

COMMUNITY BENEFIT AGREEMENT

GUIDE

CLARKE CREEK AND LOTUS CREEK



DEVELOPING PROJECTS IN THE ISAAC REGION

Current as of August 2025

Isaac Regional Council welcomes development that is well planned, community-minded and contributes to the long-term liveability of our towns.

We know our region plays a critical role in powering, feeding and building Queensland, and with that comes responsibility to make sure projects deliver benefits where they are most needed.

Council supports development that:

- Works in partnership with community, government and industry
- Invests in essential services like housing, childcare, health, education and roads
- Creates opportunities for local businesses and workers
- Strengthens the social and economic fabric of our towns

Our message is simple:

If you are building in Isaac, you are part of Isaac.

We expect developments to be done with our communities, not just in our communities, so that the legacy is one of stronger, safer and more resilient towns.

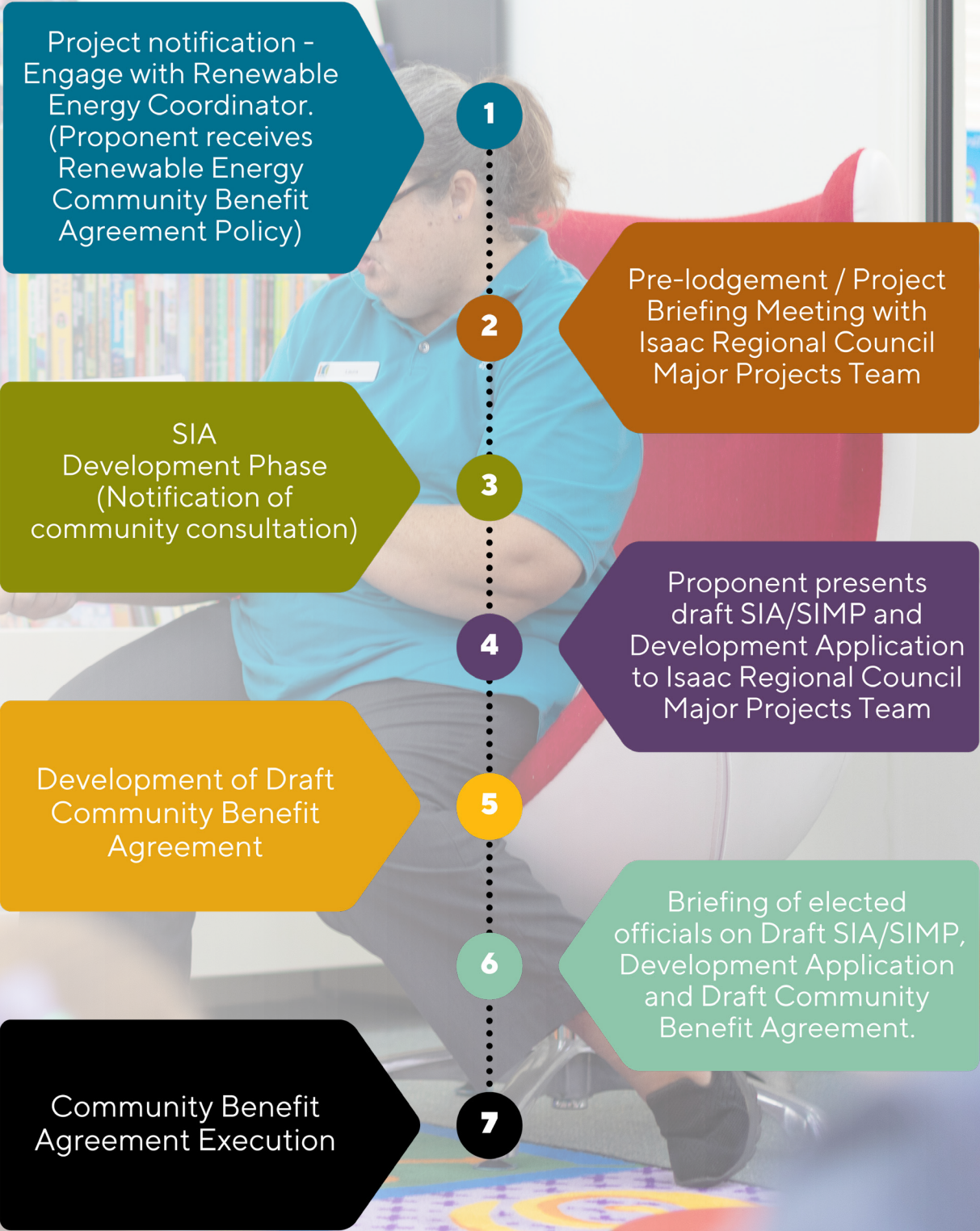
OUR COMMITMENT TO YOU

- Working with you early and often to resolve issues
- Responding quickly to project documents
- Sharing our knowledge to help tailor outcomes
- Helping you connect with local networks and services
- Being transparent and accountable

OUR EXPECTATIONS OF YOU

- Engage early and regularly with Council and community
- Go beyond compliance—create real social value
- Avoid negative impacts through project design
- Be honest, open and responsive to feedback
- Be flexible with mitigation efforts where needed
- Deliver on each of the seven key social impact areas

PROJECT ENGAGEMENT PROCESS



6 PILLARS OF
SOCIAL LICENCE



COMMUNITY
AND
STAKEHOLDER
ENGAGEMENT

Objective: Make sure the people who live here are part of the conversation from day one. When a renewable project comes to town, locals deserve more than a glossy brochure. Engagement needs to be real, transparent and ongoing – from planning right through to operations. Communities need to see how their feedback has shaped decisions, and there must be clear ways to raise concerns and have them addressed.



WORKFORCE
MANAGEMENT

Objective: Prioritise local jobs first and protect the wellbeing of workers. Projects must put local and regional workers at the front of the queue for jobs. Training, local apprenticeships and development opportunities should be built in, so we're skilling people up for long-term opportunities. Workers' health both physical and mental must be looked after as a priority, because safe and supported workers are productive workers.



HOUSING
AND
ACCOMMODATION

Objective: Build housing solutions that strengthen communities. Renewable projects should plan housing and accommodation in ways that add value to the towns and regions that host them. That means making sure there are quality options for workers who want to live locally, supporting family-friendly housing where possible, and ensuring purpose-built worker accommodation is well designed, safe and connected to services. Done right, housing investment can leave a lasting legacy – growing capacity, supporting liveability, and helping communities thrive well beyond the life of the project.



LOCAL
BUSINESS
AND INDUSTRY
PROCUREMENT

Objective: Keep contracts and opportunities in the hands of local businesses. Every renewable project should aim to buy goods and services from local suppliers and First Nations businesses. Procurement strategies must actively reduce barriers to entry, have favorable payment terms that support small businesses and help build capacity in the region. If we get this right, projects will strengthen the local economy and support business growth.



HEALTH AND
COMMUNITY
WELLBEING

Objective: Support the health, safety and wellbeing of the people who live here. Projects should actively support essential services like healthcare, childcare, schools, Country University Centres and emergency services so they can keep pace with growth. It means protecting lifestyle and amenity, managing noise, dust, waste and water impacts, and making sure communities remain safe and connected. Renewable energy projects should not just avoid harm, they should look for opportunities to invest in stronger, healthier towns to create places where families can live well, access the services that are important to them and enhances the community fabric.



HARD
INFRASTRUCTURE

Objective: Contribute to the backbone infrastructure that keeps our communities moving and connected. That means planning and investing in the roads, water, waste, power and digital networks that are directly impacted by construction and ongoing operations. It is about making sure regional communities are not left to carry the burden alone. When hard infrastructure is built well and early, it supports both the project and the towns around it – creating safer roads, stronger utilities, and the capacity for communities to grow with confidence.

WHAT IS IN ISAAC'S COMMUNITY BENEFIT AGREEMENT?

Isaac Regional Council’s Community Benefit Agreements are designed to make sure renewable energy projects deliver long-lasting, widespread, and meaningful benefits for our communities. CBAs are a social licence contract between proponents and community. Each agreement has two core components:

1. Community Benefit Contributions (CBCs)

What are CBCs?: Compulsory payments made by project proponents, based on the size and type of renewable project.

How are **they calculated?:** Below are the minimum community benefit contribution amounts for each renewable energy project type.

Solar: \$850 per approved megawatt (MW) capacity in the IRC LGA per year

Wind: \$1,050 per approved megawatt (MW) capacity in the IRC LGA per year

Stand-alone Battery Energy Storage System (BESS): \$150 per approved megawatt hour (MWh) in the IRC LGA per year

Other Energy Storage (including hydro-electric): \$850 per approved megawatt hour (MWh) in the IRC LGA per year

Purpose: These funds are invested into projects that create real legacy outcomes, like community facilities, housing, education, and regional infrastructure. A share is also reserved for future investment to support intergenerational equity, and a small portion funds a Renewable Energy Coordinator role within Council.

2. Community Benefit Agreement Conditions (CBACs)

What are CBACs?: Enforceable conditions placed on projects to manage impacts on our communities. These are informed by the Social Impact Assessment Guidelines and Strong and Sustainable Resource Community Act 2017

Example conditions may include: Workforce accommodation standards, housing contributions, procurement commitments for local businesses, waste and water management, and measures for dust, noise, and road impacts.

Why do we have CBACs?: Community Benefit Agreement Conditions protect liveability, safety, and amenity for local residents while ensuring industry has certainty around the expectations of community.

How it all fits together

Isaac’s CBAs are not one-off deals. They are structured agreements that:

- Direct benefits back into the towns and communities hosting renewable projects.
- Provide transparency and accountability in how contributions are spent.
- Support both immediate needs (like childcare and housing) and long-term investment in services, infrastructure, and opportunities.
- Create a fair, consistent approach across all projects, so everyone is clear on the legacy benefits a project creates.

More detailed information can be found in Isaac Regional Council’s Renewable Energy Community Benefit Agreement Policy.

SOCIAL INVESTMENT GUIDE CLARKE CREEK AND LOTUS CREEK

The information in the Social Investment Guide is intended as a guide only. We encourage proponents to connect directly with local community groups and individuals to check and build on this information. If you’d like some help, please reach out to our Renewable Energy Coordinator. This information is current as of 10 September 2025.

1. COMMUNITY & STAKEHOLDER ENGAGEMENT
Undertake genuine, transparent stakeholder engagement with consideration given to consultation fatigue
Undertake tiered Neighbourhood compensation/benefits scheme
2. WORKFORCE MANAGEMENT
Deliver a workforce attraction program that includes live local incentives for operational workforce
Deliver a local workforce development program (i.e skills development and pathways for traditional owners, youth & residents)
Undertake financial partnership with key emergency service providers such as BMA CQ Rescue, Cap Rescue and SES
Undertake financial partnership with Rural Fire Brigade Association of Qld (RFBAQ) supporting the localized Rural fire brigade units (being 4 additional slip on units & portable UHF's) – (\$100,000)
3. HOUSING AND ACCOMMODATION
Deliver a workforce accommodation strategy that delivers enhanced benefit to regional housing matters for both its construction and operational workforce
Undertake financial partnership with IAHT
4. LOCAL BUSINESS AND INDUSTRY PROCUREMENT
Adopt a genuine definition of Local, that benefits Isaac & broader region supply, and target local supply spend i.e https://www.qldcn.com.au/wp-content/uploads/2020/06/GW3_QLCLN-Flyer_Digital.pdf
Conduct local supply chain mapping and create suitable subcontracting packages
Enhance and develop local business capacity through partnership/s financial and otherwise with Isaac Business Chamber
Participate in the Shop Isaac Local buy program for employee rewards that support local business
5. HEALTH AND COMMUNITY WELLBEING
Deliver a community grants program for the life of project commensurate with the project size
Undertake partnerships with specialist and allied health services such as Heart of Australia, Breast screen qld, Dental vans, Early intervention Speech Pathologists/Occupational therapists and Mental Health professionals etc, to attend the local area
Undertake partnership with Clarke Ck Isolated Children's Parents Association (ICPA)
Undertake partnership with key local community service providers i.e Broadsound Coastal Care & Hinterland Community Care
Support the activation of Isaac's youth through partnership with local schools, community service providers and Isaac Regional Council Youth Action Group
Partner with the Childcare Leadership Alliance and or local childcare service providers to enhance child care service delivery in region
Deliver a tertiary scholarships program and commit to financial partnership with Isaac's Country University Centre
Partner with Isaac Regional Council on a Pest & Weed management program with initial focus on aerial feral pest control program (\$150,000)
Partner with Fitzroy Basin Association to deliver Natural Resource Management programs in the area
6. HARD INFRASTRUCTURE
Undertake electricity resilience and affordability initiatives towards local community i.e provision of energy rebate schemes, resilience initiatives through solar/battery/generator equipment
Deliver upgraded telecommunication infrastructure which increases coverage area and addresses black spots along the Sarina Marlborough Road and strengthens the existing 4G/5G signal
Road network; Undertake partnership with relevant authority for items below; - Clarke Ck range safety improvements i.e widening, shoulder drop offs, barrier rails and signage (DTMR) - Increased flood immunity and dual lane upgrades to Lotus Ck, Connors River & Funnel Ck bridges (DTMR) - Installation of speed reduction and electronic signage at Clarke Ck school – \$50,000 (DTMR, IRC) - Decommissioning and upgrade of flood monitoring cameras and equipment at Funnel and Denison Ck – \$130,000 (IRC) - Installation of flood monitoring cameras and equipment at Connors River – \$60,000 (IRC)"
Community Infrastructure; Undertake financial partnership with Clarke Ck School (& or P&C) towards; - Support delivery of multi purpose courts resurfacing - School oval resurfacing - Pool access path covered shade structure - Multi purpose court and pool covered shade structure

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