Kawana Waters
Local Plan Area
(Refer to Tile 35)

Caloundra West
Local Plan Area
(Refer to Tile 44)

Golden Beach/Pelican
Waters Local Plan Area
(Refer to Tile 46)

Specific Site Note 1

Specific Site Note 2

Specific Site Note 3

Specific Site Note 4

Height of Buildings and Structures Overlay Map

Maximum Height of Buildings and Structures

6 metres		16 metres	
8 metres		18 metres	
8.5 metres		19 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	
15 metres		Unspecified maximum height	

Other Elements

Specific site note area

Local Plan Area Boundary

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)

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Specific Site Note 1 - (Key Site 1 - Top of Town): Where a proposal provides for a minimum four-star standard accommodation hotel component, and site amalgamation in accordance with PO29 of Table 7.2.6.4.1 of the Caloundra Local Plan Code, the maximum height of buildings and structures may exceed a building height of 30 metres, up to a maximum of 40 metres.

Specific Site Note 2 - (Key Site 2 - Western Sites): Where a proposal provides for site amalgamation in accordance with PO31 of Table 7.2.6.4.1 of the Caloundra Local Plan Code, the maximum height of buildings and structures may exceed a building height of 25 metres, up to a maximum of 30 metres. Where a proposal provides for site amalgamation and a minimum four-star standard accommodation hotel component and/or a vertical retirement facility in accordance with PO31 of Table 7.2.6.4.1 of the Caloundra Local Plan Code, the maximum height of buildings and structures may exceed a building height of 25 metres, up to a maximum of 45 metres.

Specific Site Note 3 - (Key Site 3 - Bulcock / Maloja): Where a proposal provides for a minimum four-star standard accommodation hotel component and/or a vertical retirement facility, and site amalgamation in accordance with PO33 of Table 7.2.6.4.1 of the Caloundra Local Plan Code, the maximum height of buildings and structures may exceed a building height of 25 metres, up to a maximum of 40 metres.

Specific Site Note 4 - (Key Site 9 - Kings Beach Shops): Where development provides for the amalgamation of Lot 0 and Lots 1 - 4 BUP3932 at 12 Princess Lane and/or Lot 0 and Lots 1 - 6 BUP133 at 14 Princess Lane with Lot 230 RP43053 at 36 Esplanade Headland, Kings Beach a maximum height limit of 21 metres applies.

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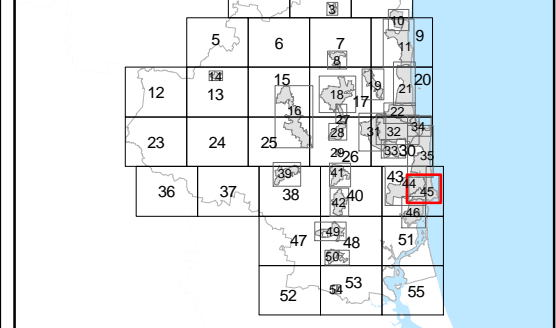
Note 2 - The Height of Buildings and Structures Overlay Maps show the maximum height limit for development on a particular site. A lower height limit may be required in a Local Plan Code or Use Code for certain parts of the site e.g. buildings may be required to be stepped, or observe lower height limits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

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

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Geocentric Datum of Australia 1994 (GDA94)

Approx Scale @ A3 1:21,179

0   225   450   900

Metres

Overlay Map OVM45H

Path: W:\Common\Geo\Projects\130101_SunshinecoastPlanningScheme2014\SCPS2014_A19R5\Maps\Schedule2\ie_OverlayMaps\SCC_PS_OVH_Cal_Landscape_20140122.mxd

Amended 23 September 2019   Sunshine Coast Planning Scheme 2014