

Foreword



The Queensland Farmers' Federation (QFF) has developed the Queensland Renewable Energy Landholder Toolkit (the Toolkit) to provide information and practical guidance for landholders considering becoming a landholder host. The Toolkit has been developed through considerable consultation with stakeholders including landholders, developers, government bodies, and legal and financial professionals.

Since publishing the original Toolkit in 2023, there have been a number of changes in the renewable energy development sector, including the shift to more hybrid and battery storage facility projects, changes to planning legislation and a higher standard of community engagement required of projects. QFF have continued talking to landholders, developers, councils and other stakeholders to refine the information we are able to incorporate into this 2026 edition.

Another significant shift since the original release, is the launch of the Queensland Government's Queensland Energy Roadmap which represents a strategic approach to managing the state's energy future focusing on a mix of traditional and renewable energy sources. The roadmap acknowledges the importance of renewable energy and highlights the need for a clear path for renewable energy projects.

As many landholders across the state continue to be approached to consider hosting renewable energy developments on their land, it is increasingly important that land sharing agreements are well thought through and understood by the landholder. These agreements must result in stable, economically sound, and sustainable outcomes for all parties, including the landholder themselves, their neighbours and the broader community.

The Toolkit provides general background information and an extensive range of considerations for landholders who may be reviewing commercial agreements to host renewable energy infrastructure on their property as well as for those landholders who are at subsequent stages of development.

QFF intends for the Toolkit to provide landholders with support to make more informed decisions when considering hosting renewable infrastructure. As outlined in the Toolkit, it is essential that landholders obtain sound legal and financial advice before entering into any agreement with a renewable energy developer.

The original Toolkit, and the 2026 redevelopment, were projects led by QFF's previous CEO Jo Sheppard. This final product reflects Jo's vision for a resource to help farmers and landholders navigate complex legal, financial and community considerations. It is also a useful document for neighbours and communities seeking to understand the impacts and opportunities relating to a renewable development being built in their region.

I extend my sincere thanks to the project advisory committee, the individual farmers and developers, and all stakeholders who have given their time and expertise to help develop this resource for farmers. Your collective input, experience and contributions have been invaluable and are much appreciated.

Kylie Porter
Chief Executive Officer

A high-angle, wide shot of a solar farm. A person wearing a blue long-sleeved shirt and a blue bucket hat is walking across the rows of solar panels, moving from the left side of the frame towards the center. The solar panels are dark blue with a grid of silver lines, and they stretch out in straight rows across the entire landscape. The perspective is from above, looking down at the person and the panels.

INTRODUCTION

Kennedy Energy Park. Image Courtesy: Windlab.

Introduction

Queensland is experiencing strong growth in renewable energy with an abundance of sunshine and wind across the state. Renewable energy generation and storage capacity will be further developed in Queensland as the demand for reliable, affordable and sustainable power grows and as the trend of electrification accelerates.

With increasing interest in the development of solar, wind, battery and hybrid projects, a growing number of landholders are considering the potential to host renewable energy generation on their property. It is important that farmers are supported to make informed decisions when assessing the associated risks and opportunities to ensure they are well equipped in determining the direction they wish to take their farming enterprise into the future.

This Toolkit provides information and guidance for landholders who are considering hosting such developments and navigates the stages of renewable energy project development should they decide to proceed with negotiations with renewable energy developers.

Through a period of consultation with numerous stakeholders including landholders, industry representatives, legal and financial advisors, and other representative bodies, a broad range of insights have informed the development of this Toolkit, providing you, the landholder, with a full spectrum of relevant considerations.

This information is included in the Toolkit to assist landholders in understanding the current best practices to facilitate discussions about how developers will manage these aspects and to assist you in selecting a developer to work with.

The Toolkit suggests what should be considered during negotiations and the preparation of agreements, but does not contain specific advice and as such, each landholder should seek suitable independent advice for their specific circumstances.

The Toolkit assists in achieving good project outcomes such as community consultation and benefit sharing. This document is intended to provide information to landholders and does not aim to influence their decision about whether to host a project.



Mt Emerald Wind Farm. Image Courtesy: Queensland Government.

Scope and objectives

The Toolkit has been prepared as an informative resource for Queensland landholders to understand:

- what makes sites attractive to renewable energy developers
- the main potential impacts
- the relevant legislation and financial considerations
- the different stages of project development
- any specific issues to consider at each phase.

Network Infrastructure: Transmission and Distribution (poles and wires)

There are regulated processes that govern how Network Service Providers (NSPs), or electricity network businesses such as Energy Queensland (Ergon and Energex) and Powerlink Queensland plan and develop routes for the construction and maintenance of regulated network infrastructure. This guide is not intended to overlap with this regulated process.

For links to details about **Electricity Network Planning** and initiatives to assist communities engage with network planning processes, such as the Energy Charter, see [Useful Resources](#).

If you are a neighbour of a renewable energy project that may not host a generator but may host network infrastructure that is associated with the development, then refer to the section on [Hosting Network Connection Infrastructure](#).

Neighbours of renewable energy development

If you are a neighbour of a proposed renewable energy project and seeking advice about how to work with the developer on a proposed project that is neighbouring your property, please refer to the information for community page on Coexistence Queensland's website at cqld.org.au/working-with-you/community/

How to use this Toolkit

The Toolkit is structured around the landholder experience of renewable energy projects, which is the sequence of engagements and agreements that are entered into during the project lifecycle.

The agreements are tied to the feasibility and development process which developers follow when proposing and delivering their projects. Each developer may have their own process, so a general version is shown based on consultation with a number of developers.

Figure 1 shows how the agreements generally relate to the development process.

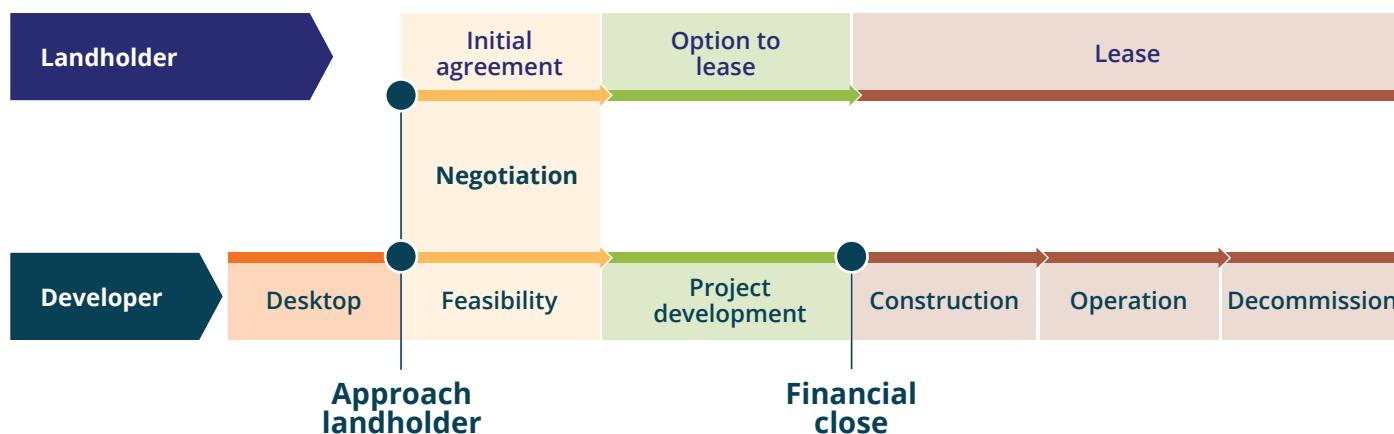


Figure 1: Landholder Toolkit Roadmap

The project development process includes all the typical aspects of the project that the developer undertakes during the feasibility and development process such as resource assessments, network assessment and connection agreements, Foreign Investment Review Board approval, planning and environmental approvals, construction planning and pricing and the commercial aspects such as securing the revenue for the project by progressing a power purchase agreement with an electricity retailer. It is important for the landholder to understand that this work is being done by the developer at the same time. The development phases of the project are outlined in the section **Project Development Process**.

The Toolkit also provides resources you can use during discussions with the developer including:

- Checklists for various stages of the discussion (section [Landholder checklist](#))
- File Notes or Records of Conversation for you to take notes as you discuss the project with industry (section [File Notes and Records of Conversation](#))
- Useful Resources, where more detailed information is available.

More Information

Queensland Farmers' Federation provides information on the energy system for landholders through an Energy Information Service and the Queensland Ag Energy Hub. Details about these services are in the information box below.

Energy information service for landholders

Landholders can call the Information Service during office hours for assistance on energy matters.

07 3329 7500

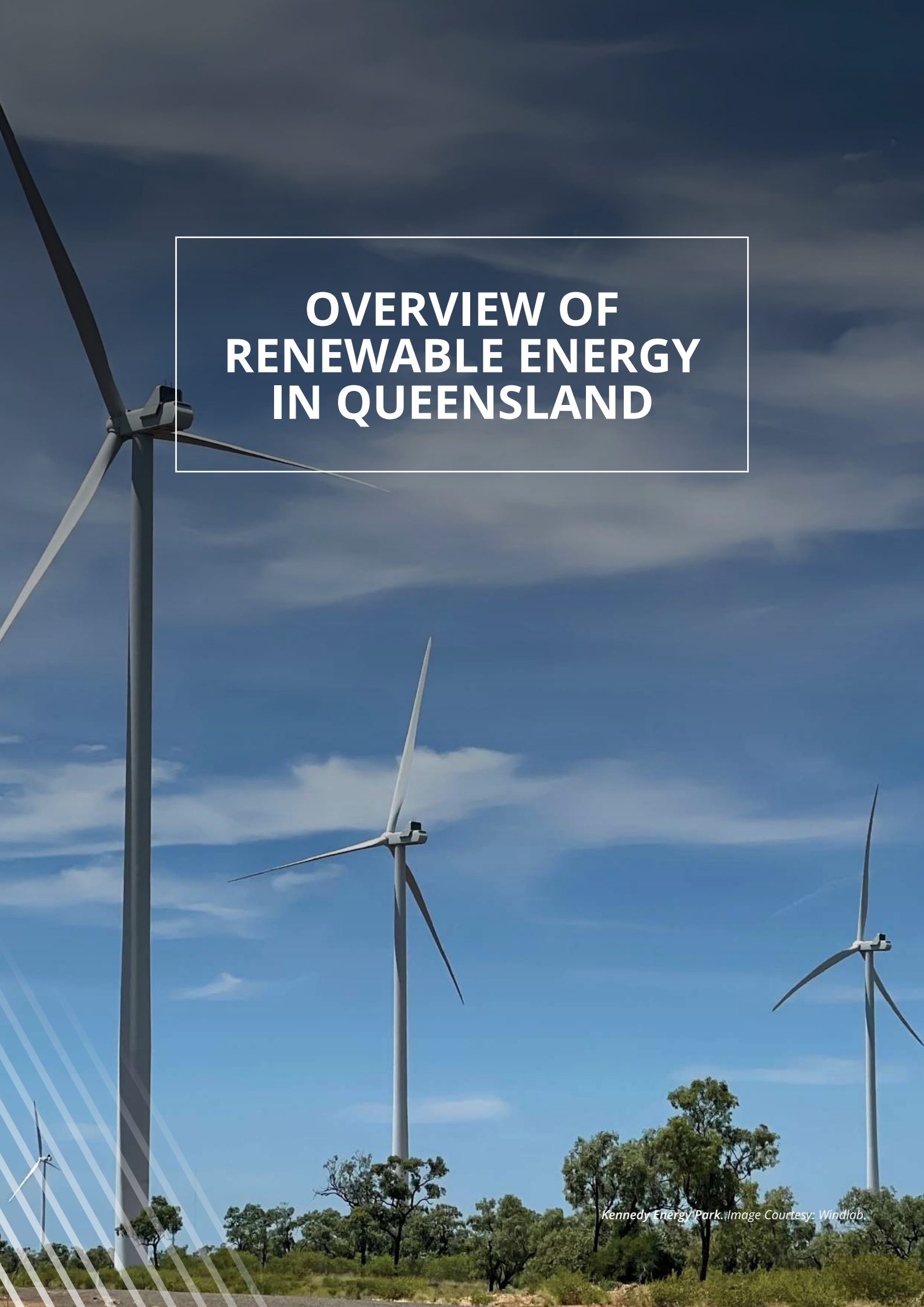
Queensland Ag Energy Hub

The Ag Energy Hub provides information for Queensland farmers navigating the energy needs and requirements of their operations.

www.qldagenergyhub.com.au



**QUEENSLAND
AG ENERGY HUB**

A photograph of several large white wind turbines at Kennedy Energy Park. The turbines are set against a blue sky with scattered white clouds. In the foreground, there is a line of green trees and shrubs. The overall scene is bright and clear.

OVERVIEW OF RENEWABLE ENERGY IN QUEENSLAND

Kennedy Energy Park. Image Courtesy: Windlab.

Overview of renewable energy in Queensland

Queensland's energy system is evolving, with increasing investment in renewable energy alongside existing generation sources.

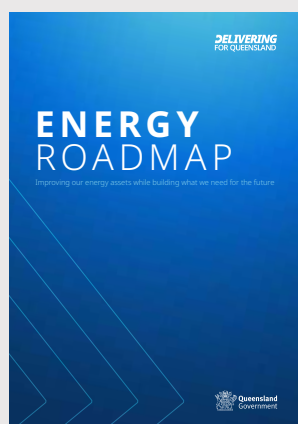
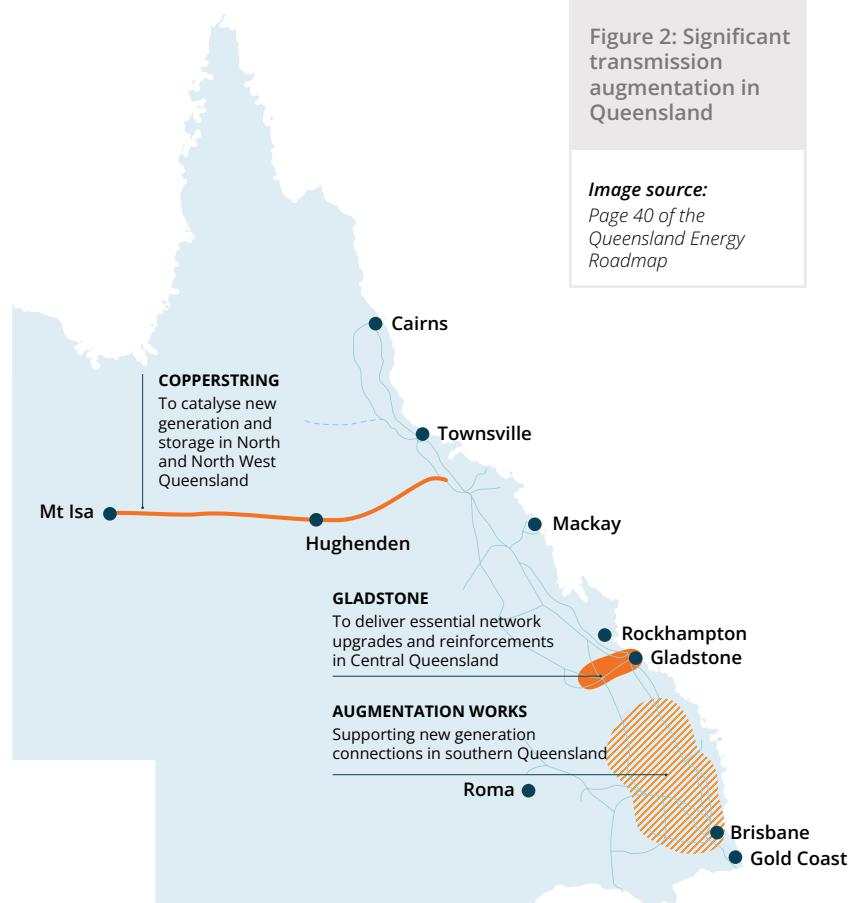
The Queensland Energy Roadmap sets out a five-year plan to deliver affordable, reliable and sustainable energy while supporting economic growth and regional communities. It presents a whole of system outlook, with a focus on private sector investment for new energy infrastructure.

Regional Queensland has a significant role in this transition which brings both associated opportunities and risks for communities and farming enterprises. Updates in Queensland's planning framework have improved opportunities for regional communities to engage in the transition through the introduction of a Community Benefit System. Under the Community Benefit System, developers of wind farms, large-scale solar farms and battery storage facilities are required to undertake a social impact assessment process, and establish a Community Benefit Agreement with the local council, prior to submitting a Development Application.

Queensland renewable energy projects – under construction and proposed

The Queensland Government's Electricity Generation Map¹ shows the location of Queensland's existing power stations with greater than 1 megawatt (MW) installed capacity with information about fuel type, size (MW), ownership, commissioned date and data source. The map also displays proposed power generating facilities that have received development approval. It is important to note that not all of these proposed facilities will necessarily progress to construction.

1. electricity-generation-map.treasury.qld.gov.au/



Queensland Energy Roadmap

The Queensland Energy Roadmap is the state's five-year plan to deliver affordable, reliable and sustainable electricity while managing the transition to a lower-emissions energy system. Released in 2025, it focuses on maintaining existing coal generation where needed for reliability, adding new renewable energy, storage and transmission, supporting private investment, and developing new gas-fired firming capacity. The roadmap aims to balance energy security, cost pressures, economic growth and Queensland's long-term net zero by 2050 commitment.



WHAT MAKES A SITE ATTRACTIVE TO PROJECT DEVELOPERS?

Aldoga Solar Farm. Image Courtesy: ACCIONA Energía.

What makes a site attractive to project developers?

There are many factors that make a site appealing to renewable energy developers. Some are common to each technology and some of the factors are unique to the technology. As energy projects need a suitable connection to the electricity network, one of the primary factors is being close to a high-capacity network connection point. Each technology then has siting characteristics relating to the availability of the resource, as well as different planning and environmental considerations.

The extent to which these factors are suitable may make a site more appealing for a developer. The developer must weigh up these different factors to determine whether a site may be suitable, for example:

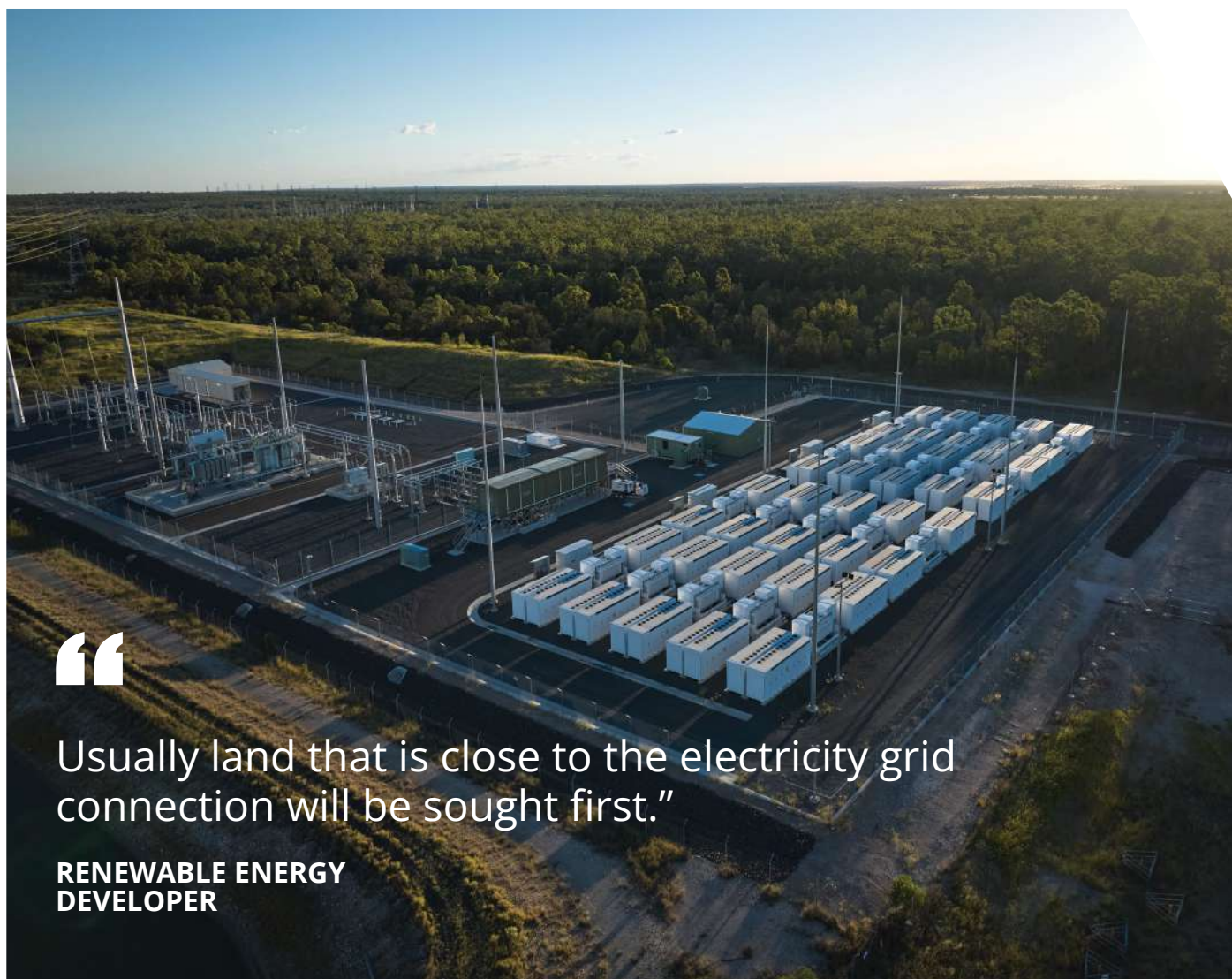
- 1** A site with a very close network connection point but is constrained by some planning and environmental considerations that might limit the developable area of the site, such as the presence of good quality agricultural land or sensitive habitat areas. In this case, the developer may progress a smaller project because of its favourable network access.
- 2** A large site that is further from a network connection point and fairly unconstrained. The developer may consider that the ability to build a larger generator may justify the additional costs of building a longer network connection.

A developer will be assessing these factors as they conduct their feasibility assessments to determine the most suitable project location and layout. The scale and footprint of the project is likely to change as these assessments are completed.



Usually land that is close to the electricity grid connection will be sought first."

**RENEWABLE ENERGY
DEVELOPER**



Chinchilla Battery. Image Courtesy: CS Energy.

	Wind	Solar	Battery storage facilities	Hydropower	Bioenergy
					
Resource availability	Economically viable wind resource.	High solar irradiation. <i>(Most areas of Queensland have sufficient solar resource availability)</i>	Close to generator and/or electricity network.	Water availability and reliability, ability to construct required infrastructure.	Close to feedstocks.
Land characteristics	Flat or undulating land, or elevated land and ridge lines conducive to laminar wind flow.	Clear, flat or gently sloping land with low risk of weather and climate hazards such as cyclones, floods and hailstorms.	Small flat sites preferably located close to Generator or Electricity Network Connection. Will generally seek to avoid areas of hazard such as flooding or bushfire.	Specific siting requirements for upper and lower reservoirs and the flow path between them.	Small area of land.
Network access	Proximity to a suitable and strong network connection of suitable voltage and capacity to suit the scale of project. Detailed analysis to determine and minimise the risk that export will be limited, or curtailed based on other nearby developments or other grid constraints.				
Planning and Environment General	General issues relating to the establishment of renewable energy on rural lands including the presence of significant wildlife and ecosystems, agricultural land use, overland flow, transport and access and amenity impacts along with issues that are specific to each technology below. Projects may also be required to undertake a land-based biodiversity offset.				
Planning and Environment specific	Impacts to nearby sensitive land uses such as visual impact, shadow flicker and noise. Potential impacts to Aviation and Electromagnetic Systems.	Impacts to nearby sensitive land uses such as visual impact.	Potential impacts to nearby sensitive land uses such as visual, noise, fire and contamination risk.	Direct infrastructure impacts and flooding impacts of reservoirs. Hydrological impacts on river systems. Ease of access for construction.	Impacts to nearby sensitive land uses (odour etc.) Distance between sites.

Table 1: Renewable energy siting considerations

Site constraints

Developers conduct a number of studies during the feasibility phases to identify any constraints that may impact the size and scale of the development. The significance of any constraints and the area affected may force a developer to change proposed layouts or incorporate other mitigation measures into project planning. These constraints may also include your own requirements needed to run your business including but not limited to yards, water points, stock thoroughfares etc.

The cumulative impact of a number of constraints may make the project unviable and the developer may cease work on the project. As a result, the completion of some of these investigations may be a “go or no-go point.”

More details about the feasibility phase is available in [Section 6: Project Development Process](#).



Aldoga Solar Farm. Image Courtesy: ACCIONA Energía.