

Renewable Energy Community Benefit Framework

ADOPTED BY COUNCIL: [DATE TO BE COMPLETED BY GOVERNANCE]

1. RENEWABLE ENERGY COMMUNITY BENEFIT FRAMEWORK

The objectives of the Renewable Energy Community Benefit Framework (**Framework**) are to promote benefit sharing strategies associated with the development of state significant and regionally significant renewable energy projects in the Armidale Regional Council Local Government Area (**LGA**) that:

- secure off-site benefits for the community so that renewable energy development delivers a net community benefit;
- ensure that the wider community share in the benefits resulting from renewable energy development in the LGA;
- ensure that the costs and benefits of renewable energy development will be equitably distributed within the community and inter-generationally.

2. LEGISLATIVE AND REGULATORY FRAMEWORK

Section 1.3 of the *Environmental Planning and Assessment Act 1979* (**EP&A Act**) provides the legislative basis for the Framework.

Subdivision 2 of the EP&A Act provides the legislative basis for planning agreements.

3. PLANNING AGREEMENTS

Armidale Regional Council (**ARC**) will use the planning agreement provisions of the EP&A Act to deliver the objectives of the Framework. A planning agreement is a voluntary agreement between Council and a developer, who has made a development application, under which the developer is required to dedicate land free of cost; pay a monetary contribution; provide any other material benefit to be used for or applied towards a public purpose.

4. COMMUNITY BENEFIT

Community benefit excludes that which is required to mitigate adverse impacts of development including (but not limited to) host and adjoining landowner payments required to obtain consent or prescribed by legislation.

The financial value of community benefit will vary from project to project, however, the minimum community benefit threshold for ARC is 1.5% of capital value of the development. Projects that do not deliver community benefits above this threshold are likely to be considered not in the public interest.

5. PUBLIC PURPOSE

The public purpose that funds will be applied to include works to embellish public spaces, the provision of spaces for public recreation and community facilities, the provision of affordable housing and works to rehabilitate or conserve biodiversity values, or some other public purpose if the Council reasonably considers that the public interest would be better served by applying the funds towards that other purpose.

6. GOVERNANCE AND INTER-GENERATIONAL EQUITY

Council will ensure a governance structure that as far as possible reflects the needs and concerns of the immediate communities of impact and the broader region to assist with determining the public purpose for funds.

Council will manage funds to ensure that they benefit future generations as well as the present generation.

APPROVAL AND REVIEW		
Responsible Business Unit	Planning and Activation	
Responsible Officer	Chief Officer Planning and Activation	
Date/s adopted	<i>Council Executive</i> [updated by policy owner]	<i>Council</i> [DD Mmmm YYYY]
Date/s of previous adoptions	NA	
Date of next review	[Two years from last adoption]	
TRIM Reference		