

## What is this Renewable Energy Benefit Framework?

This Renewable Energy Benefit Framework provides guidance to developers of electricity generating works, which includes solar and wind energy farms, hydrogen energy, pumped hydro and battery energy storage systems, and Council's requirements to deliver benefits to our community through Planning Agreements.

## Related Legislation

Under the provisions of the Dubbo Regional Local Environmental Plan 2022, Electricity Generating Works are defined as: "a building or place used for the purpose of—(a) making or generating electricity, or (b) electricity storage". There has been much interest and growth in electricity generating works in the Dubbo Regional Local Government Area (LGA).

This Framework guides the impacts of such development types and the need to carefully consider and plan for broader community impacts. The NSW Planning System allows for the consideration of the impacts of development on the community through Planning Agreements under the Environmental Planning and Assessment Act 1979.

## Planning Agreements

A Planning Agreement is an agreement entered into by Council and a developer where the developer agrees to fund public amenities or infrastructure, dedicate land at no cost to Council, provide monetary contributions or any other material public benefit, for a public purpose.

A public purpose may include any of the following:

- Public amenities or services;
- Affordable housing;
- Transport or other infrastructure relating to the development;
- The funding of recurrent expenditure relating to the provision of public amenities or services, affordable housing or transport or other infrastructure;
- Monitoring of the planning impacts of development.

## Community Benefit Objectives

This Framework seeks to achieve the following community benefits:

- Ensure our community positively benefits from large-scale electricity generating works;
- Manage and seek to ameliorate the impacts of large-scale electricity generating works; and
- Provide opportunities for proponents to proactively and positively add to the betterment of the community.

## Funding Target

Proponents will be required to enter into Planning Agreements with Council as follows, with funding indexed to CPI annually:

### Electricity Generating Works

This includes solar energy farms, wind energy farms, pumped hydro, hydrogen energy developments and any other development that meets the definition of Electricity Generating Works.

- Funding target equivalent to 1.50% of Capital Investment Value of the project, with payment of all funds as annual payments.

### Battery Energy Storage Systems

- Funding target equivalent to 0.50% of Capital Investment Value of the project, with payment of all funds prior to the commencement of the development; or
- Funding target equivalent to 0.75% of Capital Investment Value of the project, with the payment of funds as annual payments.

## Use of Funds

Council will utilise funds received to benefit the community in the following ways (but may not be limited to):

- Road infrastructure provision and maintenance;
- Housing opportunities and initiatives;
- Strategic planning;
- Economic development and investment attraction opportunities and initiatives;
- Skills development;
- Community facilities and recreation opportunities;
- Youth welfare and support;
- Town centre development and maintenance in Wellington;
- Other infrastructure provision that provides for the continued health, wellbeing and development of the community.

Funding components must incorporate (but may not be limited to) strategic projects, community benefit funds and administration. Community benefit funds provide the ability for community groups and other not-for-profit organisations to seek funding.

## Further Information

For further information please contact Council's Growth Planning Branch on 02 6801 4000 or email to [council@dubbo.nsw.gov.au](mailto:council@dubbo.nsw.gov.au)