



Document No: AE25 2797 REF 1 Community Response LET 01

Date: 25 June 2025

Attn: Joe Gavin of John Staff on behalf of Health Infrastructure NSW

Re: Response to community submissions for Proposed Hospital Building and Car Park at Albury Wodonga Regional Hospital.

Dear Joe,

The community has provided the following submissions to the proposed Hospital Building and Car Park at Albury Wodonga Regional Hospital. This letter provides a response to the concerns raised by the members of public.

- 1. I am also deeply concerned that the biodiversity study was limited by the time of year in which it was conducted. Especially given the proposed loss of 54 trees, when habitat loss due to land clearing and land use change is already significantly impacting biodiversity in the Albury LGA, this merits an unrestricted study.*
- 2. Biodiversity and Tree Loss: The biodiversity assessment was conducted with acknowledged seasonal limitations, specifically noting the inability to detect species that may have been dormant at the time. This incomplete assessment undermines any assurance that environmental impacts are “minimal”. A full, unrestricted survey must be conducted before final conclusions are drawn.*
- 3. The biodiversity study indicated the presence of several protected species but notes a restriction on the study as it was not suitable for species that may have been hibernating at the time of the study. The importance of our biodiversity warrants a full unrestricted study before concluding that minimal impacts exist. We note the obligation to consider - to the fullest extent possible - all matters affecting or likely to affect the environmental impact.*

Response:

Loss of trees: While the proposal includes the clearing of 54 trees, these trees form part of formal landscaping and garden beds within the established Albury Wodonga Regional Hospital. The trees are predominantly immature and don't provide significant habitat for native species. Health infrastructure NSW has a tree replacement policy of >1:1 (new tree planted : tree removed), thus there will be not net loss in trees from within Albury Wodonga Regional Hospital as greater than 54 new trees will be planted as part of the redevelopment of Albury Wodonga Regional Hospital.



Loss of habitat: The vegetation proposed to be removed for the proposed Hospital Building and Car Park at Albury Wodonga Regional Hospital occurs as part of the formal garden beds and landscaping within the existing hospital grounds. The majority of the trees are immature and do not contain hollows or nests. The only habitat they provide is foraging habitat and through the replacement of these trees, the habitat will be replaced.

Limitation of the survey: The report includes a reference to the limitation of the survey within the report. There is no requirement that “all seasons surveys” must be undertaken in order to fulfil the obligation to consider the environmental impacts to the fullest extent possible. However, the report includes assessment (in the form of 5-Part tests) of the threatened species that occur in the area and for which there is habitat for, on the parts of the Albury Wodonga Regional Hospital grounds that are proposed to be impacted by this activity. Thus, while some species might not have been captured during the surveys, by taking the existing survey data in the wider area (BioNet Atlas Database search). The potential impacts to the biodiversity that could occur on the site have been accounted for.

Kind Regards

A handwritten signature in black ink, which appears to read 'N. Tong'.

Nicholas Tong

Senior Ecologist/BAM Accredited Assessor