

RIVERHAVEN DEVELOPMENT, MARTIN — ENVIRONMENTAL AND PLANNING ISSUES

2708. Mr C.J. Tallentire to the Minister for Planning

I refer to the LWP Property Group's proposed Riverhaven development in the suburb of Martin, and ask:

- (a) how much is the developer contributing to the cost of:
 - (i) sewerage;
 - (ii) underground power;
 - (iii) road construction; and
 - (iv) construction of road access to existing roads;
- (b) what monitoring has been done to ensure that this development meets the air quality requirements of the Environmental Protection Authority, especially with regard to dust from the Gosnells quarry;
- (c) is this land subject to winter inundation;
- (d) what requirement is there for the developer to warn future property owners of the risks associated with purchasing land that is prone to flooding; and
- (e) what requirement is there for the developer to warn future property owners of air quality risks in this area?

Mr J.H.D. DAY replied:

- (a) The development costs are a matter of commercial confidentiality between the developer and its contractors. The developer is responsible for all the costs of providing:
 - (i) sewerage;
 - (ii) underground power;
 - (iii) road construction; and
 - (iv) construction of road access to existing roads.
- (b) This question should be directed to the Minister for Environment.
- (c) The existing soil and groundwater conditions indicate the possibility of sporadic seasonal inundation.
- (d) The conditions of subdivision approval issued by the Western Australian Planning Commission include the requirement for an Urban Water Management Plan to be prepared and the implementation of appropriate drainage works. All residential lots and roads will be drained and no flooding is expected to occur.
- (e) The conditions of subdivision approval issued by the Western Australian Planning Commission include a Notification to be placed on the Certificates of Title indicating that the lots may be affected by impacts, including dust, noise and vibration, associated with the nearby quarry.