



# Legislative Council Environment and Planning Committee

**Hearing Date:** 12 October 2023

**Question[s] taken on notice**

**Directed to:** Rivervue Retirement Village, Darren

Lewis **Received Date:** 13 November 2023

## 1. **David ETTERS HANK, page 94**

### **Question Asked:**

Could I perhaps just ask if you could provide subsequently a document that provides us with a history going from your original master plan through to – like a time line, and what those changes were? [...] if you could just give us some staging and suchlike. What is the current total value of resident ingoings that is held on that site?

### **Response:**

- See attached document titled: “1. History of Rivervue site”. We confirm that Appendix 1 of Schedule 1 of our submission dated 1 June 2023 contains a detailed development chronology.
- We don’t understand that Mr Lewis was asked to take on notice the question regarding the value of resident ingoings. Mr Ettershank rephrased his question, which resulted in Question 2 below (at page 95). See our response below to Question 2.

## 2. **David ETTERS HANK, page 95**

### **Question Asked:**

Do you have a current sworn valuation, or a valuation for the total value of the built form on the site? [...] And what do you think the number is, roughly?

### **Response:**

- As stated during the Hearing, we do not have a sworn valuation of the replacement cost of the village for insurance purposes.
- For the insurance year of the flood in October 2022 the declared value of the whole retirement village, including villas, and all the community facilities was \$86.5m.
- Mr Ettershank’s question here was: “...to understand...how...\$5million worth of building cover could..match up against the net value of the properties”. To be clear, Rivervue’s total building insurance cover was \$86.5 million, although there was a \$5 million insurance cover sub limit applied by the insurer for flood related insurance events. In relation to the sub limit for flood, as Mr Lewis explained during the Hearing: “We

*did undertake robust tendering processes...Five million dollars was the maximum the insurance market was able to offer us..."*

**3. Wendy LOVELL, page 95**

**Question Asked:**

On page 4 of your report you refer to a report prepared by Neil Craigie that Melbourne Water relied upon to establish all new floor levels et cetera to assure that units were built in accordance with the flood levels. Are you able to provide us with a copy of that report by Mr Craigie?

**Response:** See attached document titled: "3. 2010-12-24 Floodplain Neil Craigie Update Report.pdf".

**4. Ryan BATCHELOR, page 97**

**Question Asked:**

Do you provide any maps or other material?

**Darren LEWIS:** Yes. There is a map attached to the contract.

**Ryan BATCHELOR:** Can you provide a copy of that to the committee?

**Darren LEWIS:** Yes. If it is okay, it will be a template, not an individual residence.

**Response:**

See attached document titled: "4. Rivervue site map".

**5. Ryan BATCHELOR, page 97**

**Question Asked:**

One of the things I am also interested in is the extent to which your organisational and risk management policies that existed prior to 2022 considered flooding as a risk.

**Darren LEWIS:** We considered it amongst a range of risks, as I touched on earlier.

**Ryan BATCHELOR:** How do you rate it as a risk in your risk management profile?

**Response:**

- We are obviously aware of flood risk, noting that we are awaiting Melbourne Water's updated flood modelling and proposals in relation to structural mitigation works to protect against future flooding (which will be informed by the modelling).
- We have implemented various measures in relation to the risk including:

- commissioning flood specialists HARC, in consultation with Melbourne Water, to prepare a flood risk management plan for the site, to apply while we wait for the implementation of structural flood mitigation measures;
- our Emergency Management Plan has been updated for best possible preparedness, response and recovery in the event of a flood. This plan includes a comprehensive Flood Action Plan and a list of emergency contacts in the event of a flood;
- the Rivervue village staff have subscribed for flood warnings and alerts via the Bureau of Meteorology App and the VicEmergency App and subscription to the VicEmergency App has also been recommended to Rivervue residents;
- providing flood specific communications to residents encouraging them to stay informed of flood risk and providing resources for this;
- resident forums have been held to educate residents on flood preparedness, what to do in the event of a flood and for residents to link with support services.
- Structural mitigation measures are essential to properly manage flood risk. Melbourne Water are preparing updated flood modelling which will inform the required structural mitigation measures. We have emphasised with Melbourne Water that it is critical that its updated modelling be finalised as soon as possible, so that appropriate structural mitigation measures may be implemented without delay.

**6. Wendy LOVELL, page 102-103**

**Question Asked:**

I was just wondering: in the BMDA attachment to your submission it talks about, three-quarters of the way down the first page, the permit requiring reshaping of the land to manage flood risk et cetera and that these works included the retarding basin – read wetlands – land swales and landscaping and that amended plans were approved in 2009. Are you able to supply us with the approval document for those amendments? [...] Well, the approval documents for that, yes.

**Response:**

See attached file “6. MV 2009-06-02 endorsed plans stage 1,2-5.pdf”.