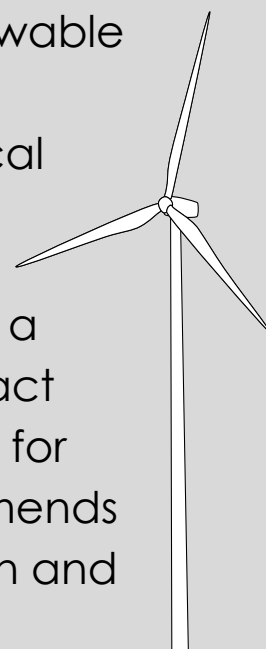


# Negotiating with Renewable Energy Developers

## Fact Sheet for Landholders



The Shire of Moora and its neighbours are the site of potential renewable energy developments (wind, solar and battery storage). Several renewable energy developers are refining project plans and lodging development applications. The proximity of these works to the Moora-Regans Ford high voltage transmission line will augment the State Government's objective to meet its renewable energy targets by ceasing coal fired power stations by 2030. Several Shire located wind farm projects have reached critical stages, with potentially more projects into the future.



Signing an agreement with a renewable energy company is a significant decision that requires careful consideration. This fact sheet provides an overview of key topics and considerations for landholders. For comprehensive guidance, the Shire recommends reviewing resources from the Queensland Farmers Federation and the Australian Energy Infrastructure Commissioner.

### Legal and Financial Advice

- **Professional Guidance:** Consult with legal and financial experts to protect your interests. Experts can assist with contract navigation, tax implications, and securing favourable terms.
- **Insurance Considerations:** Ensure adequate insurance coverage for potential risks associated with turbines on your land.

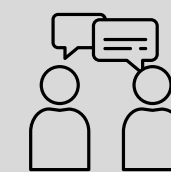


### Negotiation Power

- **Payment Terms:** Negotiate favourable payment structures, including options for upfront payments and annual leases.
- **Access Rights & Obligations:** Secure terms for property access, operational conduct, and decommissioning responsibilities.

### Potential Impacts

- **Land Use & Property Values:** Understand how turbines may impact farming practices, impact on rates, property access, and future development potential.
- **Community Relations:** Consider possible effects on relationships with neighbours and the broader community due to visual and noise impacts.



### Project Development Process

- **Stages of Development:** From site assessment to construction and operation, each phase brings potential changes and delays.
- **Timeline Adjustments:** Be aware that timelines may shift, impacting the expected project completion and lease terms.

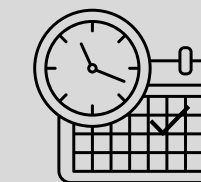


### Community Engagement

- **Transparent Communication:** Engaging with neighbours can help foster a supportive community environment for the project.
- **Stakeholder Relations:** Open dialogue with stakeholders is essential for addressing community concerns and building trust.

### Long-Term Commitment

- **Lease Duration:** Agreements may last for decades, impacting future land use and generational planning.
- **Income Potential:** Consider the project's long-term financial benefits alongside its land use implications.



### Environmental Impact

- **Impact Assessment:** Assess the potential effects on wildlife and habitats.
- **Mitigation Measures:** Work with developers on strategies to minimise environmental disruption.



## NEGOTIATION TIPS

- **Payment Structures:** Seek fair compensation with clear terms, including annual fees, payment of any additional rates attributed to the project, and possible performance bonuses.
- **Project Timeline:** Define phases clearly, from construction through to operation and eventual decommissioning.
- **Neighbour Payments:** If applicable, consider compensation terms for any impact on neighbouring properties.
- **Group Negotiations:** Collaborate with nearby landholders to strengthen bargaining power.  
Expert Advice: Enlist legal, financial, and insurance experts to safeguard your interests.

## ADDITIONAL CONSIDERATIONS

- **Technology Changes:** Advancements in technology may affect project design and income potential. Stay informed on new developments.
- **Project Scope Changes:** Understand that the scope might shift during the planning stage, affecting your agreed terms.
- **Easement Acquisition:** Negotiate fair compensation for any easements on your land for transmission lines or other infrastructure.
- **Land Access:** Establish clear guidelines for survey, construction, and maintenance access.
- **Communication:** Maintain open lines of communication with developers throughout the project lifecycle.
- **Community Engagement:** Actively participate in community forums to address concerns and foster positive engagement.
- **Post-Construction Obligations:** Ensure developers adhere to decommissioning commitments and restore the land to its original condition.
- **Rates:** The Shire may well impose additional rates on land the subject of renewable energy projects. Ensure that your agreement income reflects who pays this or allows for it.

### FOR MORE INFORMATION

The Shire encourages landholders to carefully review available resources and guides, and to engage with professionals before entering into agreements. The steps outlined in this fact sheet aim to empower landholders with knowledge and practical advice as they consider renewable energy opportunities on their land.

