









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
-  45 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

Specific Site Note 1 – (Key Site 3 – Club Eatery): Where a proposal provides for a five-star international standard accommodation hotel component in accordance with PO15 of the Mooloolaba/Alexandra Headland local plan code, the maximum height of buildings and structures may exceed a building height of 37.5 metres, up to a maximum of RL 50m AHD.

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.

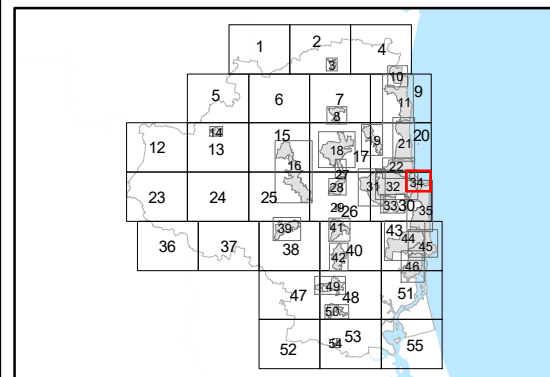
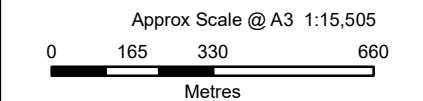
Note 2 - The Height of Buildings and Structures Overlay Maps show the maximum height limit for development on a particular site. A lower height limit may be required in a Local Plan Code or Use Code for certain parts of the site e.g. buildings may be required to be stepped, or observe lower height limits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

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

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Overlay Map OVM34H