

Height of Buildings and Structures Overlay Map

Maximum Height of Buildings and Structures

6 metres	15 metres
8 metres	16 metres
8.5 metres	18 metres
9 metres	20 metres
10 metres	21 metres
11 metres	25 metres
12 metres	30 metres
13 metres	37.5 metres
14 metres	45 metres

Other Elements

- Local Plan Area Boundary
- Declared Master Planned Area (see Part 10 - Other Plans)
- 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 21 May 2018 © State Government

Specific Site Note 1 – (Key Site 3 – Club Eatery): Where a proposal provides for a five-star international standard accommodation hotel component in accordance with PO15 of the Mooloolaba/Alexandra Headland local plan code, the maximum height of buildings and structures may exceed a building height of 37.5 metres, up to a maximum of RL 50m AHD.

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.

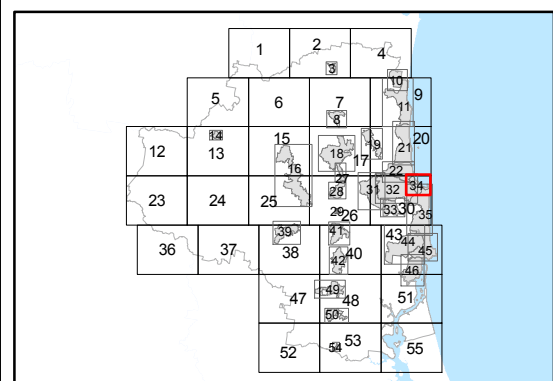
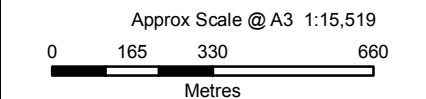
Note 2 - The Height of Buildings and Structures Overlay Maps show the maximum height limit for development on a particular site. A lower height limit may be required in a Local Plan Code or Use Code for certain parts of the site e.g. buildings may be required to be stepped, or observe lower height limits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

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

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Overlay Map OVM34H