Landsborough
Local Plan Area
(Refer Map Tile 42)

Beerwah
Local Plan Area
(Refer Map Tile 49)

PEACHESTER ROAD

STEVE IRWIN WAY

BRUCE HIGHWAY

JOINS MAP TILE 47

JOINS MAP TILE 51

COOCHIN CREEK

Glass House Mountains
Local Plan Area
(Refer Map Tile 50)

STEVE IRWIN WAY

Height of Buildings and Structures Overlay Map

Maximum Height of Buildings and Structures

6 metres		15 metres	
8 metres		16 metres	
8.5 metres		18 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	

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 24 April 2018 © State Government

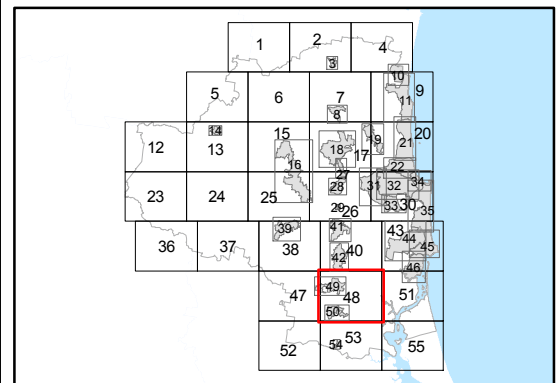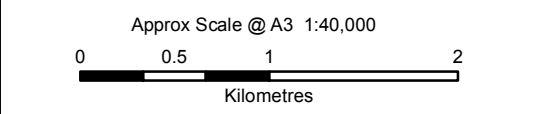**Note 1** — For development on a site within a flooding and inundation area as identified on a Flood Hazard Overlay Map, the maximum height of a building or structure is calculated in accordance with the formula in PO2 in Table 8.2.8.3.1 **(Performance outcomes and acceptable outcomes for assessable 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 — 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 1:40,000

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0        0.5        1                    2
         Kilometres
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Overlay Map OVM48H

Path: W:\Common\Geo\Projects\130101_SunshinecoastPlanningScheme2014\Queue_Version\SCPS2014_A13R2\Maps\Schedule2\ie_OverlayMaps\SCC_PS_OVH_40K_20140122.mxd

Amended 14 May 2018   Sunshine Coast Planning Scheme 2014