



Home Design Guidelines

Your place to
live well





LENDLEASE CREATING THE BEST PLACES

For over 60 years Lendlease has been creating communities that define the way Australians like to live. Truly beautiful places planned to maximise the things we love about our unique way of life.

These are places to belong, with a choice of living options designed for the way we like to live today, yet ever mindful of our responsibilities for how we will live tomorrow. At a Lendlease community you will find real opportunities in housing choice, education, work and healthy recreation built in from the very beginning.

Over 150,000 people live, learn, work or play in more than 45 major Lendlease communities creating an already rich history in master planned development.

We believe everyone who comes and experiences our places should feel safe within a welcoming community that will grow and prosper into the future.

We lead by example. Across the country, communities that we are responsible for continue to flourish, nurturing the very essence of what we believe for generations to come. These are the places that make us proud.

WHERE THE BUSH MEETS THE BAY

C O N T E N T S

| | |
|---------------------------------------|----|
| Lendlease vision | 2 |
| An introduction | 5 |
| Community vision | |
| Design requirements | |
| Statutory requirements | |
| Fibre optic connection | |
| Design approval process | 6 |
| Design requirements | 8 |
| 1.0 Setback plans | 9 |
| 2.0 Facade design | 10 |
| 3.0 Entry | 11 |
| 4.0 Corners and park frontages | 12 |
| 5.0 Dual frontages | 13 |
| 6.0 Multi-unit dwellings | 14 |
| 7.0 Roof pitch and form | 15 |
| 8.0 Eaves | 16 |
| 9.0 Building materials | 17 |
| 10.0 Garages and driveways | 18 |
| 11.0 Front landscape | 19 |
| 12.0 Fencing | 20 |
| 13.0 Retaining walls | 22 |
| 14.0 Ancillary elements and screening | 23 |
| 15.0 Sustainability | 23 |
| Design approval checklist | 25 |
| Design approval form | 26 |



WHERE THE BUSH MEETS THE BAY

A N

I N T R O D U C T I O N

Community vision

Shoreline is bayside living, made better. Where the bush meets the bay, it's here you'll find balance. The wonder of the great outdoors and the amenities of a new town centre. Places to walk, run, cycle and kayak, and places to shop, gather and connect with family and friends.

This is the great Australian coastal dream, reimagined. Enjoy cool sea breezes and the shade of majestic fig trees, with new parklands and waterfront boardwalks ready to explore, as well as the islands beyond in Moreton Bay.

Outdoors or indoors, morning or night. On the water, or in the bush. There's more to life on the bay at Shoreline.

Design requirements

These Home Design Guidelines set out the minimum requirements for new homes and their front yard landscapes within Shoreline. They are a condition of your Contract of Sale and apply in addition to any other statutory requirements. All building and landscape designs must be approved by Lendlease prior to obtaining your Building Approval.

Some lots in Shoreline have special requirements for the home and landscape; these requirements seek specific outcomes for homes in key locations throughout the community. Lots with special requirements are defined on Sales Plans and must be met in addition to these Home Design Guidelines.

Additional information is included in your Contract of Sale covering the number of dwellings permitted on your lot; plan approval and building times; the period these Home Design Guidelines apply and site maintenance requirements prior to building.

For any questions regarding the requirements in these guidelines, contact Lendlease on (07) 3027 3237 or at planlodgement@bevwill.com.au to see how we can help.

Lendlease encourages diverse and innovative design at Shoreline. Any application that is not in accordance with the Home Design Guidelines but is considered to exhibit positive community and design outcomes may be granted approval.

Statutory requirements

It is ultimately up to the architect/designer/engineer and the registered building certifier/energy consultant to ensure that the home design complies with all the statutory requirements related to the construction of the home.

Fibre optic connection

At Shoreline, fibre optic cable is installed into all new streets to provide access to high speed internet, free to air television and telecommunication services. This service, provided by Opticomm, has specific requirements regarding connection.

For more information visit www.opticomm.net.au or contact 1300 137 800.

DESIGN APPROVAL PROCESS

You must receive Design Approval for your home and landscape plans from Lendlease prior to obtaining any relevant Building Approvals. Assistance is available to help you through each step of the approval process.

Just call Lendlease on (07) 3027 3237 or email planlodgement@bevwill.com.au

-
- | | | |
|---|---|--|
| 1 | Designing your home | While designing or selecting your home, work through the Shoreline Home Design Guidelines with your selected builder or architect. |
| 2 | Submit plans for design approval | Complete the checklist and Design Approval Form on pages 25 and 26 of this document and submit it with your plans through the Lendlease Builder Hub or at shorelinedesignsupport@lendlease.com . You must obtain your Design Approval no later than 12 months after the settlement of your land. |
| 3 | Receive design approval | Lendlease will assess and approve your plans once they meet the standards set out in this document. Assuming all required information is supplied and the design complies with these guidelines and any other applicable special requirements, approval should take no more than two weeks. |
| 4 | Building application | Provide a stamped copy of your Lendlease design approval to your builder/architect as part of your building approval application to your building certifier and local authorities. |
| 5 | Construction | Prior to and during construction, your block should be well maintained and free of rubbish. Construction of your new home and driveway must commence within 12 months and be completed within 24 months of the settlement date of your land. |
| 6 | Completion | Once you have completed your home and driveway and have obtained a final building approval, you can move in. Your front garden must be landscaped, including turf to verges and must remain well maintained in accordance with your design approval within 6 months of moving in. |
-



DESIGN REQUIREMENTS



Designing for your site

The design of your home should consider your specific needs and responds to the site to balance all relevant considerations as set out below.

A site-specific response allows the home and its land to maximise its potential, and includes consideration of:

- Orientation – providing light, solar access and ventilation.
- Face key living areas to the north or north east to let in winter sun.
- Shade windows and outdoor areas to protect from the summer sun. Keep west and east facing windows small with raised sill heights.
- Place operable windows on either side of your home to capture cooler summer breezes and encourage cross ventilation.
- Interface with the public realm – differing design outcomes are required for corner sites and those fronting public open space to balance the amenity of the public and private spaces and help to create a neighbourhood to be proud of.
- Views - those looking out from the home as well as those towards the home (e.g. if the home is seen from the end of a street) are assets to take advantage of.
- Private space – consider the location of these areas to maximise the amenity.
- Response to the physical environment – this includes points of access, ground levels, house design to suit the ground form, as well as landscaping in a manner that harmonises your home within the broader streetscape.

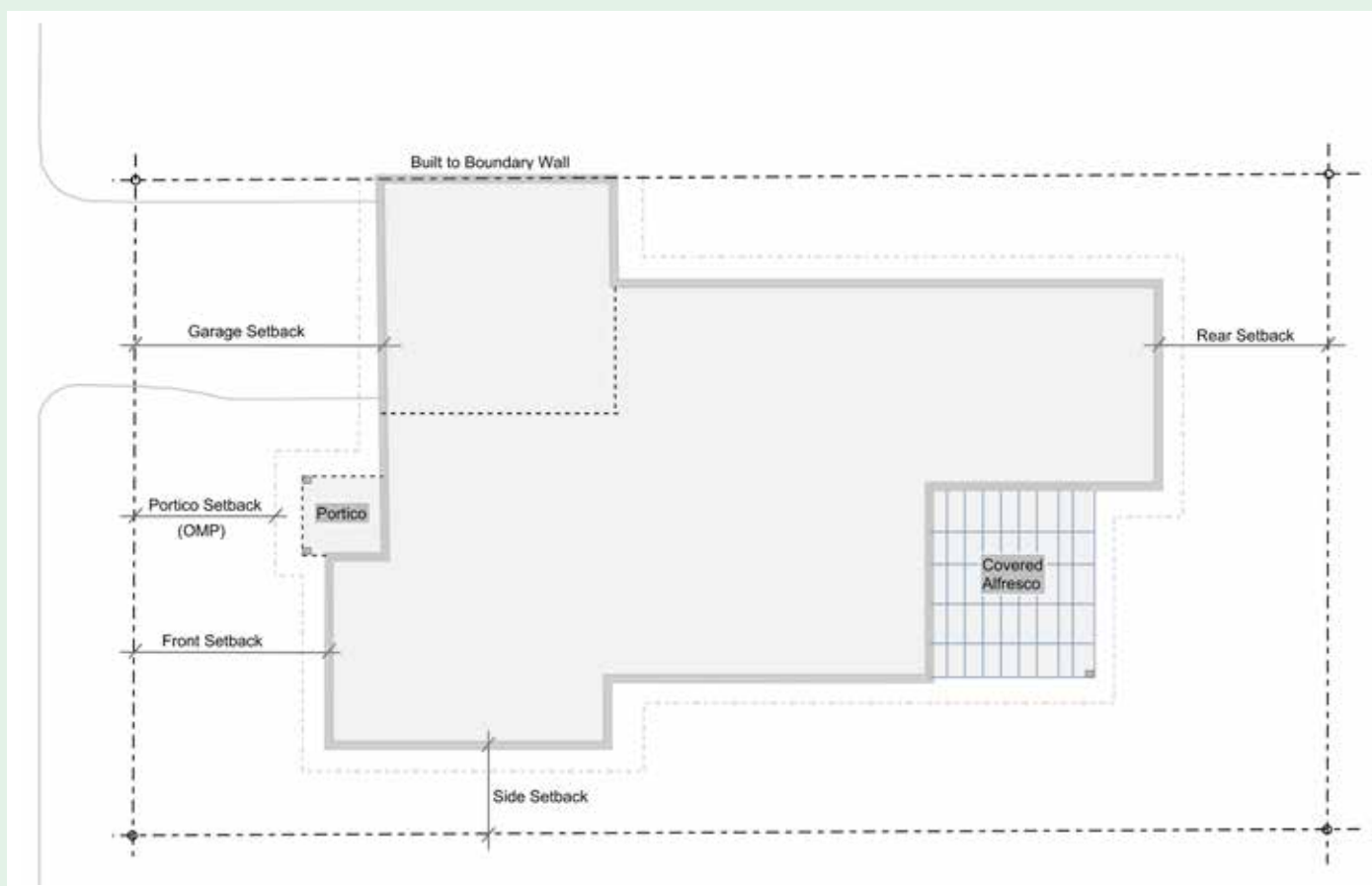
1.0 Setback plans and site cover

Setback plans are created for each lot in Shoreline. Your setback plan shows the minimum setbacks from each boundary of your block.

When you lodge for building approval, the approving authority must ensure your home complies with the setback plan, so refer to them as you design or select the home for your lot.

Contact Lendlease should you require any further information regarding setbacks.

Site cover is the area of the footprint of your house expressed as a percentage of your lot area. The footprint of your house includes all ground floor areas measured to the outside walls and also includes covered verandahs or porches.



Boundary setbacks

2.0 Facade design

Great streets include well designed homes and high-quality front yard landscaping complementing each other.

2.1 Articulation

- Roofed elements such as extended eaves, entries, pergolas and verandahs forward of the front wall as well as recessed windows and doors, give your house a sense of depth.
- At least one habitable room must address the street frontage (or both street frontages for corner lots).
- All homes must include articulation between the alignment of the front wall and the garage on the primary frontage. The minimum acceptable alignment variation is 500mm. It is preferred that the garage is setback behind the front wall, however if your garage is the forward protruding element, the maximum distance of the protrusion is 1.0 metre, and the roof above your entry must project forward of the garage roof.
- Double storey homes which incorporate a minimum depth 1.5 metre covered verandah/balcony to the first floor for at least 40% of house width, do not require articulation between the front wall and the garage.

2.2 Windows, glazing

Windows which overlook the street and public open space should be from habitable rooms, to provide passive surveillance and take advantage of any views.

- Windows facing the street must complement the house style and comprise:
 - a minimum of 20% of the front facade. (where dictated by solar orientation, a reduced area may be considered.)

2.3 Design repetition

Consult with your builder to understand if similar house designs are proposed in proximity to your lot. Where this occurs, you may wish to consider adjustments to elements within your design and/or the colour and material selections to allow for greater individuality.



Single storey articulation



Two-storey garage articulation



Full width verandah



Glazing to the street

3.0 Entry

The entry experience and its physical form is a space that is welcoming to residents and visitors and expands the threshold of crossing from the public to the private realm, allowing for a space to sit, engage, greet and connect.

- The approach to your front door must be prominent and visible to the street, covered by a porch/verandah or portico that projects forward or above the main roof line of the home.
- All supporting posts used within the structure of the porch/portico must be of an appropriate scale and present a minimum width of 300mm to the street.
- All homes must include glazing to the entry, either through:
 - the inclusion of an entry door with adjacent window;
 - or a minimum 1.0 metre wide door which contains integrated glazing.



Entry portico



Entry portico



Prominent entry



Wrapping the corner

4.0 Corners and park frontages

Homes on street corners or adjacent parks and public open space must address all street and park frontages as this adds to the appearance of your home within the public realm through visual interest and also increases passive surveillance.

- For the house elevation facing a secondary street, the first 4.0 metres must include at least two of the following features:
 - a continuation of the front facade's materials and detailing;
 - windows of a style consistent with the front facade, with a minimum glazing area of 1m²;
 - roof and wall articulation;
 - wrap around verandah/pergola/balcony etc around the street corner.
- A minimum 10% of the facade area facing the secondary street or park must comprise windows or glazing.
- Homes on park frontages must address the park frontage through verandahs, balconies, decks or patios that face the park.



Wrapping the corner

5.0 Dual frontages

Homes which have dual frontage to a street or laneway at the rear of the lot must address both frontages.

- The dwelling must gain vehicular access from the rear access street.
- The primary private open space is to be provided between the garage and the house.
- Pedestrian access, front letterbox and a front door entry is to be from the primary frontage.
- Fencing to the rear access street must be:
 - setback a minimum of 500mm from the rear boundary;
 - be a decorative fence style, consistent with the fencing requirements outlined for secondary streets;
 - includes a landscaped garden bed between the fence and the property boundary.
- Fencing and letterbox to the front may be provided by Lendlease in certain locations to provide a consistent streetscape.



Vehicle access



Pedestrian frontage

6.0

Multi-unit dwellings

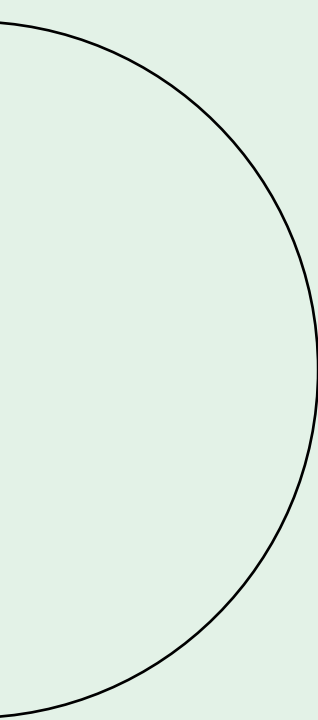
Homes which comprise multiple dwelling units are only permitted on lots where nominated on the sales/setback plans. All dwellings provided on these lots must be consistent with council's requirements and are to include the following additional items:

6.1 Auxiliary and secondary dwellings

- Are limited to a maximum of one single entry door to the street frontage.
- Include a combined letterbox that will service both units.
- Provide a single driveway and cross-over location that both units will gain access from.
- Includes sufficient private open space areas for each unit that are of a usable size.

6.2 Dual-occupancy, duplex and triplex dwellings

- Where accessed from multiple street frontages, entry doors are permitted from each street frontage.
- Where located on a corner lot, a maximum of one driveway accessed from each street frontage may be provided. Where located on a single street frontage, a single driveway access and cross-over must be provided that will service all dwellings.
- Include a combined letterbox that will service all dwellings.
- Include a minimum 30m² of private open space where located at ground level; or a minimum of 16m² where located as an upper level verandah or terrace.





Skillion roof design

7.0 Roof pitch and form

The roof on your home is a significant part of the visual presence that your home contributes to an attractive streetscape.

- For your roof to be in balance with your home and others in the street, the pitch of a hip or a gable is to be a minimum of 20 degrees, and not exceed a maximum of 29 degrees.
- The pitch of a skillion roof is to be between seven and 15 degrees. A minimum of two roof planes are required to all skillion roofs to provide a balanced appearance for the roof.
- Parapet designs are only permitted where included as a feature of the overall design of the home. Single storey parapet roof designs are not permitted to the entire front facade.
- Other roof forms may also be considered where they complement the architectural intent of the home and contribute positively to the streetscape.



Hip roof designs



Alternative roof designs



Eaves

8.0 Eaves

Eaves enhance the look of your home, boost solar performance and have a positive impact on the quality of the streetscape. We recommend that you consider eaves to all aspects of your home.

- A minimum of 450mm deep eaves must be provided to any of your home's frontages visible to a street or public open space or park. Eaves must return down the sides of the home a minimum of 3.0 metres from any street or public frontage.
- Two-storey homes must include eaves to all elevations of the home at the upper level.
- Eaves are not required to sections of facade finished to a built to boundary or parapet, verandah or patio/porch.



Eaves

9.0 Building materials

Building materials that complement the architectural style of your house add greatly to its streetscape appeal.

- Your front facade must include at least two different wall materials or finishes that draw attention to your home's entry and reduce the visual impact of the garage door.
- A minimum of 20% of the front facade area (excluding windows and doors) must be provided with a secondary or feature material.
- Where face brickwork is proposed within any street or public space facing facade, off-white mortar must be used, except where provided as a minor or feature element where a complementary mortar colour may be utilised.
- Unfinished materials including concrete block work, highly reflective or unpainted materials are not permitted. All external surfaces are to be in a finished state (painted or coated) prior to the occupation of your home.
- Steel roofing materials of any profile cannot be used as the predominant wall material.
- Highly reflective window tints detract from the look of your home and should not be used to any street facing frontages.



Inappropriate house colour selections

9.1 Colour palettes

- All roof and wall colour selections are to be complementary. Overly bright and unnatural colours are only permitted as a feature accent and must not be provided as major wall elements. Dark roof and wall colours absorb heat and should be avoided. Light and medium colours are preferred as they absorb less of the sun's energy and have a lower heat gain.
- Built elements in the landscape such as fences, courtyard walls and letter boxes should use materials and colours that complement those in your home.



Mixture of materials



Mixture of materials

10.0

Garages and driveways

Garages and driveways can have a negative impact on the street when they dominate the home and landscape.

- Garage doors on the primary frontage of single storey homes must not occupy more than 55% of the width of the home.
- Any garage door should not exceed 5.4 metres wide.
- Where a triple garage is allowed by the local council, the additional door must not exceed 3.0 metres in width. Articulation is required between the garage doors, with the third garage door to be set back a minimum of 500mm behind the alignment of the other garage doors.
- Driveways and paved areas within your property cannot exceed the width of your garage door by more than 300mm.
- Your driveway must be completed before you occupy your home.
- Only one driveway access is permitted per street frontage.
- Acceptable driveway materials include pavers, concrete (either broom finished, coloured, stamped or exposed) or any combination of these elements.
- Driveways across the verge must comply with local Council requirements and widths cannot exceed 3.0 metres for a single garage or 5.0 metres for a double garage at the front property boundary. Car tracks are not permitted.
- Where a concrete footpath is provided to the front of the lot, the driveway is to integrate with the footpath in accordance with the local Council standard design drawing requirements.
- Where lots have two street frontages, the garage must be located away from the corner.
- Where access is required to service the rear of the lot of a corner lot, temporary access may be obtained from the secondary street where it does not conflict with services or streetscape planting locations; and the road facilitates this arrangement. Only one permanent driveway is permitted to each dwelling.
- Carports and shade sails are only permitted where located behind the front facade and are to comply with the setbacks for garages.



Driveway, footpath and front landscaping

11.0 Front landscape

Quality front landscaping enhances the positive impact your home will have on the streetscape.

- Your front yard, including the council owned verge, must be landscaped within six months of moving into your home.
- A minimum of 50% of your front yard must be landscaped with a combination of garden beds and grass.
- The garden area must include groundcovers, mulch and mid storey planting. The minimum size of garden beds and minimum number of trees and shrubs to be included are outlined in this table for varying lot frontages.

| Lot frontage | Min. no of trees | Min. no of shrubs <1.0m high | Min. no of ground-covers | Min. planting bed area (m ²) |
|----------------------|------------------|------------------------------|--------------------------|--|
| 18m frontage or more | 3 | 15 | 20 | 30 |
| 16m-18m frontage | 2 | 10 | 15 | 18 |
| 14m frontage or less | 1 | 10 | 15 | 15 |
| | Min. pot size | | | |
| Ground-cover | 125 – 140mm | | | |
| Shrubs | 125 - 300mm | | | |

- Grass in the adjacent verge must be made good as part of your landscaping.
- Artificial turf is not an acceptable landscape treatment within the front yard or verge areas.
- Planted garden beds are required to the strip between your driveway and side boundary.



Front landscape details

Other elements to consider in your landscape

- It is preferable to include a pedestrian path separated from the driveway between the front door and the front of your lot, for pedestrian safety.
- Letterboxes are to be complemented with landscaping and must match the quality and style of the home.

Select plants that are suitable for your lifestyle, the local climate and your lot.

11.1 Corner lot landscaping

- On corner lots, planting including trees and shrubs must be provided to wrap the corner of the lot and address both street frontages.



Landscaping to the corner

12.0 Fencing

Fencing that is well designed has a positive impact on your home and street. All fencing is subject to council and other statutory requirements.

12.1 Front fencing

It is preferred that your landscape flows from the street to the front of your home; however, if fencing forward of your home creates usable outdoor space, you may choose to fence the space in a way that adds quality and activation to the street.

Where fencing is desired forward of the house, it is required to be:

- Fencing along the front boundary is to be set back 500mm from the property boundary and incorporate a planted garden bed between the fence and the boundary.
- A maximum height of 1.5 metres. The fence can be solid up to 1.2 metres high, but must be at least 50% transparent where the height exceeds 1.2 metres.
- Where the fence includes an integrated retaining wall, a combined maximum height of 1.8 metres is permitted.
- Acceptable materials include rendered masonry; painted or stained timber with expressed posts and shaped paling, capping, or open metal panels.
- Solid metal fences will not be permitted.
- Where a courtyard fence is required to enclose private open space provided at the front of the home, solid fencing over 1.2 metres in height may be provided, subject to approval from Lendlease.

12.2 Secondary street fencing

- Fencing fronting a secondary frontage or public open space is required to be:
 - a maximum height of 2.0 metres including retaining;
 - the fence element cannot exceed 1.8 metres and can be solid to this height;
 - any gates provided within these fences must be of a design consistent with and complementary to the fence;
 - excluding retaining elements, these fences should consist of no more than two materials/colours.



Front fence options



Front landscape buffer

- The fence must be decorative:
 - acceptable materials include painted or stained timber with expressed posts and shaped palings or a top rail; masonry fences in brick or finished block including render and paint with suitable timber or open metal infill;
 - solid metal fences will not be permitted.
- Secondary fencing must finish 4.0 metres behind the front wall of your home. The return section to the home must be of a consistent design and finish as the secondary fencing.
- Secondary fencing should be consistent with one of the following design examples:



Secondary street fencing options



Internal fencing and side fence returns

12.3 Internal boundary fencing

- Maximum 1.8 metres high and agreed with your neighbour where possible.
- Fencing not visible from the street should match the standard fence type of the area.
- This fence must finish at least 1.0 metre behind the adjacent front building line of the home and return to the side wall of the home.
- All timber side fence returns between the house and the side boundary must be painted or stained.

12.4 Fencing by Lendlease

- Where indicated on sales plans, Lendlease will build fencing along open space boundaries, project boundaries and high profile lot boundaries. This fencing cannot be altered, removed, damaged or modified in any way without prior written approval by Lendlease.

13.0 Retaining walls

Retaining walls that face the street need to have a positive impact on the quality of the streetscape and ensure car and pedestrian access to and from the lot and along the street is safe.

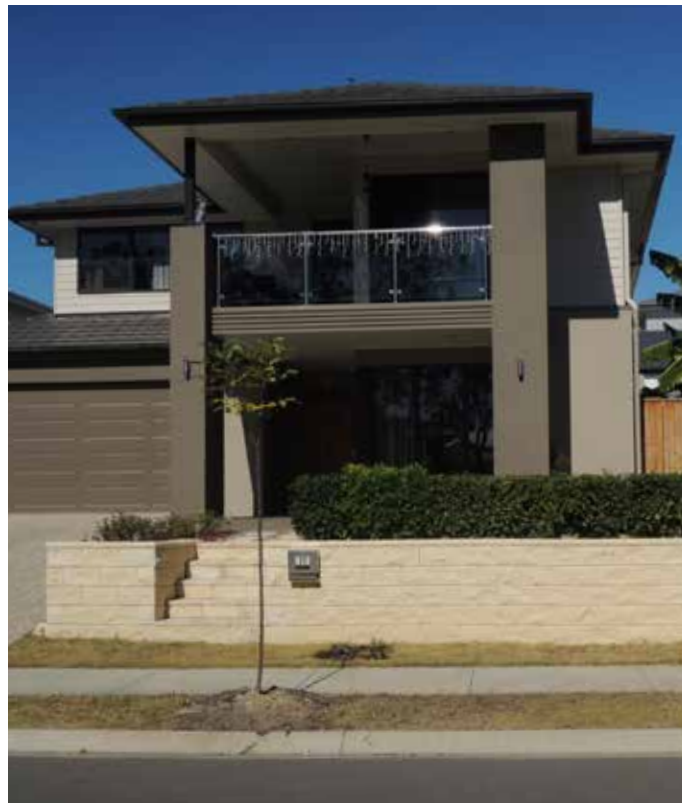
- Acceptable retaining wall materials are boulders, timber or concrete sleepers and rendered or feature block walls.
- Retaining walls visible along street or public open space frontages cannot exceed 1.0 metre in height in any single step. A planted strip of minimum depth 500mm is required between the front boundary and the retaining wall.
- Retaining walls to side boundaries between lots cannot exceed 1.0 metre high at the front wall of the house and must taper down forward of the home.
- In some instances, Lendlease has undertaken retaining to improve the buildability of your lot. These walls cannot be modified without approval from Lendlease.



Front retaining walls



Secondary street retaining



Front retaining walls

14.0

Ancillary elements and screening of structures

- Rubbish bins must be stored where they are not visible from the street or a permanent built screening structure or enclosure is to be provided.
- For elevated construction the underside of flooring must be screened to minimise the visual impact of under floor services. This may be achieved through battening, landscaping or a combination of both.
- Meter boxes, gas meters, air conditioning equipment and other services must be located in the least visually obtrusive location, away from public view from the street, or be screened or coloured to match the adjacent wall finish.
- Sheds or the storage of boats, caravans or similar must not be visible from the street or public open space.
- Rainwater tanks and clotheslines must not be visible from any street or public open space.
- Antennae and satellite dishes must not be located on the street or public frontage of the roof.

15.0

Sustainability

Solar panels

- Solar panels generate electricity from the sun and reduce the need to buy electricity during sunlight hours.
- Solar panels will need to be on the north most side of your roof as directed by the installer.
- Solar panels and solar hot water collectors and their frames visible from the street or public open space should follow the roof pitch to minimise visibility and bulk.
- The size of the system should match your day time electricity consumption.
- A minimum 1kW solar system is required to be provided to all homes.

Solar hot water

- Solar hot water uses the heat from the sun to provide hot water for your home which reduces energy consumption.
- Solar hot water roof collectors will need to be fixed in accordance with the product specifications.
- Base the size of your hot water system relevant to your household hot water needs.

Additional information referred to in this document can be found within the following items:

- Setback plan
- Sales plan



WHERE THE BUSH MEETS THE BAY



DESIGN APPROVAL CHECKLIST

The following information and plans need to be submitted with the Design Approval Form. These would normally be prepared for you by your builder or architect.

Site plans at 1:200 scale

These plans must show the home you are seeking approval for including:

- ☐ Street address and lot details.
- ☐ Site details, including boundary dimensions and bearings, existing contours, setback to all boundaries.
- ☐ Proposed pad levels and finished floor levels.
- ☐ Easements.
- ☐ Private open space.
- ☐ North point and scale.
- ☐ Building outline and extent of overhangs.
- ☐ Driveway width, location and materials, including location of existing layback to kerb.
- ☐ Height and materials of all fences.
- ☐ Location and capacity of solar panels and solar hot water system.
- ☐ Location of any rain water tanks and ancillary structures such as sheds, outbuildings, pergolas, gazebos and pools.
- ☐ Proposed cut and fill, battering and retaining walls including materials to be used and height of walls.
- ☐ House footprint area and total house internal and covered areas.

House plans at 1:100 scale

These plans must include:

- ☐ Room names.
- ☐ Internal and external dimensions.
- ☐ Location of meter boxes.
- ☐ Width and type of garage door.
- ☐ Elevations of all sides of the home showing the natural ground line and proposed levels.
- ☐ Location and extent of proposed materials and colours.
- ☐ Location of any elements placed outside the walls or above the roof such as air conditioning condensers, solar panels, aerials and satellite dishes.
- ☐ Roof pitch, eave widths, materials and heights.

Material and colour schedule

- ☐ House brick and tile selection, where applicable.
- ☐ House materials and colours.

Landscape design at 1:200 scale

- ☐ A landscaping plan for all yard areas visible from any street or park must include paved areas, walls fences and any planting including information about species, supplied plant size and location.

DESIGN APPROVAL FORM



Allotment details

Lot number: _____

Street address: _____

Village: _____

Owner details

Name: _____

Mailing address: _____

Postcode: _____

Phone: _____

Email: _____

Builder details

Builder company: _____

Builder name: _____

Builder contact: _____

Builder address: _____

Postcode: _____

Phone: _____

Email: _____

Building structure details

Has this house been modified in any way from the standard builders plan for this house type and facade?

☐ Yes ☐ No ☐ Unsure

Structure area (m²): _____

Number of bedrooms: _____

Levels/floors: _____

Wall material: _____

Roof material: _____

Roof type: _____

Number of car spaces in garages or carports: _____

Liveable Home Design

☐ None ☐ Silver ☐ Gold ☐ Platinum

NatHERS rating for home: _____

Rainwater tank

☐ Yes ☐ No

Number of bathrooms: _____

Number of living spaces: _____

Gas appliances: _____

Solar panel system size: _____

Hot water system type: _____

Air conditioning percent of home: _____

Air conditioning energy rating: _____

Submissions

You can submit your application through the Lendlease Builder Hub at www.lendleasebuilderagenthub.com.au if you are a builder or via email at planlodgement@bevwill.com.au

Please ensure the application includes:

- Design Approval Form
- A3 copy of full set of building plans including site plan, floor plans, roof plan, elevations and landscape plan
- Materials and colour schedule
- Landscape design

I/we certify that the information in the attached application is a true and accurate representation of the home I/we intend to construct. In the event that changes are made to the proposed plans, I/we will re-submit this application for approval of any changes.

Name/s: _____

Signed: _____

Date: _____





Sales and Information Centre
9 Jingeri Street
Redland Bay Qld 4165

1800 889 984 | shorelineredlands.com.au

This document has been produced for guidance only and is not an offer or an inducement to enter into a contract. All images in this document are intended to be visual aids only and do not necessarily accurately depict the object described. All projections contained in this document represent best estimates only at the date of this document, September, 2023. No person should rely or act on information in this document without obtaining professional or additional advice. Lendlease reserves the right to change this document without notice from time to time.

© Lendlease September, 2023

