CONSULTANCY DONE DIFFERENTLY

Sample QA Readiness Review

Module 4, Step 8 — Nardoo Plains Solar + BESS, Case Study Run 3

★ FICTIONAL COUNCIL — FOR PILOT / TRAINING USE ONLY. Nardoo Shire Council is a fictional practice council; all figures are illustrative test outputs. ★

Before any negotiating position leaves the toolkit for a developer, Module 4 runs it through a 10-point QA gate at Step 8. This is the actual Step 8 export for Run 3 — generated 28 July 2026 — showing exactly which figures are sourced and settled, which still need Council-side research, and which are genuinely open pending the developer's response.

STATUS

9 of 10 QA checks passed. Internal export — this document's source — has been available throughout. External export to the developer is blocked until the one Council-side research item below is resolved.

A. Ready for the Agreement — Sourced and Settled

Everything below is drawn directly from the sourced comparables bank or stated as a given fact in the toolkit inputs. None of it carries a VERIFY or NEGOTIATE flag — it can be put in front of Council as settled.

Regulatory basis

Subject to the PSICBOLA 2025 mandated regime, triggered via the project's ≥1MW solar component — a Social Impact Assessment and executed CBA are required before a development application can be properly made. Stated as a direct fact, not an inference.

Target annual rate — sourced calculation

$225,000/yr

Solar: 180MW × $850/MW/yr (Wooderson Solar Farm, Gladstone RC) = $153,000/yr. BESS: 480MWh × $150/MWh/yr (Rutherglen BESS, Gladstone RC) = $72,000/yr. Combined: $225,000/yr — the ceiling of the computed $14,458–$225,000/yr range, comparable-derived rather than an arbitrary figure.

Allocation to local priorities

The full $225,000/yr target is allocated against four of Council's stated corporate-plan funding gaps, with no residual left undirected.

Structural deal terms — settled (3 of 5)

Contract duration: 25 years · Payment trigger: Financial Close · Indexation: CPI-indexed annually on each anniversary of Financial Close. The remaining two terms — payment frequency and the CPI reference index — are Council's proposed opening position, not yet developer-agreed.

Comparables cited

Comparable	Council	Role
Western Downs Green Power Hub	Western Downs RC	$80.32/MW/yr flat, pre-2025 voluntary legacy — cited as context, not the operative rate
Wooderson Solar Farm	Gladstone RC	$850/MW/yr, PSICBOLA 2025 mandated — source of the solar component rate
Rutherglen BESS	Gladstone RC	$150/MWh/yr, PSICBOLA 2025 mandated — source of the BESS component rate

B. Needs Further Research — Council-Side

This is the one item Council could resolve itself by looking something up — it is not developer-dependent. It is the sole reason External export is currently blocked.

THE BLOCKING ITEM

Whether PSICBOLA 2025 itself imposes the same mandatory 5% admin surcharge that Wooderson and Rutherglen both carry on their base rates, or whether that surcharge is specific to those two comparables' own Gladstone Regional Council agreements rather than a state-mandated add-on. Resolving this determines whether Council's opening position should be framed strictly at $225,000/yr base, or with an explicit surcharge uplift alongside it.

C. Needs a Decision — Negotiation & Governance

These seven items do not block export — they are genuinely two-sided (dependent on the developer's response) or internal (a Council decision not yet made). They carry forward into the External export as a labelled section for the developer, and/or as internal actions for Council.

Internal governance

– A fund governance and ring-fencing mechanism ensuring the annual contribution is directed to the four named priorities rather than absorbed into general revenue — not yet resolved internally.

Structural terms open to developer response

– Whether the developer will accept an annual-in-advance payment structure.

– Whether the developer accepts the proposed CPI reference index (All Groups, Queensland ABS, with fallback to the Queensland Council Cost Index).

Infrastructure and cumulative impact

– Whether Council pursues an additional in-kind infrastructure contribution toward water/wastewater augmentation, given this project's own construction workforce contributes to the shire's 440-worker cumulative peak.

– Whether Council seeks a cumulative-impact coordination clause referencing the other two concurrent projects (Nardoo Ridge Wind Farm, Coolibah Solar Farm).

Procurement and community

– Whether Council should pursue a supplier or procurement alignment pathway with the Wanamurra Traditional Owner Corporation.

– Whether the developer plans to offer a separate neighbour or landholder benefit scheme, as seen in the Rutherglen comparable.

Case Study Run 3 status: near-complete — sourced, costed, and internally consistent across every figure checked, with one Council-side research item standing between this position and formal external release. This is the toolkit working as designed: a genuinely thorough negotiating position was always expected to carry open items, and separating what's ready from what still needs research or a decision is what makes it usable rather than merely long.

SEE THE FULL POSITION

This QA export covers Nardoo Plains Solar + BESS only. See the companion Sample Negotiating Positions PDF for the full worked position, plus Nardoo Ridge Wind and Coolibah Solar.

All figures on this page come from the fictional Nardoo Shire pilot dataset. Plains Energy Storage JV and Nardoo Shire Council are fictional entities created for this training run. Do not reuse these figures in client-facing material without swapping in a real council's verified data.