

Research Project:

Cumulative socioeconomic impacts of CSG Development in Queensland

DATA REPORT

INDICATORS OF CHANGE IN DYSART AND DISTRICT COMMUNITY

Interviews completed in 2015 Statistical data updated in April 2016 VERSION 7 - May 2016

Contact:

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The Dysart Story

Changes in Dysart accompanying coal seam gas development have been characterised here with the help of expert knowledge from members* of the Dysart community. These individuals were presented with statistical data on the following 'indicators' of social and economic impact to assess the data's accuracy from a local point of view and gather further insight about relationships between impacts, which form a 'Dysart story'.

1. Population 5. Housing

2. Unemployment 6. Top offences recorded by police

3. Income & Wages 7. Rainfall

4. **Business income** 8. Petrol prices

Dysart is seen by those interviewed to be a safe and secure town, one that was purpose built for the local mining industry. The community, police, and local companies are reported to cooperate to keep the town safe. From 1999/2000, Dysart's community was challenged when the mines instituted 12-hour shifts. This change was viewed as a cause for a range of direct and flow-on issues that those interviewed stated had undermined the quality of life in the town. These issues included the promotion of drive-in/drive-out arrangements for workers, which was seen to increase local speeding and other traffic issues. Workers on 12-hour shifts could be more detached from their families, and those interviewed attributed this with causing increases in stress and fatigue, sometimes leading to drug and alcohol use and domestic violence. Data shows a period of increased drugs offences in 2010 to 2013 but remained below the Qld benchmark. Numbers significantly dropped in 2014.

The recent influx of workers to Dysart during the resources boom reduced housing availability. This effect was seen to be exacerbated when companies subsidised rent for workers. That, combined with high demand, was attributed with significant increases in rent. The companies also bought and sold houses, causing peaks and troughs in the number of sales and house prices. High rents encouraged outside investors to buy in Dysart, it was reported, leading to further increases in house prices and rent.

Due to the low availability/high price of housing, it became standard for prospective employees to be offered accommodation and other benefits (e.g., vehicles and subsidised bills) along with high wages. These packages caused difficulties for local businesses outside the mining sector, which struggled to compete with what mining companies offered employees. A resulting lack of suitable staff is reported to have caused some businesses to leave Dysart, downsize, or change their core business. Overall, however, government data show growth in the income and number of small businesses in Dysart as mining activity increased.

Since its peak in 2012, at \$1,200 per week, median rent in Dysart has declined to \$200 per week in 2015. Some mining companies are reported to have sold houses to the housing commission. A related combination of factors has seen low-income and unemployed people moving (or being moved to) Dysart. A high cost of living and inadequate provision of services (e.g., healthcare, public transport) in Dysart has limited the opportunities for these new residents. Those interviewed suggest that the lack of opportunities and high stress for the new residents in Dysart's social housing areas contribute to an increase in alcohol and drug use. Some expect to see an increase in rates of domestic violence, as well.

Under-resourced services, facilities, and infrastructure have been linked to the mines' practice of employing non-resident workers (NRWs). They place demand on local services (e.g., health services), and they may contribute to local offences recorded by police. However, their income is seen to leave Dysart. Additionally, NRWs are not included in official population counts; so their numbers do not contribute to the allowances for services, such as staffing of local police.

Appropriate resourcing for the local police is viewed as a major issue for Dysart, especially when drug use is attributed to NRWs who are not considered in determining police resourcing by the state. Actual traffic and drug offences are considered to be higher than the reported figures suggest due to the lack of enforcement capacity of the local police.

^{*} Indicator trend data from public sources and interviews with 10 key stakeholders in each community identified as having specific knowledge mayors, school principals, real estate agents, police, community group leaders, hotel owners, chamber of commerce leaders and others in prominent roles. Charts of historical trends in indicators were used to prompt an explanation of what they perceived happened - cause and effect - plus concerns, expectations and recommendations.



This booklet provides detail on the aspects of the 'Dysart story' based on the range of priority indicators that we tracked. We would like to thank members of the Dysart community for their cooperation and the gift of their time. We hope that we have done justice to their contributions to this study.

INTRODUCTION

The University of Queensland is conducting research into the social and economic impacts of coal seam gas (CSG) development. The project has focused on the combined impacts of the multiple CSG developments in the Western Downs region of Queensland as an initial case study. That focus has now expanded to include other local government areas – Maranoa, Toowoomba, and Isaac. In this document, we present findings on the town of Dysart.

Research project aims

- **Find key indicators** we want to identify ways to calculate and report the impact of multiple CSG projects in terms of a few numbers that are important and credible, e.g., weekly rents.
- Involve people from the community, government, and industry we are asking stakeholders to decide which 'indicators' are the most important to monitor. In working with stakeholders, we aim to help develop a shared understanding of social and economic development in the community and create a frame of reference for ongoing, collaborative decision-making in the region.
- **Lessons to help other regions** we want to develop models and approaches that can be used to measure, track and analyse cumulative impacts in other regions.

The research team

- Assoc. Prof. Will Rifkin, Chair in Social Performance, Centre for Coal Seam Gas (CCSG) and Centre for Social Responsibility in Mining (CSRM).
- Dr Jo-Anne Everingham, Senior Research Scientist, CSRM.
- Dr Katherine Witt, Postdoctoral Research Fellow, CCSG.
- Ms Sheryllee Johnson, Research Technician, CCSG.
- Ms Rebecca Colvin, Research Assistant, CSRM
- Professor David Brereton, Associate Director, Sustainable Minerals Institute.

Funding: The project receives industry funding through the Centre for Coal Seam Gas (CCSG), which is within the University of Queensland's Sustainable Minerals Institute. CCSG's industry partners include QGC, Arrow Energy, Santos, and Australia-Pacific LNG. These organisations are providing valuable information on their operations. Researchers are employed by the U of Queensland.

Collaborators: We are getting help from - Queensland government agencies and CSIRO researchers funded by the Gas Industry Social and Environmental Research Alliance (GISERA).

Timeframe: The data collection for the project has been occurring in 2013, 2014, and 2015, with updates planned for 2016 and 2017.

Community participation: In March 2014, a small research team from UQ started to visit communities to introduce the project. We gathered information, mostly from government sources, on impacts that key stakeholders in these communities perceived to be important. We visit each community to discuss that data, to get their insights on what has been occurring.

Reports: Project outcomes, recommendations, and reports have been released periodically 2013-2015, and they will continue to be released in 2016-2018 (i.e, the duration of the project).

Each report contains an updated version of data presented previously. We hope that each page can be read and understood without us being present.

Ethics guidelines we follow: This study has been cleared by the human research ethics committee of the University of Queensland in accordance with the National Health and Medical Research Council's guidelines (Research Ethics clearance approval no. 2013000587).



Questions: Contact the lead researcher, Associate Professor Will Rifkin, Centre for Social Responsibility in Mining, SMI, The University Of Queensland, Brisbane, QLD 4072, Ph: 0401 701 217, Email: www.csrm.uq.edu.au. If you would like to speak to an officer of the University not involved in the study, you may contact the Ethics Officer on 07 3365 3924.

PRIORITY INDICATORS FOR DYSART AND DISTRICT

DEMOGRAPHICS

1. Population

EMPLOYMENT, BUSINESS & INCOME

- 2. Unemployment
- 3. Income
- 4. Salary & wages

HOUSING

- 5. House prices
- 6. Weekly rents

WELLBEING

- 7. Traffic offences
- 8. Other offences
- 9. Total offences

EXOGENOUS FACTORS

- 10. Rainfall
- 11. Petrol prices

CSG ACTIVITY

Graph/map of CSG development

IMPACTS ON INDIGENOUS MEMBERS OF THE COMMUNITY

Efforts are ongoing to develop key indicators that are agreed as appropriate for measuring impacts on Indigenous residents and businesses. A case study of the Aboriginal employment program of one proponent has been completed by UQ researchers. A UQ specialist has evaluated the Reconciliation Action Plan of a proponent. A UQ team has identified challenges in making and implementing agreements between Aboriginal groups and proponents in the coal seam gas arena (addressing issues like group politics and Native Title claims).

Other Indicators Examined	Indicator-related research being conducted		
	Resilience; Community aspirations (CSIRO)		
	 Public health – PhD study (UQ) 		
	Demographic & economic trends (CSIRO & UQ)		
	 Business (women in business) – PhD study (UQ) 		
	Water Chemistry Atlas (UQ)		
	Agriculture & co-existence (UQ & CSIRO)		
	Environmental impacts – biodiversity (CSIRO)		
	Role of resource companies in provision of		
	affordable housing – PhD study (UQ)		

The areas for which data in this booklet has been gathered

Dysart postcode 4745



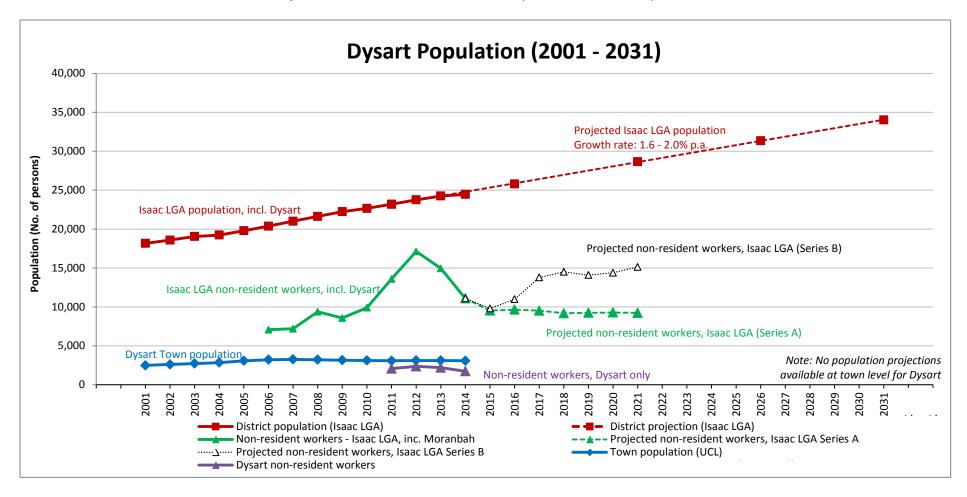
Dysart urban centre and locality (UCL)



Broadsound-Nebo SA2



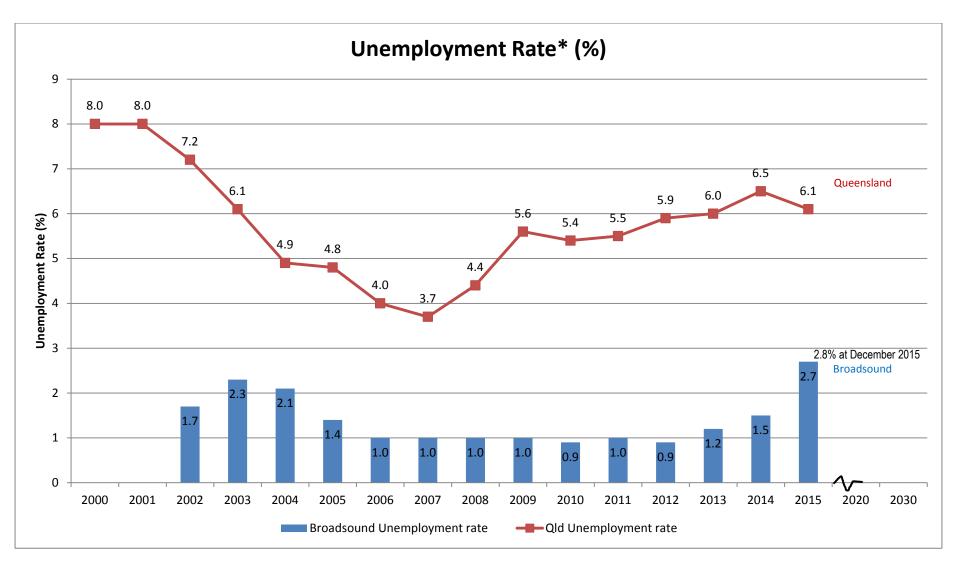
 $Sources: Google\ maps;\ QGSO\ \underline{http://www.qgso.qld.gov.au/products/maps/qld-sa2-asgs-2011/qld-sa2-asgs-2011-broadsound-nebo.pdf}$



- <u>Historic resident population data:</u> Queensland Government Statistician's Office (QGSO), <u>www.qgso.qld.gov.au</u>, QRSIS database (based on ABS 3218.0, Regional Population Growth, Australia, 2013-2014)
- LGA resident population projection: Queensland Government Population Projections by LGA, 2013 Edition, https://data.qld.gov.au/dataset/projected-population-for-queensland
- Non-resident workers: QGSO Bowen Basin Population Reports (2011-2014), http://www.ggso.qld.gov.au/products/reports/surat-basin-pop-report/index.php
- <u>Non-resident projections:</u> QGSO Bowen and Galilee Basin non-resident population projections, 2015 to 2021, <a href="http://www.qgso.qld.gov.au/products/reports/bowen-galilee-basins-non-resident-pop-proj/bowen-galilee-basins-non-resident-

Data & Perceptions about population

- *Indicator:* The number of residents in a town indicates many things, including the levels of certain services and facilities that are needed. A rapid change in a town's population is an indicator of cumulative impacts that can strain local infrastructure, resources and capacities.
- History and trend: From a small, purpose-built mining town, to sudden growth mostly with NRWs.
- Change: Dysart's resident population has generally been stable; proportionally large in-migration of non-resident workers (NRWs), with a peak in 2012.
- **Perceived change**: Dysart population is perceived to have reached 5,500 (which corresponds with the total of residents + the full-time equivalent of NRWs). NRWs were reported to out-number locals 3 to 1 at peak. NRWs use local services but are not included in population counts. Those interviewed reported no notice to the community ahead of spikes in NRW numbers and activity.
- *Expectations*: Now (late 2015), population around 2,000. Companies have provided (sold to govt) empty houses for public housing, which is seen to be leading to an in-migration of unemployed people.
- **Conclusion**: Dysart had high numbers of NRWs compared to local population. There is a current trend of in-migration due to availability of public housing.
- *Implications for next project/stage*: Information sharing and more communication from companies about future activities would help community prepare to manage the local impacts.
- Community recommendations: Funding to community (e.g., for services, infrastructure) should be based
 on the population including NRWs / number of people in work camps. Council should be charging
 companies to enable provision of services for NRWs housed in work camps.



^{*}The unemployment rate represents the number of persons unemployed as a percentage of the labour force, which includes all those persons over the age of 15 years who are employed plus all those who are unemployed but actively looking for work.

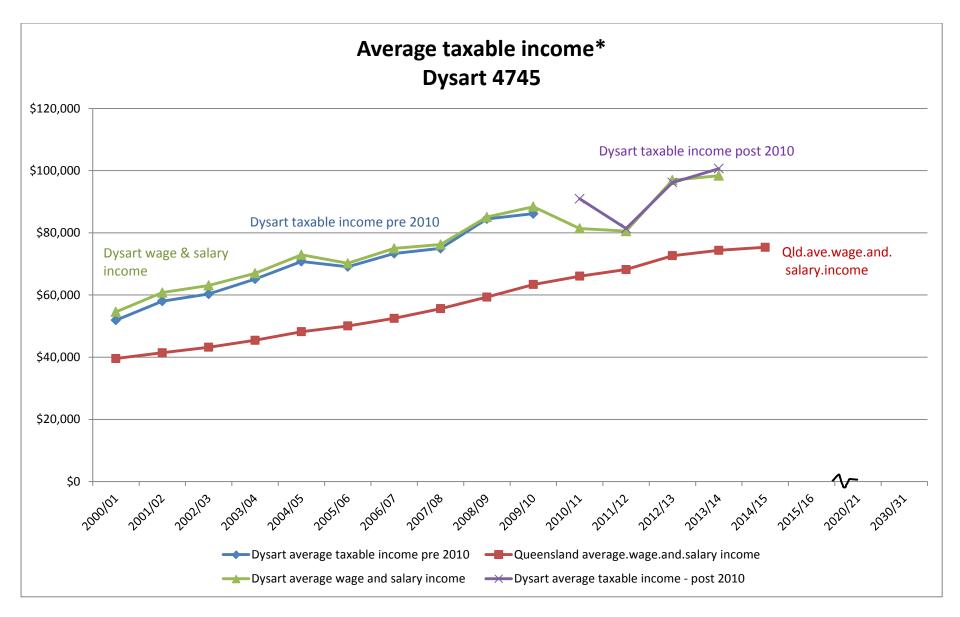
Sources: Queensland Government Statisticians Office, Source: ABS 6202.0 Labour Force, Australia, Jun 2015

 ${\tt DEEWR, Australian\ Government\ Department\ of\ Education, Employment\ and\ Workplace\ Relations, \textit{Small\ Area\ Labour\ Markets\ Australia}.}$

Department of Employment http://docs.employment.gov.au/node/34691

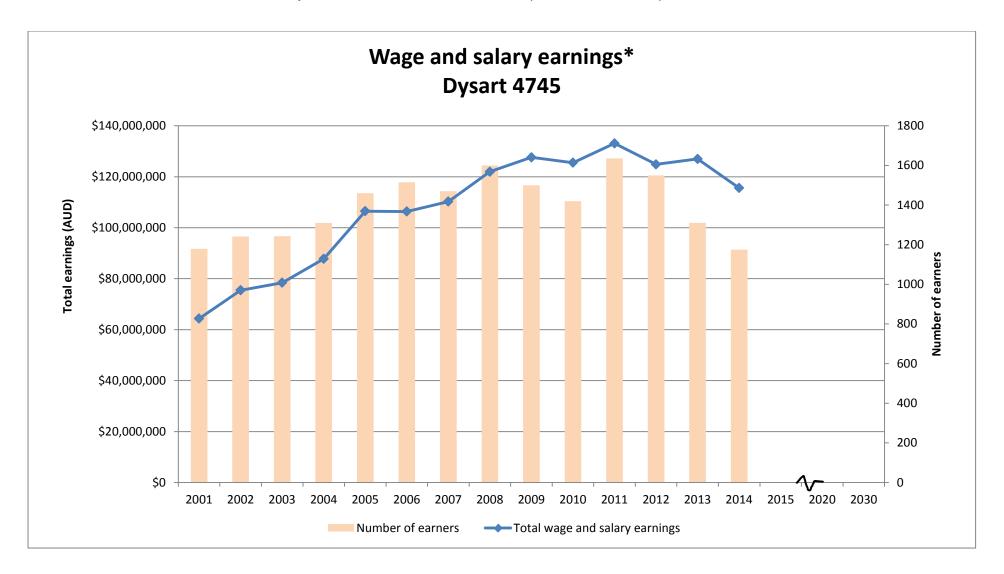
Data & Perceptions about unemployment

- *Indicator:* Unemployment rates measure the percentage the labour force (employed people and jobseekers over 15 years) without a job. It is an indicator of economic vitality.
- *History and trend*: Dysart's unemployment has been much lower than the Queensland average and rarely over 2%. Previously had very low unemployment as someone without a job would not stay in Dysart.
- **Change**: A small peak in 2003 before decline and seven years of unemployment at only 1% or lower until an increase in 2013. Highest peak of 2.7% in 2015.
- Perceived change: Unemployment may have plateaued or increased slightly. The rise is largely attributed by those interviewed to the availability of public housing, meaning that unemployed people are being moved to Dysart. Some interviewees state that claims about local skill shortages were overstated by mining companies to permit more use of FIFO/DIDO arrangements. Around 85% of people in town are mine employees.
- **Expectations**: Unemployment may increase due to continuing in-migration of unemployed people for public housing; tendency for skilled unemployed people to leave Dysart for work elsewhere.
- **Conclusion**: Skilled job seekers leave Dysart when work is unavailable. Recent increase in public housing is bringing unemployed people to Dysart.
- *Implications for next project/stage*: If surplus labour moves away, future industry needs for skilled workers may draw them from other local industries or require FIFO/DIDO.
- **Community recommendations**: Companies to encourage their external recruits to move to Dysart with their families.



^{*}Original data - No discounting applied

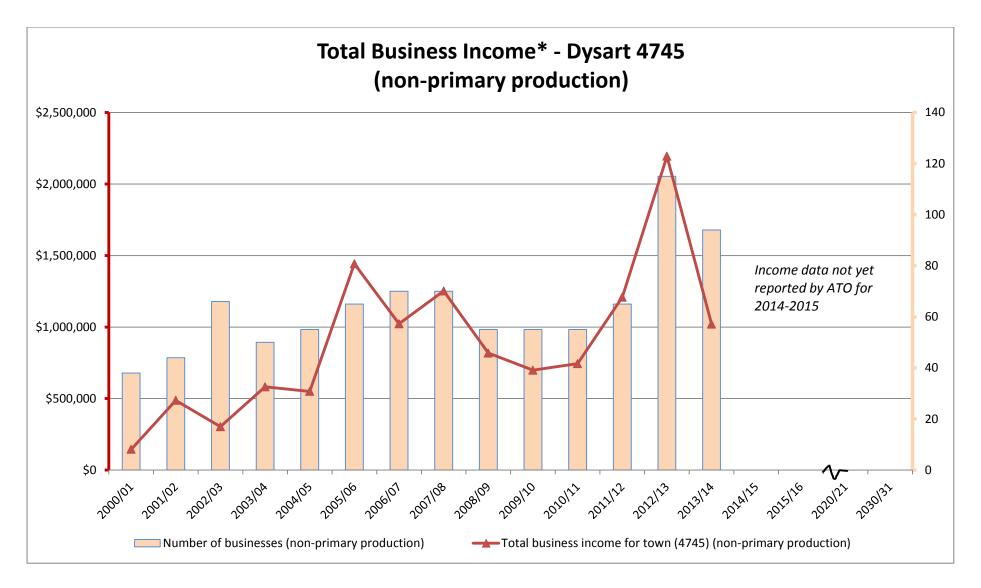
^{*}Average taxable incomes reported by ATO until 2009 excluded losses. Averages from 2010 include all taxable incomes including incomes of 0 and losses. Sources: Australian Taxation Office, Research and Statistics (https://www.ato.gov.au/)



^{*}Original data - No discounting applied Sources: Australian Taxation Office, Research and Statistics (https://www.ato.gov.au/)

Data & Perceptions about incomes

- *Indicator*: Measures of income are an indicator of the economic well-being and assets of the residents. Using average personal income gives a sense of the overall level but masks extremes and inequities. One alternative measure is household incomes. Another, wage and salary earnings, is examined in this booklet in aggregate, for the whole town.
- *History and trend*: Dysart's average income has exceeded the Queensland average since at least 2001.
- **Change**: The average income has increased and remained consistently 20% or more above the Queensland average; the amount above the state average has varied. From 2001 to a peak in 2011, total earnings increased by a factor of around 2. In the same period, the number of earners increased by a factor of about 1.4.
- **Perceived change**: NRW income and wages are not included in figures, though they are high earners. Dysart was Australia's richest postcode for a time. Some mines are seen by some of those interviewed to be "sitting on" resources but not producing, causing forgone local income. Some workers who lost high-paying mining jobs are working again for the mines but as casual employees and at lower rates.
- *Expectations*: If FIFO/DIDO continues, the number of earners will decrease.
- **Conclusion**: High income can be attributed to the large proportion of the population who are working for mines. Figures do not include FIFO/DIDO earnings.
- Implications for next project/stage: No implications were drawn for future project stages.
- Community recommendations: Companies should be required to "use or lose" mining leases, not to hold
 onto them while production is stalled as the wait causes loss of employment/ income.

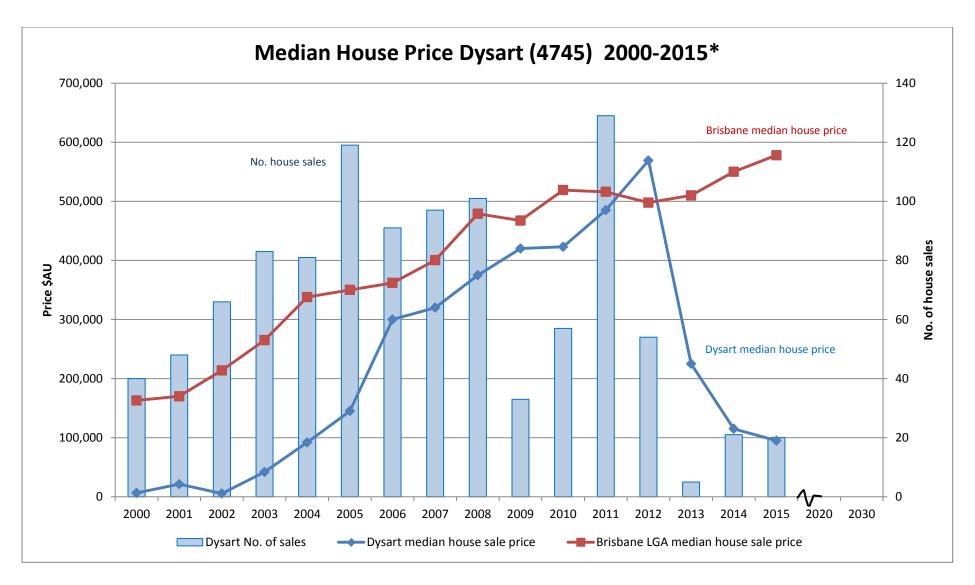


^{*}Original data - No discounting applied

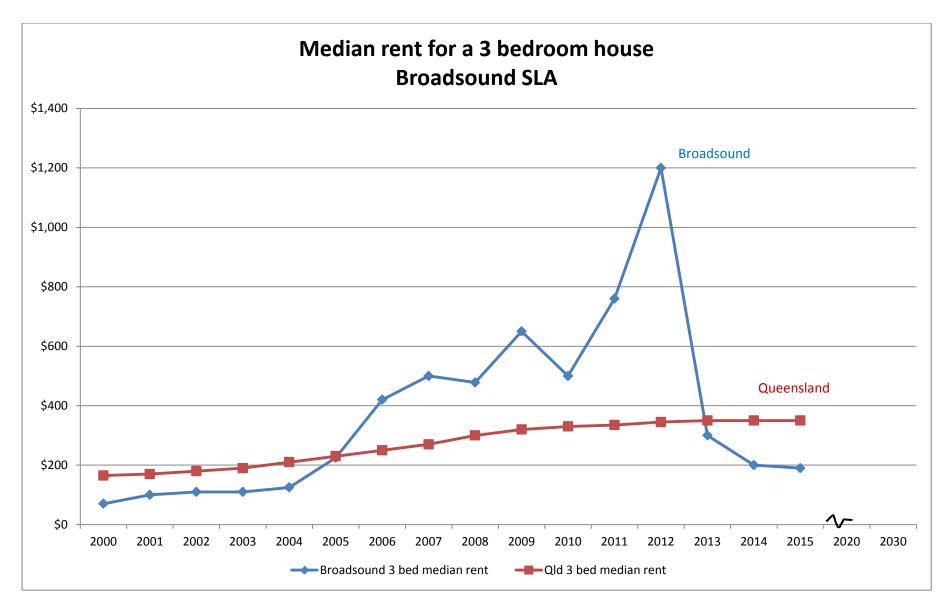
Sources: Australian Taxation Office, Research and Statistics (https://www.ato.gov.au/)

Data & Perceptions about business incomes

- *Indicator*: Businesses report their income to the ATO. Figures on the numbers of businesses reporting and their income indicate the health of the local economy, which implies the extent of local procurement from major industries and the population.
- *History and trend*: Total business income was low in 2000/01, \$145,000/year across 38 businesses.
- *Change*: Variable increases in both the number of businesses and business income since 2000/01; a peak in 2012/13, which saw close to a doubling of 2011/12 figures. In 2013/14 business income halved.
- Perceived change: Local businesses had difficulty employing skilled workers during the boom as workers
 wanted the income and benefits provided by the mines. Partners of mine workers were available for
 secondary and service industries, interviewees noted. Mining companies' "buy local" programs are a good
 idea, but reportedly not very effective. Those NRWs not based in town were not seen to contribute income
 to the town.
- *Expectations*: Contraction of businesses downsized, closed, or relocated expected to continue.
- **Conclusion**: Businesses competing with mines for staff struggled due to costs and availability of employees. Secondary and service industries were able to employ partners of mine workers.
- Implications for next project/stage: Businesses are reported to be willing and available to diversify goods and services, which should help emerging industries with a "buy local" focus. Businesses that compete for workers with mines are likely to struggle if high wages and benefits are on offer by mines.
- **Community recommendations**: Companies should be putting NRWs in town, not work-camps, in order to stimulate local spending.



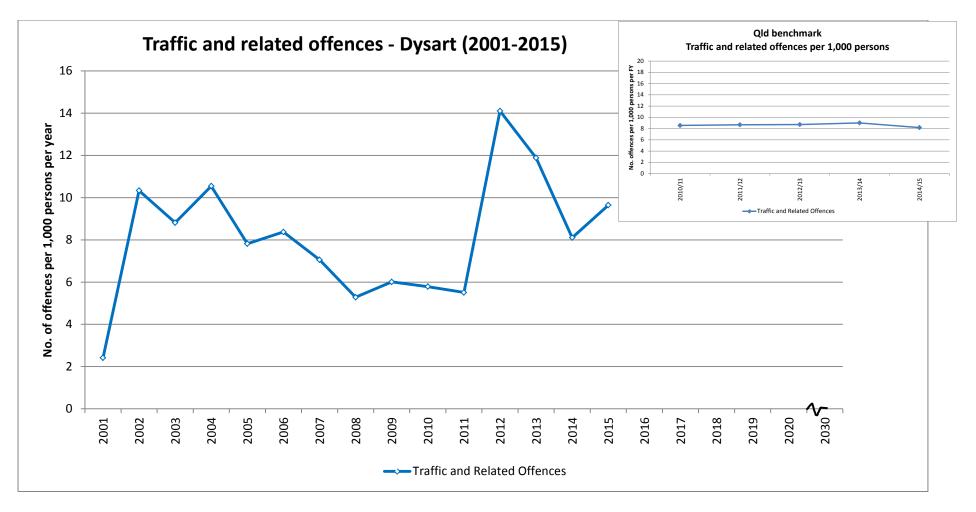
^{*}Measured annually except for 2015, which was measure up to September 2015 Sources: Price Finder (http://www.pricefinder.com.au/flyover/?locality=4421&propertyType=House)



^{*}Measured in the month of June for each year Source: Queensland Government Statistician's Office 2015

Data & Perceptions about housing

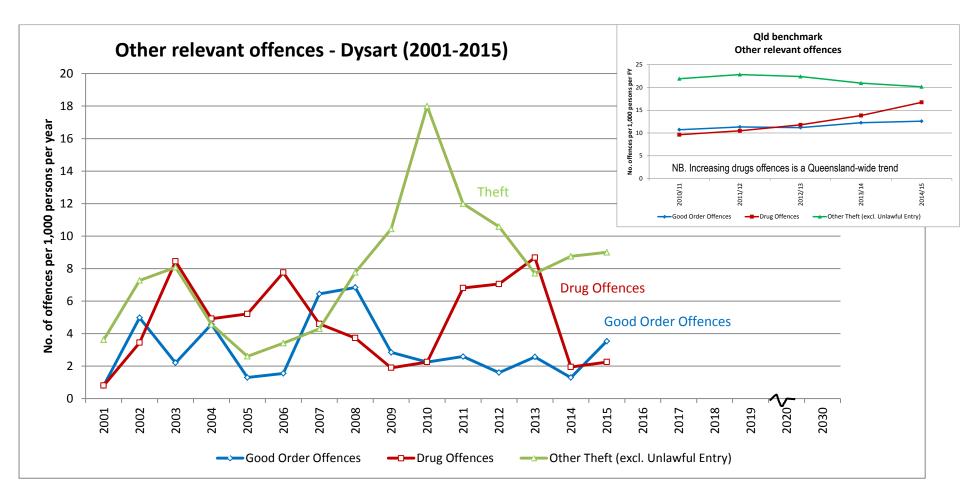
- *Indicator:* Annual figures for the number of houses sold and the median price of houses are lagging indicators for the housing market, as market changes month to month; indicator suggests affordability, shortages, oversupply.
- *History and trend*: Median house prices and rents were lower than the median Brisbane house prices and Queensland rents in 2000.
- *Change*: Dysart house prices peaked above Brisbane prices in 2012. From 2005 until 2012, Dysart rent was higher than the Queensland average. Both house prices and rent declined sharply from a peak in 2012.
- **Perceived change**: High rents were due to an increase in NRWs and mining companies' accommodation arrangements. The high rents led to investors buying houses, further increasing house prices and rents. Peaks and troughs in house sales were due to mining companies buying and selling houses. Mining companies have sold houses to individuals and to the housing commission for public housing. Highest number of sales was in 2011.
- **Expectations**: Rent has crashed (as of late 2015); median rent is unlikely to go lower than the historic figure of \$85/pw. Housing prices will continue to decline, with some investors making losses. Low rent and an increase in public housing are bringing unemployed people to Dysart.
- **Conclusion**: Practices of the mining companies viewed as responsible for all changes in rent and housing prices. The prices are now in decline after the highest peak in both rent and sale prices in 2012.
- *Implications for next project/stage*: Future decisions by companies for accommodating workers will affect local house prices and rent as well as the number of properties on the market.
- **Community recommendations**: Encouraging workers to live in town (rather than in work camps) is desired in order to stimulate the local economy. Companies' accommodation practices should be regulated to avoid major changes to the local community. Mining companies should pay fringe benefits tax (FBT) on flights and accommodation for NRWs.



Queensland Police Online Crime Statistics: https://www.police.qld.gov.au/forms/crimestatsdesktop.asp

Data retrieved for Dysart Queensland Police Service Area, and then filtered to report Dysart Suburb only which best matches the Miles UCL population estimates.

Crime rates per 1,000 persons calculated using ABS population estimates for the Dysart UCL (as reported by the Queensland Government Statistician's Office: www.qgso.qld.gov.au)
Qld Benchmark statistics sourced from https://www.police.qld.gov.au/rti/published/about/Crime+Statistics.htm, which is the town centre and approximately a 5km radius.

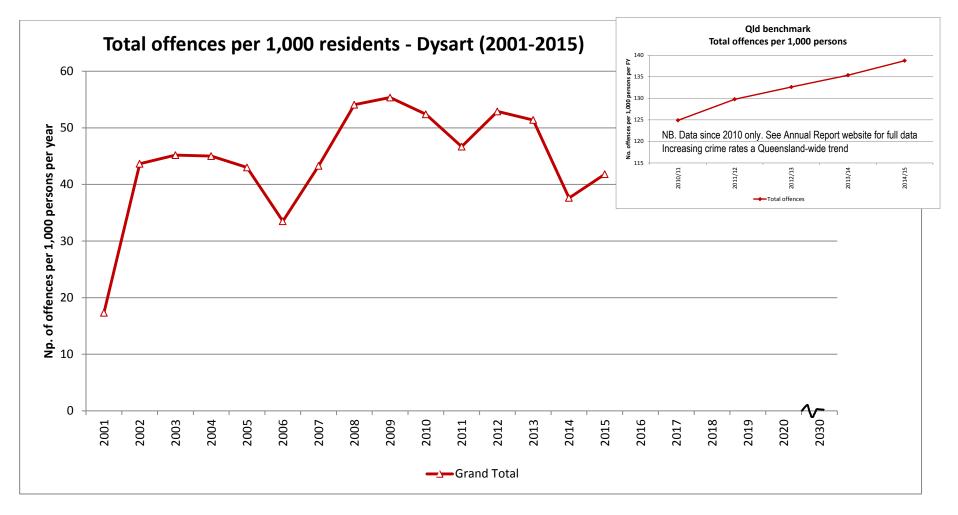


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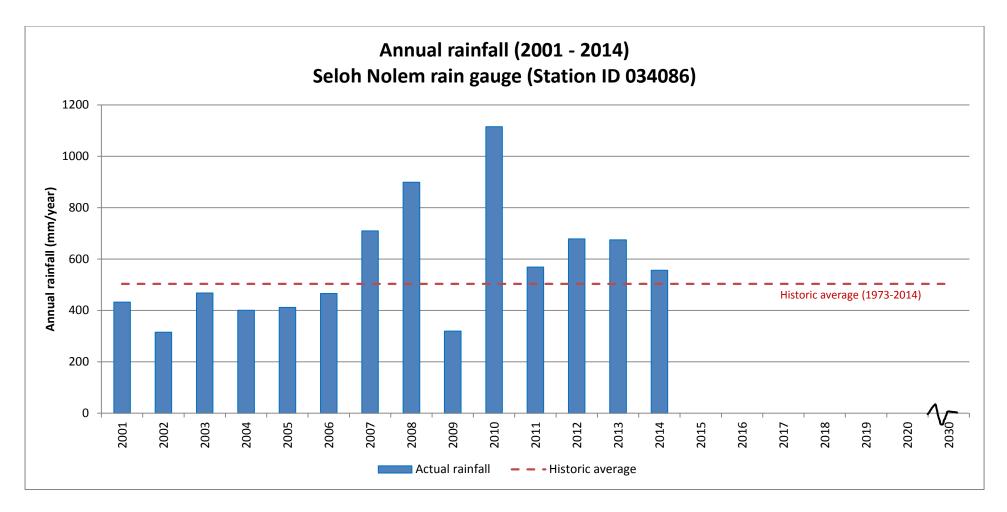
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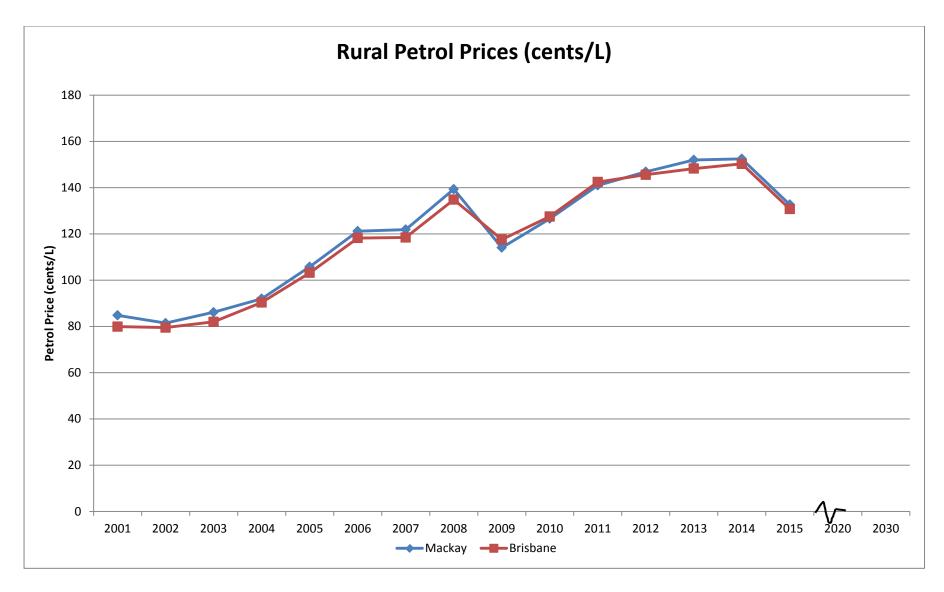
Qld Benchmark statistics sourced from https://www.police.qld.gov.au/rti/published/about/Crime+Statistics.htm, which is the town centre and approximately a 5km radius.

Data & Perceptions about safety & wellbeing

- *Indicator*: Volumes and nature of traffic have various effects in a community, including safety; changed levels of traffic offences can indicate corresponding increased or reduced levels of road risks (although there are other explanations).
- *History and trend*: Crime rates were below the Queensland average in 2001. In the past, enforcement was managed between police, mining companies, and the unions.
- Change: From a low figure in 2001, the number of traffic offences increased in 2002 to above the Queensland average; then, a fluctuating decline until a trough of 6 (or fewer) offences per 1000 in 2008-2011, then reaching its highest peak in 2012, followed by a decline. Theft offences increased from 2004, with a peak in 2010 and a subsequent decline to less than half Queensland rates. Drug offences increased and fluctuated with peaks of about 8 per 1000 in 2003, 2006, and 2013. Good order offences fluctuated with higher levels (above 6 per thousand in 2007 and 2008), then a decline in 2014 to close to 2001 levels, which are about 1/10 of the Queensland average.
- **Perceived change**: Too few police compared to other towns makes enforcement difficult, stated interviewees. The number of traffic offences should be higher than in the figures, e.g., DIDO causes speeding. Drugs are becoming more of a problem and are difficult to police. Domestic violence has increased significantly, and it is not always reported. In-migration of low-income people is seen to increase crime. Theft spike in 2010 attributed to youth activities, but it was quickly stopped.
- **Expectations**: In-migration of low-income people seeking affordable housing is expected to bring more problems related to drugs, alcohol and domestic violence (DV).
- *Conclusion*: Growth in population, especially NRWs, meant local police were under-resourced for the number of offences. Actual offences are higher than the recorded figures due to a lack of enforcement capacity.
- *Implications for next project/stage*: Police resourcing should be reflective of the NRW population and resident population. Population and crime rates should be pro-actively monitored and responses collaboratively managed.
- Community recommendations: Increase policing to reflect the number of residents plus NRWs, not just the official resident
 population. Limit shifts at the mines from 12 hours to 8 hours to reduce stress to decrease domestic violence and other
 offences.



Bureau of Meteorology climate data online service: http://www.bom.gov.au/climate/data/
Data retrieved for rainfall station 'Seloh Nolem', Station ID 034086 which is located 34.1 km from Dysart Rainfall station was selected based on the closest active rain station with most reliable historic data

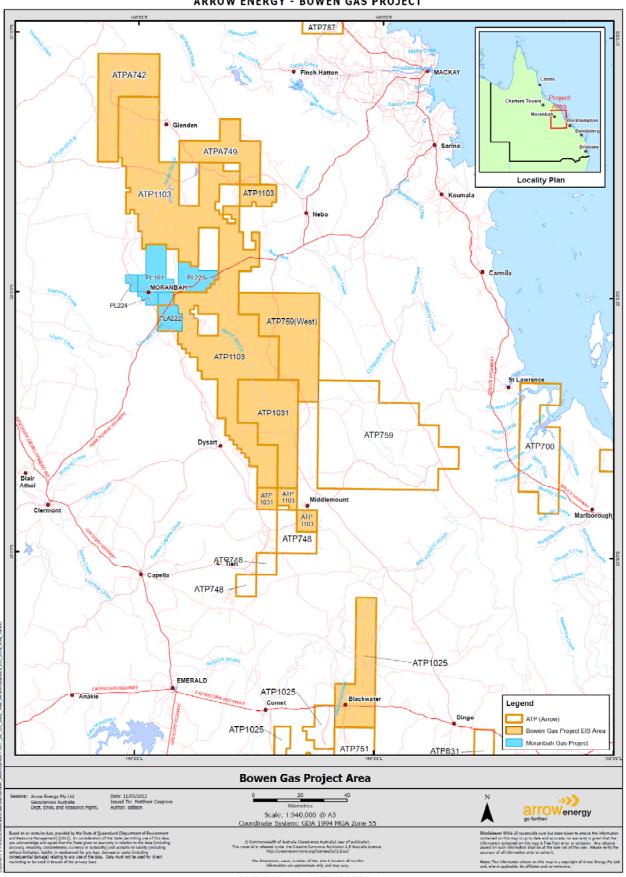


Source: Australian Automobile Association (2015) http://www.aaa.asn.au/aaa-agenda/affordability/latest-fuel-prices/

Alignment of Visions - Dysart

Indicator topic	Community Visions / plans Dysart Urban Design Framework: Dysart Masterplan	Isaac Regional Council plans 2035 Community Strategic Plan; Isaac Region 2020 Vision	State government plans Mackay, Isaac and Whitsunday Regional Plan 2012	Resource company plans Coffey Environments (2012), GHD & ADANI (TBC)
Population	Increase engagement of transient workforce	Stable, permanent population; Isaac projected to have 37,000 residents by 2035	Population growth, Isaac projected increase of 14,000 by 2031, retain permanent residents	Population growth, diversity, encourage young families, permanent residents, limit non-resident workers
Housing	Affordable and diverse; urban density increase; "lifestyle" rural allotments	Affordable housing; house prices above replacement cost; sustainable infrastructure	Affordable, diverse, accessible & quality housing for all; supply meets demand; facilitate workers becoming permanent residents; high density growth; projected increase of 5,800 dwellings in Isaac by 2031	Long-term housing availability, diversity, and affordability for all; transient housing impacts minimised
Health and Safety	Develop water treatment plant; increase capacity of hospital and essential services	Health, safety, & wellbeing improve, life expectancy increase by 5-10 years; region has adequate health services	Active, healthy, safe lifestyle and transport, access to health facilities and services	Community & industry engaged for safe town: crime, environment, and transport
Liveability	Vibrant town; sense of community; landscape amenity & open space quality and function improved; active transport network; recreation facilities	Strong, harmonious, community with working families; nature flourishing	Inclusive community; active transport; industry impacts on town are limited	Services improved; increased liveability; family and children-friendly
Income and Equity		Increasing regional income	Minimise social and economic inequity, including intergenerational inequity	Increased local income & LGA revenue
Employment		Increasing employment and job opportunities	Diverse employment opportunities	Increased local employment opportunities
Business/ Economy	-	Sustainable, resilient, vibrant, diverse economy; strong business partnerships; high gross regional product contribution	Opportunities for new industries; state investment; economic sustainability	Growth in economic activity; local businesses supported to respond to FIFO/DIDO workforce population
Skills and education		Diverse skills; educated community, including disaster management, conservation, health	Diverse learning opportunities for all, especially post-secondary; meet skill requirements of industry	Enhanced & equitable access to education & training, especially for the mining sector
What are the main goals for the town/ region?	-	Diverse economy, improved infrastructure; active, healthy & engaged communities; environment is protected	Consolidated growth & planning for diverse & robust economy; high-quality lifestyle; protected environment; good services & infrastructure; cumulative social impacts of industry, especially mining, are managed	Maintain skilled workforce and attract permanent residents; industry impacts on housing and services is minimised; industry benefits to community maximised

ARROW ENERGY - BOWEN GAS PROJECT



NOT FOR CONSTRUCTION