Height of Buildings and Structures Overlay Map

Maximum Height of Buildings and Structures

⬜ (grey)	8.5 metres
🟨 (yellow)	12 metres
🟪 (pink)	15 metres
🟫 (brown)	18 metres
🟥 (red)	21 metres
🟪 (purple)	25 metres
🟦 (light blue)	30 metres
🟦 (dark blue)	37.5 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 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.
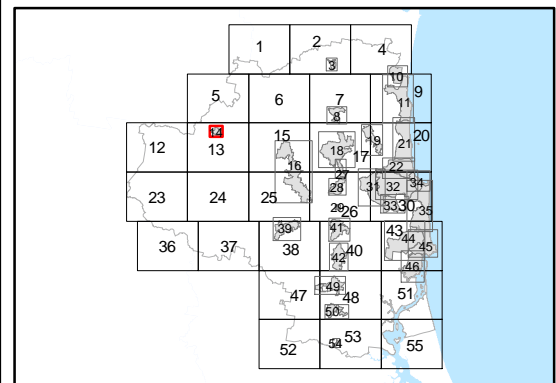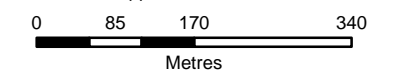
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Geocentric Datum of Australia 1994 (GDA94)

Approx Scale @ A3 1:8,167

0	85	170	340

Metres

Overlay Map OVM14H

Path: W:\Common\Geo\Projects\130101_SunshinecoastPlanningScheme2014\Queue_Version\SCPS2014_A20R3\Maps\Schedule2\e_OverlayMaps\SCC_PS_OVH_LPA_Landscape_20161101.mxd

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