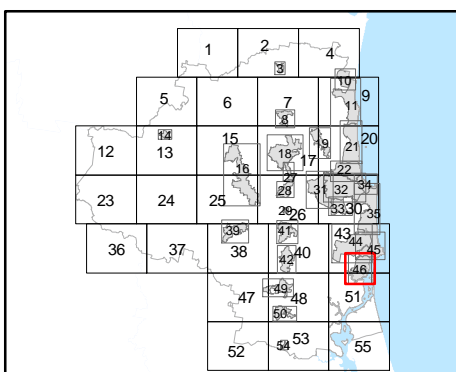


Caloundra West
Local Plan Area
(Refer to Tile 44)

Caloundra
Local Plan Area
(Refer to Tile 45)

1



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
- Unspecified maximum height

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 1:20,623



Overlay Map OVM46H

Specific Site Note 1 – A single focal tower of up to 30 metres may be established within the Pelican Waters Southern Lakes Area as provided for by the Golden Beach / Pelican Waters local plan code.