *Trunk infrastructure* may also be located outside the PIA and provide services to development within the PIA (e.g. a dam outside the PIA may provide water to areas within the PIA).

Under the SPA, PIPs must show a PIA that can accommodate at least 10 years, but not more than 15 years of growth for *urban purposes*<sup>1</sup>. This does not preclude planning infrastructure to service longer term forecasts.

In the case where the local government *planning scheme* cannot cater for a minimum of 10 years growth, taking into account both infill and greenfield areas, then the PIA urban development capacity will be limited to the *planning scheme*'s capacity.

Determining whether sufficient zoned land is provided under the *planning scheme* requires consideration of the *planning assumptions*<sup>1</sup>. Forecasts for new dwellings can be converted into gross land area requirements using assumptions about residential density (e.g. dwellings/hectare). Forecasts of future gross floor area (GFA) for non-residential development can be converted into *net developable area*<sup>1</sup> requirements through the use of *planning assumptions* such as the relevant plot ratio requirements of the *planning scheme* (refer to *Practice note 1 – planning assumptions*).

## Determination of the PIA

In deciding which areas to include in the PIA, a local government must consider whether it has the ability to service future development in those areas with the appropriate range of *trunk infrastructure*.

Where a local government area contains minor urban settlements, consideration must be given to whether these areas will be provided with the appropriate range of *trunk infrastructure* and sufficient infrastructure capacity to justify their inclusion in the PIA. If a local government is not planning to provide these areas with *trunk infrastructure* that is adequate to service future growth, it is recommended that these areas remain outside of the PIA.

## PIA map

The PIA map must be prepared on a cadastral basis overlaid with the *planning scheme* zones. The map scale also needs to allow property boundaries to be legible.

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<sup>1</sup> Refer to definition in *Statutory guideline 01/11 – Priority infrastructure plan*