

27 March 2023

[REDACTED]
[REDACTED]
BEECROFT NSW 2119

Dear Mr [REDACTED]

Floodplain Risk Management Study and Plan – Project Update

I am writing to give you an update on the exhibition of the Floodplain Risk Management Study and Plan (FRMSP).

Understandably, people are concerned about the designation of Flood Control Lots (FCL) and what that means for their property. We have been working to address some of these concerns, particularly questions about the impact on property prices and insurance premiums.

The Insurance Council of Australia has a page on their website explaining flood insurance (see link over the page), including how insurers determine the flood risk to properties, which may assist. We are also discussing with the Insurance Council an opportunity for them to participate in a workshop with property owners within Hornsby Shire.

We understand the NSW Government Department of Planning and Environment (DPE) is revising their Floodplain Risk Manual which provides advice to councils on how to develop and implement local floodplain risk management plans and guides councils through the risk management process.

We are currently seeking an opportunity to express our community's concerns with the DPE and have them addressed as part of the review process. Additionally, we are discussing this topic with other councils, many of whom we understand are experiencing similar challenges with the current requirements.

We will close the Public Exhibition of the FRMSP on 31 March 2023, as advertised but will continue to accept submissions after that date. Every submission will be registered, and the matters raised will be considered. These will help inform our discussions with DPE and the further research we are undertaking, before resuming our engagement with the Hornsby Shire community on this project.

If you have not made a submission yet, I want to reassure you that no final decisions will be made before Council reopens the exhibition and holds the public forums that we have proposed. We will ensure that there is adequate time for anybody to make a submission at that time.

We will notify you when we have a further update, and when the exhibition period is re-opened and public forums scheduled.

We acknowledge your concerns on this topic, and we are making every effort to address the issues raised.

Yours faithfully



Robert Stephens
Deputy General Manager

TRIM Reference: F2022/00326-003

Some relevant websites

1. Hornsby Shire Council - Floodplain Risk Management Study and Plan
<https://yoursay.hornsby.nsw.gov.au/flood-risk-management>
2. Department of Planning and Environment - Floodplain Development Manual
<https://www.environment.nsw.gov.au/topics/water/floodplains/floodplain-guidelines>
3. Insurance Council of Australia - <https://insurancecouncil.com.au/resource/flood-insurance-explained/#:~:text=Most%20insurers%20use%20NFID%20to,use%20to%20determine%20flood%20risk>