



### Height of Buildings and Structures Overlay Map

#### Maximum Height of Buildings and Structures

- 8.5 metres
- 12 metres
- 15 metres
- 18 metres
- 21 metres
- 25 metres
- 30 metres
- 37.5 metres

#### Other Elements

- Local Plan Area Boundary
- 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 10 October 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)



Approx Scale @ A3 1:3,380



### Overlay Map OVM29H