



Height of Buildings and Structures Overlay Map

Maximum Height of Buildings and Structures



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 POZ 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.

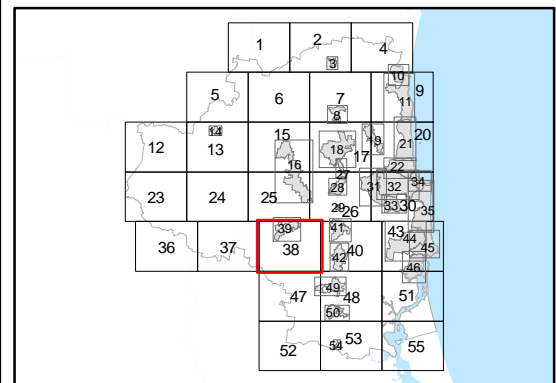
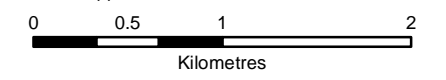
Note 3 – In certain circumstances pre-existing development approvals may override the operation of an overlay.

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Geocentric Datum of Australia 1994 (GDA94)

Approx Scale @ A3 1:40,000



Overlay Map OVM38H