CONSULTANCY DONE DIFFERENTLY

Real Settled Agreements

Comparables Sheet — Renewables Community Benefit Toolkit

Four real Community Benefit outcomes, checked against primary sources — not the toolkit's own prior notes. Only one was actually struck under Queensland's mandatory CBA framework.

KEY INSIGHT

Goombi Renewable Energy Hub is currently the only real precedent under the mandatory framework — and it settled exactly at the published floor rate. The other three cases here are legacy, voluntary arrangements struck before the law required more. That gap is the argument for coming to the table prepared.

MANDATED — FIRST CBA RATIFIED UNDER THE 2025 ACT (24 APRIL 2026)

Goombi Renewable Energy Hub

Western Downs Regional Council

Scale	Up to 800MW, up to 107 turbines — powers roughly 400,000 homes
Value	$840,000/year
Implied rate	$1,050/MW/year — exactly matching the published wind floor
Why it matters	The first Community Benefit Agreement signed in Queensland for a large-scale wind farm under the 2025 framework — ratified 24 April 2026. Developer: Goombi Energy Holdings (LP Renewable Projects + TagEnergy).

Source: esdnews.com.au; reneweconomy.com.au; tag-en.com (TagEnergy media release)

LEGACY — VOLUNTARY, PRE-DATES THE ACT

Western Downs Green Power Hub

Western Downs Regional Council

Scale	460MW solar + 845MW / 2,300MWh battery storage — currently Australia's largest operating solar farm
Value	$100,000/year, for the life of the project (Community Benefit Fund, grants process)
Implied rate	≈$217/MW/year against solar capacity — about 26% of the $850/MW/year solar floor
Why it matters	Owned and operated by Neoen. A voluntary fund agreed years before the CBA legislation existed — the clearest illustration of the pre-reform baseline.

Source: westerndownsgreenpowerhub.com.au/community/ (official project site)

LEGACY — VOLUNTARY, PRE-DATES THE ACT

Lotus Creek Wind Farm

Isaac Regional Council

Scale	285MW, a $1.3 billion project — construction began November 2024, operational 2027
Value	$100,000/year, awarded across two grant rounds a year, up to $10,000 per project
Implied rate	≈$351/MW/year — about 33% of the $1,050/MW/year wind floor
Why it matters	Community Benefit Fund established 2025, but construction started before the Act commenced — a voluntary arrangement, not a CBA under the mandatory regime.

Source: lotuscreekwindfarm.com.au/our-community/community-benefits/ (official project site)

LEGACY — VOLUNTARY, PRE-DATES THE ACT

Moah Creek Wind Farm

Rockhampton Regional Council

Scale	360MW — Local Energy Discount Scheme covers ~25 households within 3km; a broader Neighbour Shared Benefit Scheme extends to 5km
Value	$1,000/year per household (Local Energy Discount Scheme energy bill credit), plus a separate $19M+ Community Fund committed over the project's operational life
Implied rate	Not a single comparable rate — a dual-tier structure (household payments plus a separate macro Community Fund), not one council levy
Why it matters	Development approval was granted 31 October 2023 — before the PSICBOLA Act — so this project is statutorily exempt from a mandated CBA. Developer: Central Queensland Power (RES Australia + Energy Estate joint venture). A genuinely different, voluntary benefit model: household payments alongside a separate macro Community Fund, not instead of one.

Source: CDD Comparables Bank — moahcreek.com/community; moahcreek.com/community-benefits (not independently re-verified against primary sources in this pass)

Queensland's Published Floor Rates

Directly confirmed from Isaac Regional Council's own policy document (CORP-POL-149, effective 11 September 2025):

Technology	Rate	Basis
Solar farm	$850 / MW / year	Capacity-based minimum
Wind farm	$1,050 / MW / year	Capacity-based minimum
Standalone battery storage	$150 / MWh / year	Energy storage-based minimum
Other storage (e.g. hydro)	$850 / MWh / year	Energy storage-based minimum

The toolkit's own Benchmark Calculator additionally attributes matching adoption of these rates to Gladstone, Southern Downs, and Western Downs Regional Councils — not independently re-checked in this pass. Isaac's policy is confirmed directly.

The Legal Trigger

The Planning (Social Impact and Community Benefit) and Other Legislation Amendment Act 2025 (PSICBOLA Act) introduced Queensland's community benefit system. Confirmed timeline:

Date	Milestone
1 May 2025	Bill introduced to Queensland Parliament
25 June 2025	Bill passed, with amendment
18 July 2025	Act commenced — wind and large-scale solar (≥1MW) provisions in force
12 December 2025	Standalone battery storage (≥50MW) provisions commence, under a separate regulation

From 18 July 2025, a Social Impact Assessment and a Community Benefit Agreement with local government became a precondition to lodging a development application for wind farms and large-scale solar (≥1MW). Standalone battery storage (≥50MW) followed on 12 December 2025, under a separate regulation. Hybrid solar+BESS projects are treated here as covered from the solar trigger date — CDD's own reasoned inference, not yet confirmed against a source addressing combined projects directly. This is the window the whole toolkit is built around.

What This Means for Your Negotiation

The floor rate isn't a conservative opening position — it's exactly what the only tested case actually settled at. Goombi Renewable Energy Hub landed at $1,050/MW/year, precisely matching the published wind floor. Treat the published rate as your starting point, not your ceiling.

If a developer cites Western Downs or Lotus Creek as a comparable, both were voluntary arrangements struck before the Act existed — at roughly a quarter to a third of today's published floor. Neither is a fair comparison for a project now required to negotiate a mandatory CBA.

Moah Creek — though voluntary and predating the Act — shows a council can secure both mechanisms at once: a macro community fund and a direct household benefit, rather than choosing one.

Sources

– Goombi Renewable Energy Hub — esdnews.com.au/goombi-wind-farm-to-deliver-community-benefits-for-qld; reneweconomy.com.au ("Huge wind and battery project becomes first to seal local benefits deal"); tag-en.com media release

– Western Downs Green Power Hub — westerndownsgreenpowerhub.com.au/community/

– Lotus Creek Wind Farm — lotuscreekwindfarm.com.au/our-community/community-benefits/

– Moah Creek Wind Farm — moahcreek.com/community; moahcreek.com/community-benefits (CDD Comparables Bank; not independently re-verified in this pass)

– Isaac Regional Council policy CORP-POL-149 — isaac.qld.gov.au/Business/Renewable-Energy-Community-Benefit-Agreement

– PSICBOLA Act 2025 — legislation.qld.gov.au; statedevelopment.qld.gov.au

– Standalone BESS trigger (12 December 2025) — Allens, published legal update, 15 December 2025; Planning (Battery Storage Facilities) and Other Legislation Amendment Regulation 2025, legislation.qld.gov.au

READY TO START?

Open Module 3 at consultancydd.com/council/benchmark-calculator/ to run your own project against these rates — or book a CBA Readiness scoping call to have this run for you as part of a CBA Readiness Pack engagement.