

○CTAVE

AT JUNCTION VILLAGE

BUILDING SETBACKS

This latest stage at Octave features some of the last remaining larger lots in the Cranbourne area. As part of this, some lots will have design controls in place to preserve green, open space. This means more space for lush front gardens and big backyards for families to play, all while leaving space for spacious family homes to be built.

Various setbacks and storey heights may apply. More information is detailed below or our Estate Manager can help guide you to finding the perfect lot for your new home.

	INTERFACE A ZONE Lots 623-633	INTERFACE B ZONE Lots 611- 622	NEIGHBOURHOOD ZONE Lots 601-610		
Front Setback (FS)	13m minimum	6m minimum	Area <= 550m ² 4m minimum	Area > 550m ² & <= 720m ² 5m minimum	Area > 720m ² 6m minimum
Rear Setback	10m minimum	8m minimum	2m minimum		
Side Setback - Inline Lots	1m minimum from at least 1 boundary	1m minimum from at least 1 boundary	1m minimum from at least 1 boundary		
Side Setback - Corner Lots	2m minimum	2m minimum	2m minimum		
Garage Front Boundary Setback (GS)			5.5m minimum		
Building Height (all buildings are limited to a maximum height of 8.5m above natural ground level)	A maximum of 1 storey. Please refer to Building Envelope for details	Double storey lots must have the upper-level set back behind the front wall of the dwelling			

A ZONE SETBACK EXAMPLE



B ZONE SETBACK EXAMPLE

