

# Sunshine Coast Planning Scheme 2014



## Height of Buildings and Structures Overlay Map

### Maximum Height of Buildings and Structures 16 metres 8 metres 18 metres 21 metres 11 metres 25 metres 12 metres 37.5 metres

#### **Other Elements**

Local Plan Area Boundary Declared Master Planned Area (see Part 10 - Other Plans)

14 metres

Land within Development Control Plan 1 - Kawana Waters which is the subject of the Kawana Waters Development Agreement (see Section 1.2 - Planning

45 metres

Priority Development Area (subject to the Economic Development Act 2012)

DCDB 24 April 2018 © 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.

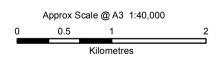
Note  $3-\ln$  certain circumstances pre-existing development approvals may override the operation of an overlay.

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Overlay Map OVM2H