

# Planning

# Scheme

# 2016

**Volume 3: Mapping**



## Schedule 2 Mapping

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'Editor's note—mapping for the PIP is contained within Schedule 3 of the planning scheme.'

### SC2.1 Purpose of maps

The maps contained in this Schedule are regulatory maps for the purpose of the planning scheme.

### SC2.2 Use of maps

- (a) Maps provide spatial context to the provisions of the planning scheme.
- (b) Maps help inform the community of what development is planned in the areas mapped.
- (c) Maps are used for the purpose of development assessment under the Act.
- (d) Any other use of the maps is not authorised.

### SC2.3 Sources of information

- (a) The source of information from which the map has been compiled is identified on the legend of the map where that information is known.
- (b) Some maps are provided by the State and sources of information from which those maps have been compiled should be sought from the State.

### SC2.4 Reliability of information

- (a) The maps are cadastrally based.
- (b) Information on the maps is not always cadastrally based and where not is indicative and subject to field verification.
- (c) The following specific limitations apply to maps that delineate areas as being subject to inundation by floods of various magnitudes.
  - (i) The maps do not show flooding from local drainage systems which can occur as a result of localised heavy rainfall. Nor do they show flooding that may occur as a result of the interaction with catchments other than those modelled. In particular, actual flood extents in the area may be greater than shown due to the effect of runoff from un modelled areas.
  - (ii) The data contained on the maps is based in part on hydraulic and hydrological modelling to an accuracy sufficient for broad scale flood risk management and planning. The modelling reflects current practice but it must be realised that there are uncertainties associated with the data on which the models are based and therefore on the flood extents shown on the maps.
  - (iii) The depth / velocity hazard assessment is not based on actual historical floods. Actual flood extents will vary from one flood to another being affected by earthworks, blockages of structures due to debris, further development within the catchments and other factors.
  - (iv) The severity of hazard shown is a prediction of land affected for the specific level of risk and does not necessarily indicate a threat to buildings located on that land. Flood assessment for particular sites will require more detailed interpretation, survey and hydraulic analysis by qualified and experienced persons.
  - (v) The extent of flooding shown on the maps is based on predictions of flood behaviour.
  - (vi) The limit of flooding shown is not a boundary between flood prone and flood free land. Floods could inundate areas outside the areas shown and the extent of flooding shown may not occur across the entire area during any one storm event.

### SC2.5 Changes to maps

- (a) Proposed changes to any maps compiled by Council will require the Council to proceed through the statutory process for making or amending a planning scheme.
- (b) State maps can be changed without notice to Council or the community and the changed maps can have immediate application. Council cannot guarantee the accuracy or completeness of State maps as they are updated on an ongoing basis. A copy of the latest version of State maps is available from (insert website)

### SC2.6 Electronic versions of maps

- (a) In any situation where the printed official map or related information of the Council differ from electronic versions contained on Council's website, the official printed publications take precedence.
- (b) Users of electronic information should verify it with the printed official information before acting on it.
- (c) The Council does not warrant the accuracy of the electronic versions and accepts no responsibility for any damages suffered by any person as a result of decisions made - or actions based - on informational content accessed via its Internet site.
- (d) Official versions of all maps and related information can be obtained from the Council by calling 1300 362 242 or emailing [info@trc.qld.gov.au](mailto:info@trc.qld.gov.au).

### SC2.7 General Disclaimer

- (a) The maps are provided on an "as is" basis without any express or implied warranty of any kind in relation to the data (including without limitation, accuracy, reliability, completeness or fitness for a particular purpose other than a purpose or use identified in SC2.7(d) below.
- (b) To the maximum extent permitted by applicable law, in no event shall the Council be liable for any special, incidental, indirect, or consequential damages whatsoever (including, but not limited to, damages for loss of profits or confidential or other information, for business interruption, for personal injury, for loss of privacy, for failure to meet any duty including of good faith or of reasonable care, for negligence, and for any other pecuniary or other loss whatsoever including, without limitation, legal costs on a solicitor own client basis) arising out of, or in any way related to, the use of or inability to use the data.
- (c) The maps are provided on the basis that those responsible for their preparation and publication do not accept any responsibility for any loss or damage alleged to be suffered by anyone as a result of the publication of the map and the notations on it, or as a result of the use or misuse of the information provided therein.
- (d) Council makes no representations about the suitability of the maps for any purpose or use other than those specified in SC2.1 and SC2.2 above.
- (e) The Council makes no representations whatsoever about any other website which you may access. Links to other websites are provided to you only as a convenience. The linked sites are independent of Council and Council is not responsible for the contents of any linked site or any link contained in a linked site or any changes or updates to such sites. Inclusion of any link to another website does not imply endorsement of the site by Council.
- (e) It is possible that adverse consequences, including viruses or loss of privacy, may result from use of third party sites.

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