

Name of area	Purpose	Additional provisions
Special Control Area 4 — Water Corporation Wastewater Treatment Plant Odour Buffer Special Control Area	(1) The purpose of the Water Corporation Wastewater Treatment Plant Odour Buffer Special Control Area is: (a) To protect the Wastewater Treatment Plant present and future operations from potential conflict with incompatible development and land uses.	(1) In considering an application for development approval within the Water Corporation Wastewater Treatment Plant Odour Buffer Special Control Area, the local government shall have particular regard to: (a) The nature and position of the proposed development within the Special Control Area mapping; (b) The compatibility of the proposed development with odour emissions from the Wastewater Treatment Plant; and (c) Any specific advice and recommendations on the proposal received from the Water Corporation. (2) The local government may grant development approval for outbuildings to be developed within the Water Corporation Wastewater Treatment Plant Odour Buffer Special Control Area provided that the local government deems the development and/or land use compatible with the purpose of the Special Control Area and any necessary measures have been incorporated into the design for the premises. (3) The local government shall not support the further subdivision of any land within the Water Corporation Wastewater Treatment Plant Odour Buffer Special Control Area such where it will create a greater potential for future land use conflict to be generated between sensitive uses and the odour buffer around the Wastewater Treatment Plant. (4) Where subdivision is supported within the Special Control Area, the local government shall request the Commission impose a condition on the approval for the creation of any new lots created as a result of subdivision within the Water Corporation Wastewater Treatment Plant Odour Buffer Special Control Area to be required to have a memorial notice placed on the Certificate of Title advising that the land may be subject to odour emissions from the adjoining/nearby Water Corporation Wastewater Treatment Plant.