

8.2.8 Height of buildings and structures overlay code³⁰

8.2.8.1 Application

- (1) This code applies to assessable development:-
 - (a) subject to the height of buildings and structures overlay shown on the overlay maps contained within **Schedule 2 (Mapping)**; and
 - (b) identified as requiring assessment against the Height of buildings and structures overlay code by the tables of assessment in **Part 5 (Tables of assessment)**.
- (2) All provisions in this code are assessment benchmarks for applicable assessable development.

8.2.8.2 Purpose and overall outcomes

- (1) The purpose of the Height of buildings and structures overlay code is to protect the distinctive character and amenity of the Sunshine Coast as a place with a predominantly low to medium-rise built form.
- (2) The purpose of the Height of buildings and structures overlay code will be achieved through the following overall outcomes:-
 - (a) development provides for the height of buildings and structures to comply with specified height limits except where explicitly provided for in this code;
 - (b) development contributes to the retention of the preferred built form character for the Sunshine Coast, and the local plan area in which it occurs;
 - (c) the height of buildings and structures is consistent with the reasonable expectations of the local community;
 - (d) development on a *site* within a flooding and inundation area, as identified on a Flood Hazard Overlay Map, is afforded an allowance for additional maximum height so as to minimise the risk to people and property; and
 - (e) development does not result in a significant loss of amenity for surrounding development, having regard to:-
 - (i) the extent and duration of any overshadowing;
 - (ii) privacy and overlooking impacts;
 - (iii) impacts upon views;
 - (iv) building character and appearance; and
 - (v) building massing and scale relative to its surroundings.

8.2.8.3 Performance outcomes and acceptable outcomes

Table 8.2.8.3.1 Performance outcomes and acceptable outcomes for assessable development

Performance Outcomes		Acceptable Outcomes	
Maximum Height of Buildings and Structures			
PO1	Unless otherwise specified in PO2 below, the height of a building or structure does not:- (a) exceed the maximum height specified for the <i>site</i> on the applicable Height of Buildings and Structures Overlay Map; (b) adversely impact upon the character of the local area; and	AO1	No acceptable outcome provided.

³⁰ Editor's note—the Height of Buildings and Structures Overlay Maps in **Schedule 2 (Mapping)** show the maximum height for development on a particular *site*.

Performance Outcomes		Acceptable Outcomes	
	<p>(c) result in a significant loss of amenity for surrounding development.</p> <p>Note—a lower height limit may be specified in a local plan code or use code for certain parts of a <i>site</i> (e.g. buildings may be required to be stepped in height, or observe lower height limits along <i>site frontages</i>).</p>		
PO2	<p>Despite PO1 above, for development on a <i>site</i> 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 following formula:-</p> $MH = OMH + FHA$ <p>MH means the maximum height of a building or structure;</p> <p>OMH means the maximum height of a building or structure specified for the <i>site</i> on the applicable Height of Buildings and Structures Overlay Map; and</p> <p>FHA means the flood hazard allowance.</p> <p>Note—the flood hazard allowance is the vertical difference, in metres, between <i>ground level</i> and the minimum design floor level specified in Column 3B of Table 8.2.7.3.3 (Flood levels and flood immunity requirements for development and infrastructure) of the Flood Hazard Overlay Code.</p> <p>Note—for a <i>dual occupancy</i> or <i>dwelling house</i> on a <i>site</i> within the Low density residential zone, the flood hazard allowance calculated in accordance with the above formula is not to exceed 1 metre.</p>	AO2	No acceptable outcome provided.
Transition of Building Height			
PO3	<p>Where adjoining land with a lower maximum <i>building height</i> as specified on a Height of Buildings and Structures Overlay Map, development provides for a transition of <i>building height</i> adjacent to this land to minimise amenity impacts and achieve a greater consistency of character and scale.</p>	AO3	No acceptable outcome provided.
Building Design and Modelling			
PO4	<p>Within the maximum height specified for the <i>site</i> on the applicable Height of Buildings and Structures Overlay Map, building design and modelling incorporates roof forms that are consistent with, and reflect the intended character of, the local area in which the development occurs.</p>	AO4	No acceptable outcome provided.