

Planning guidance

State code 13: Unexploded ordnance

1.0 Introduction

1.1 What is unexploded ordnance?

Unexploded ordnance (UXO) is ammunition (such as artillery shells, mortar bombs and grenades) which has been fired, but that did not explode when used.

In Queensland UXO are mostly found on land formerly used by Australian and Allied Defence Forces for the live firing of explosive ordnance, particularly during World War II. Land used for the temporary storage and disposal of ammunition is also treated the same as UXO.

There is a danger that UXO may detonate if disturbed. Anyone who discovers an item they suspect could be UXO is strongly advised not to touch or disturb it in any way. The Commonwealth Department of Defence (DOD) provides information on their [website](#) as to what to do if you find something that could be UXO, and where UXO may be located.

Certain development in areas identified by DOD as having 'substantial' UXO potential may require assessment under the *Planning Act 2016*. Areas with substantial potential for UXO will generally have a history of numerous UXO finds and/or a greater likelihood of containing UXO. Mapping of these areas is provided through the [Development Assessment Mapping System \(DAMS\)](#) on the [Queensland Planning website](#).

1.2 Purpose of this guidance

The purpose of this guidance is to assist applicants in preparing development applications on land identified as areas of substantial UXO potential.

Note that the use of this guidance alone does not guarantee compliance with all planning and environmental management requirements related to UXO. This guidance should be interpreted as advice only.

2.0 Assessment framework

2.1 Development assessment process

An application for a material change of use or reconfiguring a lot where the application involves land shown in DAMS as having substantial UXO potential requires referral to the State Assessment and Referral Agency (SARA), as prescribed by the Planning Regulation 2017. These development applications will be assessed by SARA against State code 13: Unexploded ordnance under the State Development Assessment Provisions (SDAP).

Further information on SARA, SDAP and the development assessment process under the *Planning Act 2016* is available on [Queensland Planning website](#).

2.2 Further permits

In addition to requiring a development permit for a material change of use or reconfiguring a lot, an applicant may be required to meet additional statutory requirements under the *Planning Act 2016* (or other legislation) for further aspects of the development, such as operational works. Subsequent development applications or permits may be required by a local government, SARA or another entity as prescribed under the Planning Regulation 2017. If you



have any further questions contact your local government office. For SARA development applications you can request a pre-lodgement meeting or advice. Further information about the SARA pre-lodgement process can be found on the [Queensland Planning website](#).

Additional assessment or referral triggers under the Planning Regulation 2017 may apply, for example if the land is also in a coastal management district or adjacent a State controlled road. This guidance does not cover these additional statutory requirements

3.0 Assessment criteria

When referring an application to SARA applicants must demonstrate compliance with the performance outcome or purpose statement of State code 13. UXO can pose a significant safety concern and is therefore a matter of interest to the State. State code 13 has been prepared to ensure that sites with substantial potential for UXO are appropriately investigated and remediated (where necessary) to mitigate any risk to human health or the environment.

Each of the following sections addresses a relevant provision in the code and provides information and actions that may be required to demonstrate compliance.

3.1 Meeting the performance outcome

State code 13 contains one performance outcome (PO). This PO requires that a contractor, approved by DOD, has certified either that the area has been remediated, or that the site can be suitably managed for the proposed use. The list of contractors can be found on the [DOD website](#).

To expedite assessment of a development application, it is recommended that applicants seek input from one of these contractors prior to lodging a development application. Certification by a contractor should be included as part of the information given at the time of lodgement of the application.

Note that there is no acceptable outcome (AO) specified for this PO.

3.2 Meeting the purpose statement

The purpose of the code is to ensure that proposed development sites identified as having substantial UXO potential are appropriately investigated and, where necessary, remediated so as to not place human health or the environment, at risk as a consequence of development.

The applicant may wish to address the purpose statement if, for example, investigation or remediation has been certified by a contractor who is not identified on the DOD register.

Where the purpose statement is relied upon, the applicant will still be required to provide evidence that the site has been investigated and/or remediated by an appropriately qualified professional, and that carrying out the development will not result in a risk to people or the environment.

4.0 Further information

If you have questions regarding this guideline, State code 13 or the management of UXO under the *Planning Act 2016*, please contact your [local regional office](#).

Further information on UXO more generally, including what to do if you suspect that UXO may be discovered, can be found on the [DOD website](#).

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