

Danny Arraj Deal Sheet

Rhodes East

Rhodes East is an area of light industrial land and residential areas east of the Main Northern Railway Line at Rhodes fronting the Parramatta River. The area has been designated a Priority Precedent by the Department of Planning and Environment.

A draft Priority Precinct Plan was issued in 2017 and opened for consultation. The Department is presently preparing a precinct plan and a DCP.

The plans include up to 3,600 new homes including affordable housing, a new primary school, a river pool, improved access to existing leisure facilities and upgrades of those facilities.

Advising Billbergia Group on various aspects of planning and approvals in relation to a major project at Rhodes East, a high-density precinct comprising four mixed-use towers and a 12 storey government primary school for 1,000 students. Continued advice in relation to all aspects of project delivery including assisting with structuring, steering the proposal as well as general planning advice and strategy.

Camellia Town Centre

CTC is a proposal for the development of former industrial land at Camellia adjoining the Parramatta River. The development encompasses a riverside town centre, a new school, open space and housing including affordable housing. The development will be linked to the Parramatta CBD and to Sydney Olympic Park by light rail. The facilities proposed will accommodate 10,000 new homes and provide up to 5,000 new jobs.

The CTC Master Plan was issued for comment in late 2016 and the consultation period has now closed.

Lead advisor to Billbergia Group, a key landowner in Camellia in relation to a proposed town centre on the Parramatta River supported by mixed land uses and integrated with the Parramatta Light Rail.

Services include planning advice and strategy and all planning and other aspects of rezoning.

Riverlands

Riverlands was a proposed development of nearly 83 hectares of land adjoining the Georges River at Milperra used in part as a golf course.

Services provided included advice on planning issues and decisions made by the local authority in the planning process.

86-88 Walker Street, North Sydney

A \$170M development of a high-rise mixed-use building in North Sydney to comprise commercial spaces, a hotel and rooftop bar, currently awaiting development approval.

Services include planning advice and advice in relation to all legal aspects of project delivery, including but not limited to development management agreements, options, titling advice, and agreements for lease and construction.

189 Macquarie Street, Parramatta

A \$300M public private project with Parramatta City Council involving a large public car park and 725 apartments.

The project has encountered:

- alleged groundwater contamination;
- contaminated land, liability and cost recovery; and
- difficulties with conditions of approval (including dealing with regulators, local council, the Department of Planning and Environment, and the Environment Protection Authority).

Services included contract advice, litigation advice, strategy and support and planning advice.

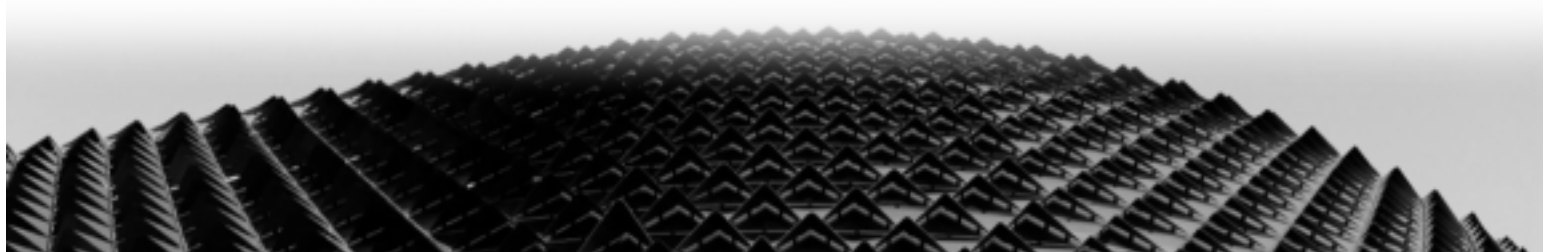
Wentworth Point

Advising a major developer in the rezoning process of the Wentworth Point Precinct formerly known as Homebush Bay, an area comprising of a high-density mixed use area including residential, commercial, and recreational uses. Continued involvement in the execution of the development including assisting with structuring, and general planning, advice, and strategy.

The Wentworth Point precinct encompasses:

- residential accommodation, shops and cafes
- a peninsula park
- a new primary school
- marine facilities, particularly for leisure
- cycling paths
- light rail access

Services including planning advice and strategy, including assisting with the developments.



Park Grove, Botany

Advising a major developer in relation to the planning approval of a staged master-planned lifestyle village comprising of mixed-use areas including over 500 apartments, commercial premises and open space. Continued involvement in the execution of the development including acting on the off the plan sale of the apartments.

Park Grove is former industrial land at West Botany, which was approved for development homes from 2006 onwards. Over 500 homes have been built in the various developments on the Park Grove Land.

Services include advising on all aspects of planning and strategy of the staged master-planned lifestyle village comprising apartments, commercial premises and open space, and litigation relating to conditions of approval.

Petersham

Advising Deicorp in relation to development application for 350 new apartments and a "revived" RSL Club in Petersham comprising a new two-storey 3,500sq m RSL which is designed to create a centre for the precinct.

The proposal involves building new apartment blocks on three separate tracts of land owned by the Petersham RSL.

The existing RSL venue will be demolished and replaced with an 11-storey apartment building.

Services include planning advice, off the plan sales, and general development advice.

Castle Hill

A development of 5 apartment blocks known as Skyview adjoining the shopping district and new metro station.

Services included planning advice, acquisition advice, construction issues, and contract issues.

Rosebery Project

Advising a major developer in relation to the acquisition of a residential development site comprising over 400 residential apartments, with existing off the plan sales. The site comprised a commercial office and warehouse building with existing tenants. The transaction involved both the acquisition of the land and acquisition of the developer entity which entered into pre-sale contracts under an asset realisation agreement with another land owner.

Lake Promenade, Rouse Hill

Advising the developer in relation to a residential development comprising 120 luxury apartments in 3 buildings comprising part of the New Rouse Hill community scheme.

Providing pre-acquisition advice and legal due diligence on the site, acted on the acquisition of the site and provided planning advice in relation to a s.96 modification application. Continued involvement in relation to acting for the developer in relation to the off the plan sales.

Botany (Pemberton Street)

Advising a major developer in relation to a residential development project comprising 150 apartments.

Services include advising, negotiating, and assisting in relation to:

- all aspects in connection with the acquisition of the site via an asset realisation agreement with the land owner (including development finance);
- the lodgement of a master plan and a s.96 modification application;
- the steering the development application through Council; and
- off the plan sales.

The North Village, Kellyville

Advising a major developer in relation to a mixed use development comprising 209 residential apartments, a shopping centre, retail pad and 36 land lots.

Negotiating and providing legal advice in relation to acquisition, titling structure, off the plan sales (including land lots) together with pre-committed leasing of shopping centre tenancies, and the retail pad secured by Aldi and McDonald's.

