

### Height of Buildings and Structures Overlay Map

#### Maximum Height of Buildings and Structures

6 metres	16 metres
8 metres	18 metres
8.5 metres	19 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
15 metres	

#### Other Elements

- Local Plan Area Boundary (see Part 10 - Other Plans)
- 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

**Specific Site Note 1** – (Key Site 5 - 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 19 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 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.

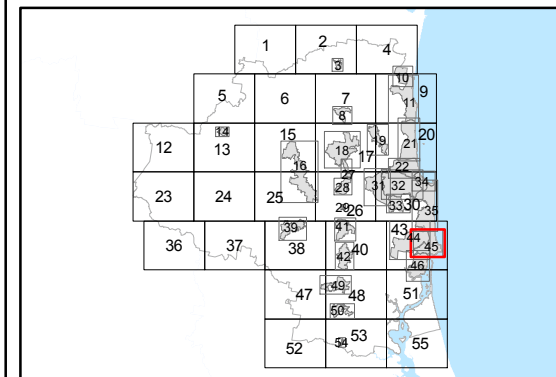
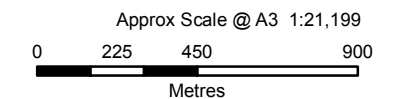
**Note 2** - The Height of Buildings and Structures Overlay Maps show the maximum height limit for development on a particular site. A lower height limit may be required in a Local Plan Code or Use Code for certain parts of the site e.g. buildings may be required to be stepped, or observe lower height limits along site frontages.

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

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### Overlay Map OVM45H