

DISCLAIMER, LIMITATIONS & CONDITIONS OF USE

A. Limitations

In providing the information contained in the planning scheme overlay maps (flood hazard), referred to here as the 'flood maps', Council advises that it is not the sole source of flood information for floods in the areas mapped. Users of the flood maps are reminded of the need to ensure that all information upon which they rely is up to date. Those proposing to carry out development on or near flood liable land should contact Council.

Flood information relating to a specific property in any of the following town areas: - Gayndah, Mundubbera, Monto, Abercorn, Ceratodus, Moonford and Mulgildie, is based on the 2013 flood heights. The flood information shown for these and the other mapped areas is determined from the best data currently available to Council. Some of this has been obtained from external agencies and bodies and may be based on actual or simulated flood events. As such, Council does not warrant or represent that the maps are free from errors or omissions. Council does not accept any liability in relation to the quality or accuracy of the flood maps. In particular, Council does not warrant that land not shown as being subject to flooding or inundation, or premises above a certain level, is flood-free.

B. Flood levels and sources

This information does not represent the highest probable or possible flood level that might affect a property in a future flood as floods are inherently variable and unpredictable. A flood that is more severe than the 2013 flood, either generally or in a local vicinity, could occur albeit statistically rarely. Further, there may have been significant other historic floods that are not included, due to either lack of available information of significance or relevance. (e.g. 1942 flood and other smaller, but significant, flood events).

A property may be affected by other sources of potential inundation such as overland flow from adjoining or nearby land or streets or the bursting of pipes. The flood information shown does not provide any information relating to these or other potential sources of flooding.

All inundation areas shown on the flood maps have been determined from the information available to Council at the date of issue. The levels for a particular property may change if more detailed information becomes available.

C. Accuracy

The flood maps are intended only as a general guide to the probability of a flood and form part of the scheme for the sole purpose of regulating development within floodplains. They are not designed to be accurate at the individual property level. They are not a substitute for independent professional advice. Before relying on any material, you should independently verify its accuracy, completeness and relevance, and obtain any appropriate professional advice relevant to your particular circumstances and purpose. Accordingly, use of the information contained in the flood map is at the users own risk.

D. Copyright

The North Burnett Regional Council supports the sharing of flood information for the purposes of private study, research, or review, as permitted under copyright law. However, reproduction or use of the information or studies for commercial purposes is not permitted. If you are seeking to use the information for a commercial purpose, you must obtain permission from Council to do so.

E. Disclaimer

For the reasons set out in A, B, C and D above, Council makes no warranty or representation regarding the accuracy or completeness of the flood maps.

The North Burnett Regional Council and its respective servants and agents do not accept responsibility or liability on any basis (including contractual, negligence or other tortious action) for any expense, damage, cost or loss (including indirect or consequential loss) arising as a result of :-

1. Any information obtained from these flood maps being inaccurate or incomplete; or
2. Any one using or relying on any of the information for development purposes, to value property or to make any decision which may have financial or legal implications.