Sunshine Coast **Planning Scheme 2014**
Forest Glen/Kunda Park/Tanawha Local Plan Area

Maroochydore/Kuluin Local Plan Area (Refer to Tile 22)

Buderim Local Plan Area (Refer to Tile 32)

Sippy Downs Local Plan Area (Refer to Tile 33)

Height of Buildings and Structures Overlay Map

Maximum Height of Buildings and Structures

⬜ (grey)	8.5 metres
🟨	12 metres
🟪 (pink)	15 metres
🟫	18 metres
🟥	21 metres
🟪 (purple)	25 metres
🟦 (light blue)	30 metres
🟦 (dark blue)	37.5 metres

Other Elements

- Local Plan Area
- Declared Master Planned Area (see Part 10 - Other)
- Land within Development Control Plan 1 - Kawana Waters which is the subject of the Kawana Waters Development Agreement (see Section 1.2 - Planning Scheme Components)
- Priority Development Area (subject to the *Economic Development Act 2012*)
- DCDB 6 April 2022 © State Government

Note 1 – For development on a site within a flooding and inundation area as identified on a Flood Hazard Overlay Map, the maximum height of a building or structure is calculated in accordance with the formula in PO2 in **Table 8.2.8.3.1 (Performance outcomes and acceptable outcomes for assessable development)** of the Height of buildings and structures overlay code.

Note 2 – The Height of Buildings and Structures Overlay Maps show the maximum height limit for development on a particular site. A lower height limit may be required in a Local Plan Code or Use Code for certain parts of the site e.g. buildings may be required to be stepped, or observe lower height limits along site frontages.

Note 3 – In certain circumstances pre-existing development approvals may override the operation of an overlay.

Approx Scale @ A3 1:24,518

0   187.5   375   750   1,125
Metres

Overlay Map OVM31H

Amended 16 May 2022   Sunshine Coast Planning Scheme 2014