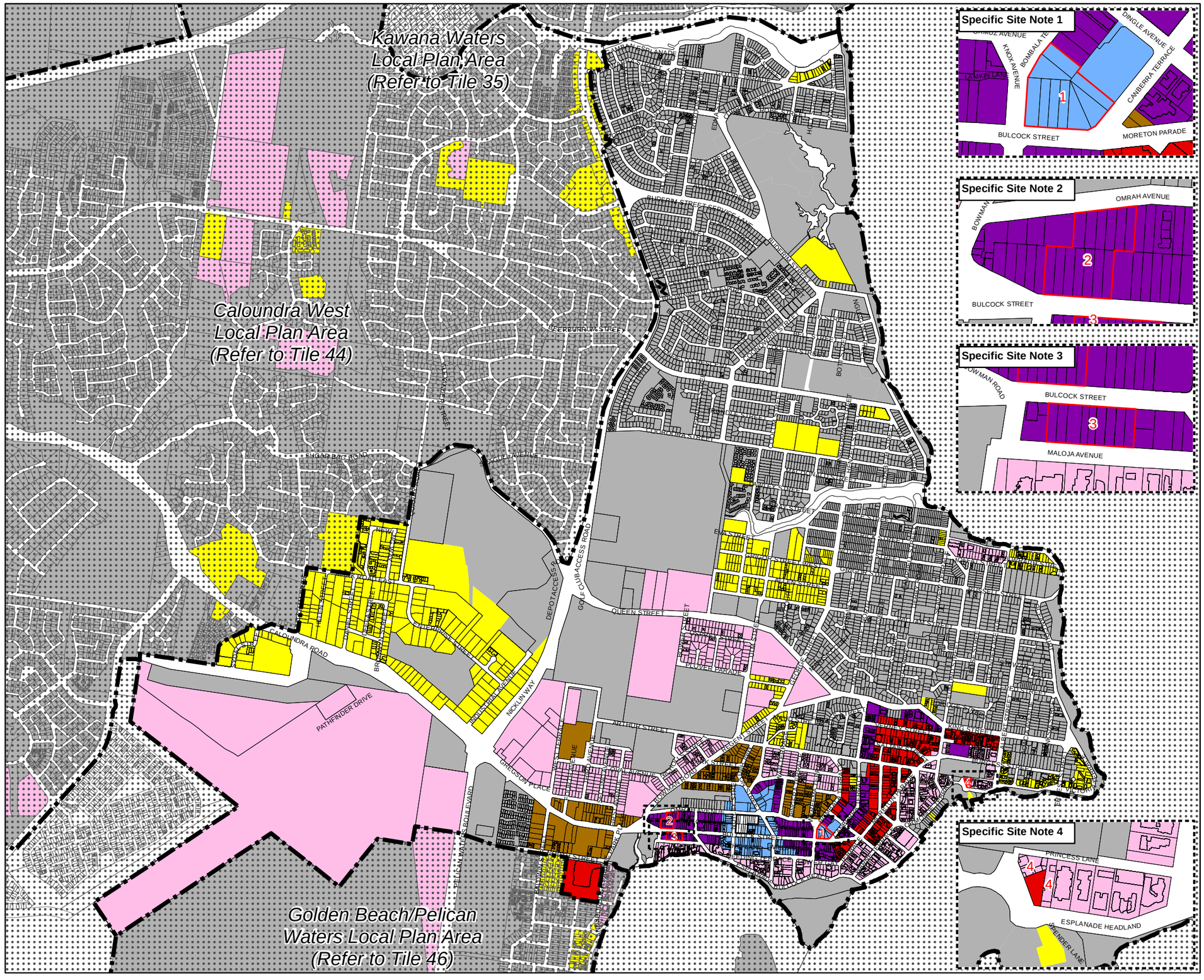

Height of Buildings and Structures Overlay Map

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

- Specific site note area
- Local Plan Area
- 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)
- DCDB 10 October 2019 © State Government

Specific Site Note 1 - (Key Site 1 - Top of Town): Where a proposal provides for a minimum four-star standard accommodation hotel component, and site amalgamation in accordance with PO29 of Table 7.2.6.4.1 of the Caloundra Local Plan Code, the maximum height of buildings and structures may exceed a building height of 30 metres, up to a maximum of 40 metres.

Specific Site Note 2 - (Key Site 2 - Western Sites): Where a proposal provides for site amalgamation in accordance with PO31 of Table 7.2.6.4.1 of the Caloundra Local Plan Code, the maximum height of buildings and structures may exceed a building height of 25 metres, up to a maximum of 30 metres. Where a proposal provides for site amalgamation and a minimum four-star standard accommodation hotel component and/or a vertical retirement facility in accordance with PO31 of Table 7.2.6.4.1 of the Caloundra Local Plan Code, the maximum height of buildings and structures may exceed a building height of 25 metres, up to a maximum of 45 metres.

Specific Site Note 3 - (Key Site 3 - Bulcock / Maloja): Where a proposal provides for a minimum four-star standard accommodation hotel component and/or a vertical retirement facility, and site amalgamation in accordance with PO33 of Table 7.2.6.4.1 of the Caloundra Local Plan Code, the maximum height of buildings and structures may exceed a building height of 25 metres, up to a maximum of 40 metres.

Specific Site Note 4 - (Key Site 9 - Kings Beach Shops): Where development provides for the amalgamation of Lot 0 and Lots 1 - 4 BUP3932 at 12 Princess Lane and/or Lot 0 and Lots 1 - 6 BUP133 at 14 Princess Lane with Lot 230 RP43053 at 36 Esplanade Headland, Kings Beach a maximum height limit of 21 metres applies.

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.

Disclaimer

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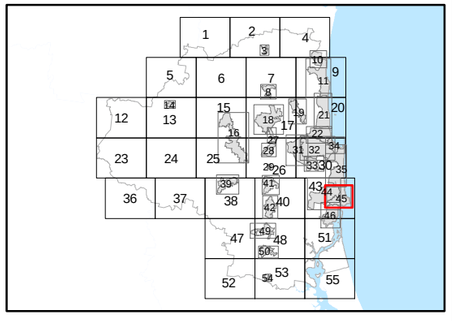
Geocentric Datum of Australia 1994 (GDA94)

Approx Scale @ A3 1:21,158

0 225 450 900

Metres



Overlay Map OVM45H