

**Height of Buildings and Structures Overlay Map**

**Maximum Height of Buildings and Structures**

6 metres	16 metres
8 metres	18 metres
8.5 metres	20 metres
9 metres	21 metres
10 metres	25 metres
11 metres	30 metres
12 metres	37.5 metres
13 metres	45 metres
14 metres	Unspecified maximum height
15 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 August 2019 © State Government

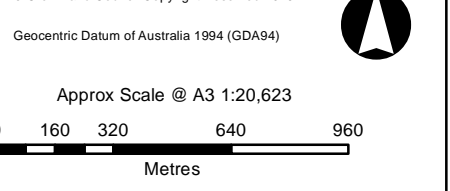
**Note 1** - For development on a site within a flooding and inundation area as identified on a Flood Hazard Overlay Map, the maximum height of a building or structure is calculated in accordance with the formula in PO2 in Table 8.2.8.3.1 (Performance outcomes and acceptable outcomes for assessable development)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

**Disclaimer**  
While every care is taken to ensure the accuracy of this product, neither the Sunshine Coast Regional Council nor the State of Queensland makes any representations or warranties about its accuracy, reliability, completeness or suitability for any particular purpose and disclaims all responsibility and all liability (including without limitation, liability in negligence) for all expenses, losses, damages (including indirect or consequential damage) and costs that may occur as a result of the product being inaccurate or incomplete in any way or for any reason.

© Crown and Council Copyright Reserved 2019  
Geocentric Datum of Australia 1994 (GDA94)



Overlay Map OVM46H

**Specific Site Note 1** - A single focal tower of up to 30 metres may be established within the Pelican Waters Southern Lakes Area as provided for by the Golden Beach / Pelican Waters local plan code.