Renewable Energy Community Benefit Agreement Policy

NOTE: Council regularly reviews and updates its policies. The latest controlled version can be obtained from the Policy Register on Council's intranet or by contacting Council's Corporate Services Branch. **A hard copy of this electronic document is considered uncontrolled when printed.**

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1. POLICY STATEMENT

This policy sets out key requirements of South Burnett Regional Council ('Council') in negotiating Community Benefit Agreements with proponents and seek to enable long term benefits to the South Burnett region ('region').

2. SCOPE

The policy applies to renewable energy projects within the South Burnett Regional Council and applies to wind farms, solar farms with an output of 1 megawatt or more, hydroelectric and battery energy storage systems with an electricity output of 50 megawatt or more.

3. GENERAL INFORMATION

3.1. Introduction

The requirement for Social Impact Assessment ('SIA') and Community Benefit Agreement ('CBA') are set out in the *Planning (Social Impact and Community Benefit) and Other Legislation Amendment Act 2025* and the *Planning Regulation 2017* ('Regulation') .

The Queensland Government's Community Benefit Agreements Guidance provides an overview of the community benefit system.

The purpose of a Community Benefit System ('System') is to:

- avoid, manage, mitigate and counterbalance the social impacts of certain types of uses on host communities;
- provide a mechanism for community benefit as a result of certain development types.

The introduction of the System requires that proponents of developments requiring SIA, as prescribed under *Section 51F* of the Regulation, to undertake community and stakeholder engagement with the community and engage with local government in advance of development assessment processes.

3.1.1. Core principles

The core principles are:

- Strategic Alignment: CBA's must support the achievement of Council's Corporate Plan, Operational Plan, Community Plans and other initiatives;
- Community: SIA's should have genuine engagement with the community and offer mitigation measures of project impacts as well as positive outcomes and enhancements for the community;
- Community Aspirations: CBA's should consider the needs and aspirations of the community along with clear goals for the project to provide direct and indirect benefit to the community;
- governance and reporting: CBA's should have clear objectives both monetary and non-monetary which are reportable and accountable per statutory requirements and also to the Council and the community.

3.1.2. Financial contributions

Financial contributions are to be made in the CBA per annum for the life of the project which is concluded at the completion of all decommissioning.

All values will be adjusted by Consumer Price Index ('CPI') per annum for the life of the project to ensure contributions remain equitable with economic conditions. The Brisbane CPI will be used from the preceding 12 Months to the March quarter and adjusted upwards from 1 July. The amount change will not be less than zero (0) percent.

Development Type:

Development type	2026/27 Minimum Contribution
Solar	$889 per approved megawatt capacity
Wind	$1,098 per approved megawatt capacity
Battery Energy Storage System	$157 per approved megawatt hours
Other Energy Storage (incl Hydro)	$889 per approved megawatt hours

Mixed energy projects will be calculated per relevant development component and adding them together.

3.1.3. Community benefit expenditure and streams

Stream A (Infrastructure)- Contribution to Council's infrastructure plans and projects including but not limited to Council's 10-year capital works program, community plan infrastructure, infrastructure proposals and other infrastructure initiatives that benefit the community.

Stream B (Infrastructure and Community Operations) - Contribution to operation of infrastructure for the benefit of the region including but not limited to costs in operating infrastructure constructed in Stream A, infrastructure enhancements, infrastructure maintenance, biosecurity, community safety, community facility operations, waste, amenity maintenance and community services.

Stream C (Community Infrastructure) - Contribution to the construction, enhancement and ongoing costs of community infrastructure (operated by community groups, community associations and sporting clubs), such as but not limited to housing, halls, facilities, sporting fields, amenities, equipment and furniture.

Stream D (Community Support) - Contribution to community groups, community associations and sporting clubs or individuals (by Council approval) for ongoing or once off support and sponsorship.

Stream E (Energy Sector Coordination and Administration) -Contribution to Council for the management of the CBA's, support and reporting along with progressing partnerships with industry and project stakeholders.

Council may at its discretion give a higher preference to projects, initiatives or requests within the streams that are in close proximity to renewable infrastructure.

3.1.4. Other community benefit conditions

In addition to financial contributions, CBA's are to provide benefits to manage impacts identified within the SIA. Other conditions may apply but not limited to conditions for environment and waste, workforce management, workforce accommodation, local procurement, local training/business opportunities including employment targets of locals to assist in community development to provide local resources for the duration of the project.

3.1.5. Duration, review and execution

CBA's will operate with contributions for the life of the project until the completion of all decommissioning.

Stream	Contribution Commencement	Percentage Contribution (Initial 10 years)
Stream A	At Construction	50% to 75%
Stream B	At Construction	
Stream C	At Construction	15% to 40%
Stream D	At Approval	5% to 10 %
Stream E	At Approval	5%

All CBA's will be executed by Council's Chief Executive Officer ('CEO') following appropriate delegation and are subject to review every three (3) years by Council and may be amended at the direction of Council's CEO.

3.1.6. Reservation of rights

Council reserves the right, acting reasonably, to include, negotiate, or remove items outlined within this policy as part of the CBA, to ensure alignment with community needs, changing circumstances, and Council priorities.

3.1.7. Reporting

Council will report on the CBA in accordance with agreement terms negotiated and in accordance with statutory requirements.

4. DEFINITIONS

Community benefit agreement means a legally binding agreement about providing or contributing towards infrastructure or other thing for the benefit of the community.

Community benefit system means a mandatory framework requiring developers of large-scale renewable energy projects to assess social impacts and guarantee community benefits before lodging development applications and comprises two core components including a SIA and CBA.

Renewable energy projects means wind farms, solar farms with an output of 1 MW or more, hydropower and battery energy storage systems with an electricity output of 50 MW or more.

Social impact assessment means a structured process used to identify, predict and manage the social consequences of a proposed development, policy or project.

5. LEGISLATIVE REFERENCE

Local Government Act 2009 (Qld)

Planning Act 2016 (Qld)

Planning (Social Impact and Community Benefit) and Other Legislation Amendment Act 2025 (Qld)

Planning Regulation 2017 (Qld)

6. RELATED DOCUMENTS

Queensland Government's Community Benefit Agreements Guidance

7. NEXT REVIEW

In accordance with legislation or June 2027.

8. VERSION CONTROL

Version	Revision Description	Adopted Date	ECM Reference
1	New policy	15 July 2026	3492337

Mark Pitt PSM
CHIEF EXECUTIVE OFFICER

Date: 15 July 2026