



18 September 2019
Ref: E30293PHlet-rev1

Bexley North Hotel
ABN: 95 974 695 630
C/- Planning Ingenuity
Suite 210, 531–533 Kingsway,
Miranda NSW 2228

Attention: Mr David Waghorn

UPDATED DEVELOPMENT PLAN COVER LETTER
PROPOSED HOTEL REDEVELOPMENT
187 SLADE ROAD, BEXLEY NORTH

Nexus Project Delivery, on behalf of Tunborn Pty Ltd ('the client'), previously commissioned Environmental Investigation Services (EIS) to undertake a Stage 2 Environmental Site Assessment (ESA) for the proposed hotel redevelopment at 187 Slade Road, Bexley North ('the site').

We understand that the development details described in the Stage 2 report (ref: E30293KHRpt2, dated 19 March 2018) have been altered and a new planning proposal includes amendment of the height and floor space ratio to development standards outlined in Rockdale Local Environmental Plan 2011.

The new concept scheme includes demolition of all buildings on site and construction of a building up to 10 storeys high. The proposed use of the site will still include retail in the ground floor with residential units on the upper levels. Therefore, the assessment criteria and land use scenario adopted for the Stage 2 ESA is considered to remain valid.

Based on this, the conclusions and recommendations of the Stage 2 ESA are considered to remain valid.

This letter should be attached to and read in conjunction with the Stage 2 ESA. The limitations of the original report remain valid.

EIS has recently been re-branded to JK Environments and will continue to function as the environmental division of JK Group alongside JK Geotechnics and JK Drilling.





If you have any questions concerning the contents of this letter please do not hesitate to contact us.

Kind Regards

Todd Hore

Senior Associate Environmental Engineer

Brendan Page

Principal Associate

