

## GUIDE TO USING THE IDAS DEVELOPMENT APPLICATION FORMS

## Guide 3

# Referrals in relation to State-controlled roads

This guide provides development applicants and assessment managers with information to assist them to determine if the Department of Main Roads (Main Roads) is a referral agency for a development application and, if so, the type of referral agency Main Roads will be.

### Assistance for using this guide

- Use this guide in conjunction with Main Roads' district mapping to determine proximity of the development to the State-controlled road network (available at <http://www.mainroads.qld.gov.au/> and click on "maps");
- Check the development application against each referral trigger. Main Roads can be more than one type of referral agency for a single development application.

### Notes about Main Roads' referral agency status

- Main Roads' referral agency status is derived from the *Integrated Planning Regulation 1998*, Schedule 2.
- When Main Roads is an advice agency under a Transitional Planning Scheme or an IPA Planning Scheme for which the Minister has given the local government a notice for s6.1.54 [IPA], it has additional powers to seek information from applicants as if it is a concurrence agency under IPA s6.1.54;
- A local government can seek advice from Main Roads about any development application, regardless of whether Main Roads is a formal IDAS referral agency or not [IPA s3.2.7].

### Matters of interest for Main Roads

Development applications are referred to Main Roads so that the impact of development on the State-controlled road (SCR) network or the planning of the network can be assessed. The most common matters Main Roads is concerned with include (but are not limited to):

- New or modified access arrangements from the proposed development to the SCR;
- The number, location and spacing of new road connections to SCR;

- Impacts from development-generated traffic resulting in the need to upgrade SCR intersections, widen roads and/or strengthen pavements;
- Road safety impacts, for example, increase in crash potential, lighting that may provide a distraction to a driver, headlight glare from development related traffic;
- Land and/or setback requirements where new SCR corridors or SCR widening requirements have been identified;
- Environmental impacts such as traffic noise, dust generation, signage and visual amenity;
- Changes to the location, level or flow rate of water runoff to, across or along a SCR;
- Installation and changes to the location/type of public utility services in the SCR reserve;
- Provision of adequate on-site parking for developments;
- Pedestrian safety and bicycle paths on SCRs;
- Consistency with Priority Infrastructure Plans; and
- Other matters relating to sound transport planning practice in the vicinity of the development.

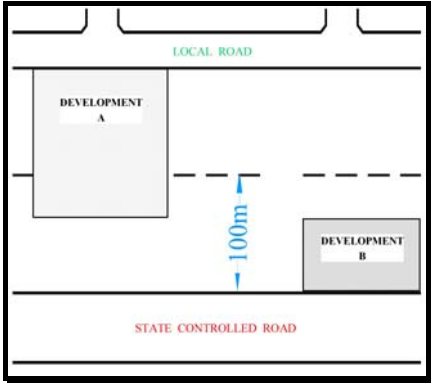
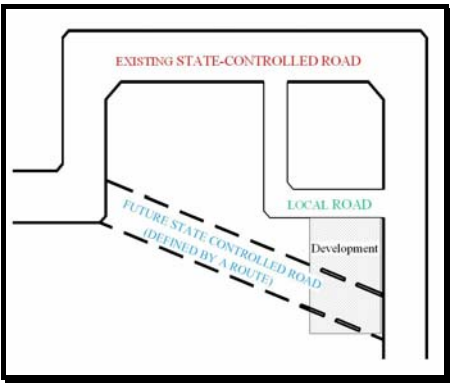
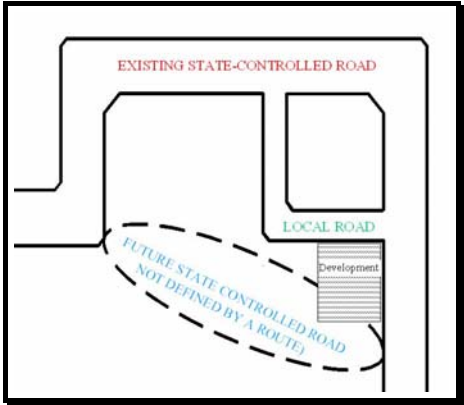
### Other Approvals?

In addition to a development permit under the *Integrated Planning Act 1997*, additional Main Roads' approvals may be required under the *Transport Infrastructure Act 1994*. These include:

- **Access Approvals:** Where Main Roads does not approve access as part of a development permit, a separate access approval may be required for new or upgraded access to a SCR;
- **Ancillary Works and Encroachments (AWEs):** An AWE approval may be needed if works on a SCR are required as part of the development, for example, intersection upgrades, stormwater connections, roadside advertising, roadside awnings; and
- **Public Utility Approvals:** Where public utility plant is built inside the SCR reserve under powers set out in State, Local or Commonwealth legislations (including acts, regulations and local laws), consent is required from Main Roads. Public utility plant is infrastructure related to such things as telecommunications, electricity, gas, sewage and water.

## Referral Triggers

Referral to Main Roads is triggered if the development is of a type or for a purpose specified in Column 2, and is within the specified proximity of the State-controlled roads stated in Column 1.

Column 1 Proximity to State Controlled Road

<p><b>Trigger 1: Concurrence Agency</b> Any part of the development proposal is within (up to and including) 100m* of a State-controlled road</p>

<p><b>Trigger 2: Concurrence Agency</b> Any part of the development proposal is within the boundaries of a defined <u>future</u> State-controlled road*</p>

<p><b>Trigger 3: Advice Agency</b> Any part of the development proposal is within a <u>future</u> State-controlled road* (not defined as a route by Main Roads)</p>

Column 2 Development Type
<p><b><u>For Triggers 1, 2 &amp; 3</u></b></p> <p><b><u>Material Change of Use</u></b> (assessable under the relevant local government Planning Scheme) <span style="float: right;">[IPA Reg Sch 2, Table 3: Item 1]</span></p> <p><b><u>Reconfiguring a lot</u></b> (assessable under Schedule 8 of the IPA):</p> <ul style="list-style-type: none"> <li>• If the total number of lots is increased; or</li> <li>• If the number of lots abutting the State-controlled road increases. <span style="float: right;">[IPA Reg, Sch 2, Table 2: Item 2]</span></li> </ul> <p><b><u>Building works</u></b> (assessable under the Building Act 1975):</p> <ul style="list-style-type: none"> <li>• For a non-residential purpose and involving the redirection or intensification of site stormwater from the land, through a pipe with a cross-sectional area greater than 62,500mm<sup>2</sup> (625cm<sup>2</sup>) that directs stormwater to a State-controlled road; <u>but not associated with</u> reconfiguring a lot or a material change of use described above. <span style="float: right;">[IPA Reg, Sch 2, Table 1: Item 7]</span></li> </ul> <p><b><u>Operational works</u></b> (assessable under Schedule 8 of the IPA or the relevant Planning Scheme) <u>not associated with</u> a material change of use or reconfiguring a lot described above:</p> <ul style="list-style-type: none"> <li>• Associated with access to a State-controlled road (including via an access easement); or</li> <li>• Being filling or excavation; or</li> <li>• Involving the redirection or intensification of site stormwater from the land, through a pipe with a cross sectional area greater than 62,500mm<sup>2</sup> (625cm<sup>2</sup>) that directs stormwater to a State-controlled road. <span style="float: right;">[IPA Reg Sch 2, Table 2: Item 3 under Schedule 8 IPA; and Table 3: Item 1 under relevant Planning Scheme]</span></li> </ul>
<p>* 100 metres is measured perpendicular from the boundary of the State-controlled road.</p> <p>* <b>Future State-controlled road</b> means a road or land that the chief executive under the Transport Infrastructure Act 1994 has notified the local government in writing is intended to become a State-controlled road [IPA Reg Sch 14].</p>

**Column 1**  
**Proximity to State Controlled Road**

**Trigger 4: Refer to Table 2a&b**

All other development proposals that do not fall under Triggers 1, 2 or 3 and are greater than the thresholds identified in Table 2a&b

**Column 2**  
**Development Type**

**For Trigger 4**

**Material Change of Use** (assessable under the relevant local government Planning Scheme):

- For a purpose stated in Table 2a&b where the use exceeds the thresholds stated in Table 2a&b. (IPA Reg Sch 2, Table 3, Items 2 & 3)

**Reconfiguring a lot** (assessable under the relevant local government Planning Scheme):

- For residential (including rural residential) where the number of lots exceeds the thresholds stated in Table 2a&b.
- For commercial, retail, industrial or any other purpose where the total site area exceeds the thresholds stated in Table 2a&b. (IPA Reg Sch 2, Table 3, Items 2 & 3)

**Operational works** (assessable under the relevant local government Planning Scheme):

- For filling or excavating that exceeds the thresholds stated in Table 2a&b. (IPA Reg Sch 2, Table 3, Items 2 & 3)

Trigger 4 Notes:

- Tables 2a&b thresholds relate to incremental changes in the size of the development proposal and vary depending on whether the local government has an IPA or transitional planning scheme. These tables are derived from IPA Reg [Schedule 5]
- Table 2a is used in Local Government Population 1 areas and Table 2b in Local Government Population 2 areas.
- For the purposes listed in Table 2a&b, the definitions are those used in the Planning Scheme of the relevant local government.
- Each row is considered a single item, regardless of whether the development proposal includes a number of purposes listed in a row. This means the threshold figure relates to the combined total of the purposes.[IPA Reg Sch 2, Table 3, Items 2(c) & 3(c)]
- The definition of 'Gross Floor Area' (GFA) and 'Total Site Area' (TSA) is that used by the local government that is the assessment manager for the development application.
- The dwellings threshold refers to the aggregate of individual residential houses, townhouses, units and so on.
- Examples of how to use Table 2a&b are set out in Table 1.

**Table 1 Examples of how to determine referral agency type in Table 2a&b for applications involving more than one purpose.**

Description of step	Example	Answer
1. If the combined purposes of the development are covered as a <b>single item</b> in Table 2 (a & b), use that referral threshold.	<ul style="list-style-type: none"> <li>A 'material change of use' application involving both a shopping centre &amp; restaurants</li> <li>Proposed GFA = 25,000m<sup>2</sup></li> <li>Located 1 km from a State-controlled road</li> <li>LGA population 1 area</li> <li>IPA Planning Scheme</li> </ul>	<ul style="list-style-type: none"> <li>Shopping centres and restaurants are represented as a single item in the threshold table. Therefore, Main Roads is a <b>concurrence agency</b> because the 25000m<sup>2</sup> GFA exceeds the GFA referral threshold of 8,000m<sup>2</sup>.</li> </ul>
2. If all of the purposes of the development have a <b>common threshold criterion</b> (i.e. they are all in the same row) - compare the combined size of the purposes with this common threshold criterion.	<ul style="list-style-type: none"> <li>A 'material change of use' application involving both a transit centre (4,000m<sup>2</sup> TSA) and business premises (3,000m<sup>2</sup> TSA)</li> <li>Located 1 km from a State-controlled road</li> <li>LGA population 1 area</li> <li>Transitional Planning Scheme</li> </ul>	<ul style="list-style-type: none"> <li>Transit centres and business premises have common threshold criteria (i.e. they are both in the same row). Therefore, Main Roads is an <b>advice agency</b> because their combined size of 7,000m<sup>2</sup> TSA is greater than 5,000m<sup>2</sup>, but less than the 25,000m<sup>2</sup> TSA threshold required for a concurrence referral.</li> </ul>
3. If each of the purposes of the development have <b>different threshold criteria</b> (i.e. they are all in different rows) - compare each purpose separately with its threshold criterion and choose the highest.	<ul style="list-style-type: none"> <li>A 'material change of use' application involving both a residential subdivision of 230 dwellings and a medical centre 800m<sup>2</sup> GFA</li> <li>1 km from a State-controlled road</li> <li>LGA population 1 area</li> <li>IPA Planning Scheme</li> </ul>	<ul style="list-style-type: none"> <li>Residential subdivisions and medical centres have different threshold criteria. Therefore, Main Roads is a <b>concurrence agency</b> because the number of dwellings (230) exceeds the referral threshold (200 dwellings). It does not matter that the GFA of the medical centre does not exceed its referral threshold.</li> </ul>

**Table 2a: Thresholds for triggering referral to Main Roads  
for Trigger 4 development applications in LGA Population 1 areas**

Purpose	Threshold for LGA Population 1 LGA Population 1 includes: Beaudesert, Brisbane, Bundaberg, Caboolture, Cairns, Caloundra, Cooloola, Gold Coast, Hervey Bay, Ipswich, Logan, Mackay, Maroochy, Noosa, Pine Rivers, Redcliffe, Redland, Rockhampton, Thuringowa, Toowoomba, Townsville		
	Transitional Planning Scheme		IPA Planning Scheme
	Advice Agency	Concurrence Agency	Concurrence Agency
<b>Operational Works</b>			
Filling or excavation operation not associated with a material change of use or reconfiguration of a lot	10,000 - 50,000 tonnes	greater than 50,000 tonnes	10,000 tonnes or greater
<b>Reconfiguring a lot</b>			
Residential (including rural residential)	200 - 1,000 dwellings	Greater than 1,000 dwellings	200 dwellings or greater
Business, commercial, retail	12,000 - 60,000m <sup>2</sup> TSA	Greater than 60,000m <sup>2</sup> TSA	12,000m <sup>2</sup> TSA or greater
Industrial	32,000 - 160,000m <sup>2</sup> TSA	Greater than 160,000m <sup>2</sup> TSA	32,000m <sup>2</sup> TSA or greater
Any other purpose	12,000 - 60,000m <sup>2</sup> TSA	Greater than 60,000m <sup>2</sup> TSA	12,000m <sup>2</sup> TSA or greater
<b>Material Change of Use</b>			
Residential (including rural residential)	200 - 1,000 dwellings	Greater than 1,000 dwellings	200 dwellings or greater
Club Community facility or public building (including library, civic centre, community hall, conference or convention centre) Hotel (including accommodation) Indoor recreation Indoor tourist facility Place of worship Shop (including bulk retailing) Shopping centre (including non-retail floor space used for the purposes such as cinemas, restaurants or offices)	8,000 - 40,000m <sup>2</sup> GFA	Greater than 40,000m <sup>2</sup> GFA	8,000m <sup>2</sup> GFA or greater
Accommodation facility (including boarding houses, camping areas, caravan parks, guest houses, holiday units, hostels and motels)	200 - 1,000 accommodation units	Greater than 1,000 accommodation units	200 accommodation units or greater
Restaurant (including fast food outlets)	600 - 3,000m <sup>2</sup> GFA	Greater than 3,000m <sup>2</sup> GFA	600m <sup>2</sup> GFA or greater
Business premises (government or private), car park, freight depot, outdoor recreation, transit centre	5,000 - 25,000m <sup>2</sup> TSA	Greater than 25,000m <sup>2</sup> TSA	5,000 TSA or greater
Medical centre	1,200 - 6,000m <sup>2</sup> GFA	Greater than 6000m <sup>2</sup> GFA	1,200m <sup>2</sup> GFA or greater
Theatre or cinema	Seating for 2,000 - 10,000 people	Seating for more than 10,000 people	Seating for 2,000 people or more
Child care centre	Capacity for 280 - 1,400 children	Capacity for more than 1400 children	Capacity for 280 children or more
Primary school, secondary school, TAFE college, university	Not applicable	All	All
Tourist facility, other than an indoor tourist facility (including aquariums, theme parks or zoos)	5,000 - 25,000m <sup>2</sup> TSA; or for indoor component 8,000 - 40,000m <sup>2</sup> GFA	Greater than 25,000m <sup>2</sup> TSA; or for indoor component greater than 40,000m <sup>2</sup> GFA	5,000m <sup>2</sup> TSA or greater; or for indoor component 8,000m <sup>2</sup> GFA or greater
Extractive industry Mineral processing Refinery Smelter	Using machinery with a throughput of product of 10,000 - 50,000 tonnes per annum	Using machinery having a throughput of product of greater than 50,000 tonnes per annum	Using machinery having a throughput of product of greater than 10,000 tonnes per annum
Abattoir Feedlot Intensive animal husbandry	Holding capacity of 2,000 - 10,000 head	Holding capacity of more than 10,000 head	Holding capacity of 2,000 head or more
Marina	600 - 3,000 berths	More than 3,000 berths	600 berths or more
Factory, warehouse Any other material change of use development not mentioned above	16,000 - 80,000m <sup>2</sup> GFA	Greater than 80,000m <sup>2</sup> GFA	16,000m <sup>2</sup> GFA or greater

**Table 2b: Thresholds for triggering referral to Main Roads  
for Trigger 4 development applications in LGA Population 2 areas**

Purpose	Threshold for LGA Population 2 LGA Population 2 includes :All other local government areas not referred to in LGA Population 1		
	Transitional Planning Scheme		IPA Planning Scheme
	Advice Agency	Concurrence Agency	Concurrence Agency
<b>Operational Works</b>			
Filling or excavation operation not associated with a material change of use or reconfiguration of a lot	10,000 - 50,000 tonnes	Greater than 50,000 tonnes	10,000 tonnes or greater
<b>Reconfiguring a lot</b>			
Residential (including rural residential)	50 - 250 dwellings	Greater than 250 dwellings	50 dwellings or greater
Business, commercial, retail	3,000 - 15,000m <sup>2</sup> TSA	Greater than 15,000m <sup>2</sup> TSA	3,000m <sup>2</sup> TSA or greater
Industrial	16,000 - 80,000m <sup>2</sup> TSA	Greater than 80,000m <sup>2</sup> TSA	16,000m <sup>2</sup> TSA or greater
Any other purpose	12,000 - 60,000m <sup>2</sup> TSA	Greater than 60,000m <sup>2</sup> TSA	12,000m <sup>2</sup> TSA or greater
<b>Material Change of Use</b>			
Residential (including rural residential)	50 - 250 dwellings	Greater than 250 dwellings	50 dwellings or greater
Club Community facility or public building (including library, civic centre, community hall, conference or convention centre) Hotel (including accommodation) Indoor recreation Indoor tourist facility Place of worship Shop (including bulk retailing) Shopping centre (including non-retail floor space used for the purposes such as cinemas, restaurants or offices)	4,000 - 20,000m <sup>2</sup> GFA	Greater than 20,000m <sup>2</sup> GFA	4,000m <sup>2</sup> GFA or greater
Accommodation facility (including boarding houses, camping areas, caravan parks, guest houses, holiday units, hostels and motels)	50 - 250 accommodation units	Greater than 250 accommodation units	50 accommodation units or greater
Restaurant (including fast food outlets)	600 - 3,000m <sup>2</sup> GFA	Greater than 3,000m <sup>2</sup> GFA	600m <sup>2</sup> GFA or greater
Business premises (government or private), car park, freight depot, outdoor recreation, transit centre	5,000 - 25,000m <sup>2</sup> TSA	Greater than 25,000m <sup>2</sup> TSA	5,000m <sup>2</sup> TSA or greater
Medical centre	1,200 - 6,000m <sup>2</sup> GFA	Greater than 6,000m <sup>2</sup> GFA	1,200m <sup>2</sup> GFA or greater
Theatre or cinema	Seating for 2,000 - 10,000 people	Seating for more than 10,000 people	Seating for 2,000 people or more
Child care centre	Capacity for 280 - 1400 children	Capacity for more than 1400 children	Capacity for 280 children or more
Primary school, secondary school, TAFE college, university	Not applicable	All	All
Tourist facility, other than an indoor tourist facility (including aquariums, theme parks or zoos)	5,000 - 25,000m <sup>2</sup> TSA; or for indoor component 4,000 - 20,000m <sup>2</sup> GFA	Greater than 25,000m <sup>2</sup> TSA or for indoor component greater than 20,000m <sup>2</sup> GFA	5,000m <sup>2</sup> TSA or greater; or for indoor component 4,000m <sup>2</sup> GFA or greater
Extractive industry Mineral processing Refinery Smelter	Using machinery having a throughput of produce of 10,000 - 50,000 tonnes per annum	Using machinery having a throughput of product of more than 50,000 tonnes per annum	Using machinery having a throughput of product of greater than 10,000 tonnes per annum
Abattoir Feedlot Intensive animal husbandry	Holding capacity of 2,000 - 10,000 head	Holding capacity of more than 10,000 head	Holding capacity of 2,000 head or more
Marina	600 - 3,000 berths	More than 3,000 berths	600 berths or more
Factory, warehouse Any other material change of use development not mentioned above	8,000 - 40,000m <sup>2</sup> GFA	Greater than 40,000m <sup>2</sup> GFA	8,000m <sup>2</sup> GFA or greater