



New South Wales

Hume Local Environmental Plan 2001 (Amendment No 3)—Albury Fringe Zone

under the

Environmental Planning and Assessment Act 1979

I, the Minister for Planning, make the following local environmental plan under the *Environmental Planning and Assessment Act 1979*. (Q03/00103/S69)

FRANK SARTOR, M.P.,
Minister for Planning

Hume Local Environmental Plan 2001 (Amendment No 3)—Albury Fringe Zone

under the

Environmental Planning and Assessment Act 1979

1 Name of plan

This plan may be cited as *Hume Local Environmental Plan 2001 (Amendment No 3)—Albury Fringe Zone*.

2 Aims of plan

This plan aims to replace the conditions applying to the subdivision of land within the Albury Fringe Zone under *Hume Local Environmental Plan 2001*.

3 Land to which plan applies

This plan applies to all land within the Albury Fringe Zone under the *Hume Local Environmental Plan 2001* within the boundaries of the City of Albury.

4 Amendment of Hume Local Environmental Plan 2001

Hume Local Environmental Plan 2001 is amended as set out in Schedule 1.

Schedule 1 Amendment

(Clause 4)

Clause 19 Albury Fringe Zone

Omit items (1) and (2) of the matter relating to subdivision under the heading “**Condition**” in the Table to clause 19 (2).

Insert instead:

- (1) If land in the zone is to be subdivided, the minimum lot size is to be:
 - (a) 450m², if a single dwelling-house is to be erected on the land, or
 - (b) 232m² per dwelling, if multi-unit housing involving 5 or more dwellings is to be erected on the land.
- (2) Each lot must be serviced by reticulated water and reticulated sewerage.
- (3) Despite item (2), consent may be granted to create a lot for:
 - (a) public or community purposes (except those created for the purpose of a public building requiring connection to reticulated water and sewerage services), or
 - (b) the purpose of consolidation with another lot, or
 - (c) the purpose of readjusting lot boundaries but only if the number of lots is not increased.
- (4) Vegetation and habitat areas must be protected in accordance with the recommendations of the Albury-Wodonga Development Corporation document titled *Thurgoona Threatened Species Conservation Strategy* (2004), copies of which are available for inspection from the offices of the Council.