



# Independent Advice to RPDC

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## Gunns Pulp Mill IIS Assessment

*August 2006*



*The Work Lab*



# Independent Advice to RPDC

## GUNNS Pulp Mill Assessment

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## **Brief & Methodology**

The Commission has engaged the services of an independent consultant with experience in social and community impact assessment. The role of the consultant is to peer review relevant sections of the Gunns' Draft Integrated Impact Statement (IIS) and provide the Commission with expert advice.

The consultant reviewer is to provide advice on:

1. Adequacy of the Draft IIS in terms of how it addresses the issues set out in the Guidelines. Is it adequate for the RPDCs assessment purposes.
2. Validity of the methodology and findings (including studies, surveys and modeling where relevant).
3. Identify any major critical errors or omissions in the Draft IIS and specify what further work is required.

The consultant applied the following methodology to the review.

- Clarified the RPDC Requirements;
- Developed a framework within which to match Gunns IIS to the requirements;
- Evaluated the Gunns IIS scope, conclusions, methodology and sources of data against the requirements;
- Developed recommendations for consideration by RPDC on the need for further work to validate the impact of the development.

**2. Adequacy of the Draft IIS in terms of how it address the issues set out in the Guidelines. Is it adequate for the RPDCs assessment purposes?**

**Impacts Identified in the IIS**

Phase	Impact	Impact Rating	Peer Review Recommendation
Construction	Pulp mill construction noise	Moderate negative impact	Outside of peer reviewers expertise
	Construction workforce and accommodation facility		
	Accommodation	Major negative impact	Some further research required
	Social Interaction	Major negative impact	Some further research required
	Impact on Services	Moderate negative impact	Some further research required
	Increased employment opportunities	Major positive impact	Some further research required
	Environmental qualities		
	Noise	Moderate negative impact	Outside of peer reviewers expertise
	Flora and fauna	Minor negative impact	Outside of peer reviewers expertise
	Air quality (dust and vehicle emissions)	Minor negative impact	Outside of peer reviewers expertise
	Aquatic environments	Minor negative impact	Outside of peer reviewers expertise
	Landscape	Moderate negative impact	Outside of peer reviewers expertise
	Aboriginal and historic heritage	Minor negative impact	Outside of peer reviewers expertise
	Economic benefit to the local and Tasmanian economy	Major positive impact	Further information required
Operation	Pulp mill operational noise	Minor negative impact	Outside of peer reviewers expertise
	Visual impact	Moderate negative impact	
	Increased employment opportunities	Major positive impact	Further information required
	Economic benefit to the local and Tasmanian economy	Major positive impact	No further work required

**Omissions as Identified by Peer Reviewer**

Construction	Land values and house prices	Minor negative impact	Not demonstrated
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## 2. Validity of the methodology and findings (including studies, surveys and modeling where relevant).

The Social Impact study used a mix of research strategies to identify the potential social impacts of the pulp mill during the construction phase and operational phases.

1. Desktop research

For example, the 2001 Census data was used to derive a community profile for the local (20km radius of Bell Bay) population profile.

2. Consultations were undertaken with identified key stakeholders.

Face to face interviews were held with key community stakeholders to identify social and economic impacts of the proposed pulp mill. These interviews included:

6.2.1 Deputy Mayor of George Town and Pulp Mill Consultative Committee Member, Andrew Taylor

6.2.2 General Manager, George Town Council, Ngaire McCrindle

6.2.3 Team Leader, Centacare Employment Services, Launceston, Tony Goodwyn

3. A random population survey was undertaken to identify community and social impacts of the proposed pulp mill.

*A total of 263 interviews were completed between 24th June 2005 and 7th July 2005. A total of 61 interviews were completed in the local study area, 160 interviews completed in the regional study area, and 263 completed as part of the state area. Members of the SIA team randomly selected the interviewees in the key retail/commercial precincts.<sup>1</sup>*

4. Qualitative data triangulation was used to map key social concerns (as identified through consultations and population surveys) with the technical impacts of the pulp mill.

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<sup>1</sup> There is a calculation error in this quotation

## Summary

The methodological strengths of the report include multiple data collection strategies such as desktop research, environmental scans, consultations, information triangulation and face-to-face interviews. The variety or slices of data enhance the reliability and validity of the report's findings. The main limitation however, is a lack of methodological detail in the report and the lack of quantification of any of the impact estimates.

Reporting the methodology in more detail allows the reader to draw their own conclusions and replicate the results. More specifically the report's reliability and validity could be enhanced by:

1. Providing the ABS codes for each collection district so the reported statistics can be validated for the local and regional levels.
2. Reporting additional ABS data such as SEIFA indices and regional comparison information.
3. The inclusion of secondary data sources such as information about median rents, land value trends and housing affordability. As well as service planning data available from State and Commonwealth Governments.
4. A summary of the demographic details and respondent responses for individual questions.
5. Stella modeling of the relationships of social impacts on the community. For example, the impact of rental increases on disadvantaged groups and the support opportunities available to these groups.

The following methodological critiques summarize the methodological issues according to IISC responses and the Commission's Scope Guidelines.

## Methodology & Critique

The following tables map the project methodology to Commission guidelines. Limitations or the need for further information is identified in the Clarification or Disparity column of the tables.

Commission Guideline	IISC Report Volume, Section	Methodology: Social and Demographic Characteristics	Clarification or Disparity Commentary	Notes and Recommendations
9.1.1	<p>Volume 2 7.3 Demographic and Social Characteristics</p> <p>Also Volume 8, Appendix 10 (replicates and extends the data)</p>	<p>Desktop research- ABS Census data was utilized to construct a community profile (Cdata, 2001 release).</p>	<p>ABS census data sources need clarification e.g, Basic Community Profile or Extended Community Profile etc.</p> <p>Clarify which Collection Districts data were sourced from (a list or corresponding CD tags).</p> <p>This section does not directly address all of the Commission's criteria for Section 9.1.1. Discussion about the impact of the construction and operation of the pulp mill on social and demographic characteristics of the local community are scattered throughout the report.</p>	<p>ABS Census data is the most appropriate data source for establishing the community profile.</p> <p>Additional data such as population projections, aging trends and labour market trends is available <a href="http://www.taspop.tasbis.com/">http://www.taspop.tasbis.com/</a> or thorough consultation with Dr Natalie Jackson at the University of Tasmania. These data are available for Local Government Areas across Tasmania.</p> <p>ABS SIEFA indices should be incorporated into the analyses.</p> <p>Recommendation Further analysis of the demographic characteristics is undertaken to identify community segments most at risk for social dislodgement.</p>

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Commission Guideline	IISC Report Volume, Section	Methodology: Population and Social Structure	Clarification or Disparity Commentary	Notes and Recommendations
9.1.2	Volume 2  Also Volume 8, Appendix 10 (replicates and extends the data)	Analysis of secondary data from other commissioned IISC reports  Consultations with key stakeholders  Random population survey		<p>The list of population and social structure impacts or the construction and operational phases of the pulp mill is comprehensive. However the community will not be equally affected by social structure impacts. Segments of the community, for example older residents, are more likely to feel the impacts of social structural changes. Further analysis of Cdata (Expanded Community Profile or SEIFA indices) would help identify population segments with a higher risk of social disadvantage.</p> <p>Recommendation Further analysis of the social structure of the local community to identify groups at risk for social dislodgement.</p>

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Commission Guideline	IISC Report Volume, Section	Methodology: Demand for Land and Housing	Clarification or Disparity Commentary	Notes and Recommendations
9.1.2	Volume 2  Also Volume 8, Appendix 10 (replicates and extends the data)	Analysis of limited secondary data e.g. public housing wait lists.  Consultations with key stakeholders and random population survey	Conclusions about land value fluctuations are discussed (e.g. Volume 8, Appendix 10, Table 7.1 Construction Impacts, page 38). There is however no baseline data or consultation with Land Evaluation Agencies to understand the impact of these fluctuations on the local community and/or housing requirements.	<p>It is estimated that housing will be required for 2,900 workers during the construction phase (2007/2009). Gunns' is considering an accommodation facilities to house up to 800 workers if required to ameliorate these potential effects of the construction workforce and the local community</p> <p>The impact of demand for land and housing is not adequately identified.</p> <p>Residential vacancy rate data is available from the Real Estate Institute of Tasmanian.</p> <p>Land sales data is available from Tasmania and The List <a href="http://www.thelist.tas.gov.au/">http://www.thelist.tas.gov.au/</a></p> <p>Consultations with the DHHS regarding the impacts on impacts of pulp mill construction on the subsized public housing market should be undertaken.</p> <p>Recommendation Secondary data analysis of land and housing demand trends. Analysis should include, for example, median weekly rents and median house repayments.</p>

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Commission Guideline	IISC Report Volume, Section	Methodology: Property Values	Clarification or Disparity Commentary	Notes and Recommendations
9.1.2	Volume 2  Also Volume 8, Appendix 10 (replicates and extends the data)	Consultations with key stakeholders and random population survey		<p>It is estimated that housing will be required for 2,900 workers during the construction phase (2007/2009). The associated demand for housing will impact on property values.</p> <p>Analysis of secondary data sources to determine preexisting property values trends is required.</p> <p>There is no quantitative analysis of projected movement in values based on the forecast quantum change</p> <p>Land sales data is available from Tasmania and The List <a href="http://www.thelist.tas.gov.au/">http://www.thelist.tas.gov.au/</a> or the Real Estate Institute of Tasmanian.</p> <p>The researchers need to provide further analysis of how property values will impact upon local community segments such as older people or those receiving subsidized rents from the DHHS.</p> <p>Consultations and mitigation strategies have been development to manage aboriginal and historic heritage sites.</p> <p>Recommendation An analysis of secondary data is undertaken to better understand the potential impact of property values on the local community.</p>

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Commission Guideline	IISC Report Volume, Section	Methodology: Town Planning Issues	Clarification or Disparity Commentary	Notes and Recommendations
9.1.2	Volume 2  Also Volume 8, Appendix 10 (replicates and extends the data)	Consultations with key stakeholders and random population survey		Recommendation Consultations with Local Government Area Towner Planners should be undertaken. .

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Commission Guideline	IISC Report Volume, Section	Methodology: Transport and Transportation Infrastructure	Clarification or Disparity Commentary	Notes and Recommendations
9.1.2	<p>Volume 2</p> <p>Also Volume 8, Appendix 10 (replicates and extends the data)</p>	<p>Consultations with key stakeholders</p> <p>Data triangulation from technical IISC reports</p>		<p>There were 23 references to transport in Volume 8, Appendix 10 of the report) data analysis was ad hoc. The impact of transport is discussed extensively. A mitigation strategy has been developed. The mitigation strategy reports Department of Infrastructure Energy and Resource to prepare a traffic management plan.</p> <p>There is no forecast of any increase in the incidence or severity of traffic accidents and the social and economic consequences. The cost in terms of disability adjusted life years can be used to provide an estimate.</p>

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Commission Guideline	IISC Report Volume, Section	Methodology: Sensitive facilities such as schools, hospitals and nursing homes	Clarification or Disparity Commentary	Notes and Recommendations
9.1.2	Volume 2  Also Volume 8, Appendix 10 (replicates and extends the data)	Environmental scan to document existing health and community services in the local and regional areas.  Consultations with key stakeholders	Volume 8, Appendix 10 (replicates and extends the data) contradicts itself. Table 7.1 page 37 identifies pressures placed on health and community services. Page 49 argues that the construction workforce will not place much additional pressure on health and community services infrastructure.	<p>No secondary data analysis of the impact of the construction [and operational] workforce on health and community services planning. For example benchmarking the service profile by population demographics.</p> <p>Service planning data is available from the Department of Health and Human Services. These data include health statistics such as hospital separations. The Hospital Morbidity Database, April 2003, for example shows George Town has higher hospital separation rates when compared to the Tasmanian average. Furthermore that the separate ration rates for the respiratory diagnostic category per 1000 of the population is higher than the state average- 16.4 and 9.7 respectively.</p> <p>Reference should also be made to the Healthy Communities Survey (DHHS, 1998) and the most recent ABS health survey (2005).</p> <p>This is a reference to data from The Department of Health and Ageing, however these data not integrated into the social impact study.</p> <p><a href="http://www.health.gov.au/internet/wcms/publishing.nsf/content/ageing-rescare-servlist-download.htm">http://www.health.gov.au/internet/wcms/publishing.nsf/content/ageing-rescare-servlist-download.htm</a></p> <p>Recommendation: Further analysis should be undertaken to understand the impact the construction workforce will have on health and community service infrastructure.</p>

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Commission Guideline	IISC Report Volume, Section	Methodology: General Practitioner and Allied Health Services	Clarification or Disparity Commentary	Notes and Recommendations
9.1.2	Volume 2  Also Volume 8, Appendix 10 (replicates and extends the data)	Environmental Scan identifying existing health infrastructure	There is a reference to previous construction projects and medical service usage Volume 8, Appendix 10, page 49. It states that anecdotal evidence suggests that construction workers continue to seek medical advice from their existing medical practitioner. However this argument is contradicted on page 47, where it is estimate that 50 percent of the workforce will be recruited interstate.	<p>A mitigation strategy has been developed for medical emergencies.</p> <p>Consultations with GP North and the Australian Medical Association (Tasmania) have been undertaken and will continue through the construction phase.</p> <p>The report discusses additional medical and physiotherapy services during the construction phase for workers the provision will be commensurate with demand.</p> <p>The report concludes that the construction workforce will be mainly young males with few medical complaints. There is no data provided to support this claim, or no evidence of plans for 'medical fitness' examinations of the potential workforce.</p>

IIS Scope Guidelines	IISC Report Volume, Section	Methodology: Tourism Recreation and Social Amenities	Clarification or Disparity Commentary	Notes and Recommendations
9.1.2	<p>Volume 2</p> <p>Also Volume 8, Appendix 10 (replicates and extends the data)</p>	<p>Environmental Scan</p> <p>Consultations with key stakeholders and random population survey</p>	<p>Community social participation data was collected in the random population survey but not reported.</p>	<p>The impact study identifies behavioural factors that might impact upon the integration of the construction workforce with the existing community. It also identifies a potential increase in the demand for leisure and recreational opportunities for the construction workforce.</p> <p>There is no measure of the attitude of local community members towards recreational and leisure opportunities with the construction workforce.</p> <p>The mitigation strategy identifies establishing a community liaison group with local community groups. This may assist with the development of recreational and leisure opportunities for the construction workforce residing in the local area.</p> <p>The impact of the mill and associated activities on tourism perception and visitation to the Tamar Valley has not been addressed.</p> <p><b>Recommendations</b>                      If the pulp mill proceeds, recreational and leisure planning is undertaken to facilitate integration of the local construction workforce into existing community activities and to develop new opportunities.</p> <p>Gunns develop a zero tolerance to aggression policy that is contractually binding to the local workforce during the construction phase and beyond.</p>

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Commission Guideline	IISC Report Volume, Section	Methodology: Emergency Services	Clarification or Disparity Commentary	Notes and Recommendations
9.1.2	Volume 2  Also Volume 8, Appendix 10 (replicates and extends the data)	Environmental Scan	<p>Identified emergency services included police, ambulance and medical staff. Other emergency relief services may include, for example, housing, food vouchers or financial assistance. These latter services are typically provided by not-for-profit entities and have not been identified in the environmental scan.</p> <p>The social impact study identified the possible need for additional on call FTEs to respond to emergencies. The responsibility for funding the additional FTEs (Gunns, Government or not-for-profit) was not identified in the report.</p>	<p>The mitigation strategies Volume 8, Appendix 10 page 56, proposes the development of an onsite emergency management plan that integrates with regional emergency response plans. Other sections of the report discuss familiarization and training for the emergency workforce (ambulance, police, fire etc.).</p> <p>The report does not consider secondary displacement that may result to disadvantaged members of the local community as an emergency. For example, increases in rents may displace local residents who then require emergency accommodation.</p> <p>There is no benchmark data on the incidence of emergency service personnel and the impact an increase in population and manufacturing activity will have on this profile.</p> <p>Recommendation There is a need for more detailed reporting on FTEs for emergency services and whether existing establishments can still adequately address community safety requirements (e.g. policing FTEs)</p> <p>Consultations are undertaken with not-for-profit services to identify the potential increases in service requirements due to, for example, displacement caused by accommodation pressures.</p>

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Commission Guideline	IISC Report Volume, Section	Methodology: Policing Requirements	Clarification or Disparity Commentary	Notes and Recommendations
9.1.2	<p>Volume 2</p> <p>Also Volume 8, Appendix 10 (replicates and extends the data)</p>	Environmental Scan	<p>Policing FTE not reported.</p> <p>Existing crime levels etc. not reported.</p>	<p>The police station is not open 24 hours, it closes at 1am daily.</p> <p>Pulp Mill Consultative Committee (PMCC) Member includes the senior police inspector.</p> <p>It was noted that the construction workforce will likely display behaviour which is ant social to the local community.</p> <p>There is no benchmarking in relation to the incidence of policing staff required to support such an increase in population.</p> <p>Recommendation Gunns' look at adopting policies (e.g. zero aggression) that could assist to mitigate community concerns about policing requirements.</p>

Commission Guideline	IISC Report Volume, Section	Methodology: The regional capacity to service housing requirements	Clarification or Disparity Commentary	Notes and Recommendations
9.1.3	<p>Volume 2</p> <p>6.5.17 Impact on trade and accommodation</p> <p>6.5.1.8. Home Ownership and Land Values</p> <p>7.8.3. Construction Impacts</p>	<p>Desktop research- ABS Census data was utilized to construct a community profile (Cdata, 2001 release).</p> <p>Environmental Scan</p>	<p>Total number of dwellings was reported for the local area centroid as 94.8%. However on an urban centre and localities basis, for example George Town, ABS data suggests only 66.4% of dwellings are privately owned (ABS, Cdata 2001). There are likely to be regional differences in the availability of rental accommodation for the construction workforce.</p> <p>There are reported to be over 40 families on the public housing waiting list, however the report does not state the region (local area as defined by the 12km radius, George Town etc.) is associated with the wait list.</p> <p>There is no reference to DHHS affording housing policies and whether public housing stocks in the area are being replaced or sold.</p>	<p>Recommendation ABS census data for dwellings is analysed at a postcode level or by urban locality. This may demonstrate geographic differences in housing trends.</p> <p>An analysis of secondary data such as vacancy rate data, median rents etc. is undertaken to gain a better understanding of the impact of the pulp mill on the accommodation needs arrangements of the existing community.</p> <p>The impact of the construction workforce on housing demand is modeled using a suitable computer program such as “Stella”.</p>

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Commission Guideline	IISC Report Volume, Section	Methodology: Way of life and lifestyle	Clarification or Disparity Commentary	Notes and Recommendations
9.1.4	<p>Volume 2 7.3 Demographic Social Characteristics</p> <p>Also Volume 8, Appendix 10 (replicates and extends the data)</p>	<p>Desktop research- ABS Census data was utilized to construct a community profile (Cdata, 2001 release).</p> <p>Environmental scan</p> <p>Consultations with key stakeholders and random population survey</p>	<p>The random sample interview is presented in sub Appendix A of Volume 8 Appendix 10. This questionnaire included the collection of respondent demographic data, what they like about the area, involvement in recreational clubs etc. However these data are not adequately reported.</p> <p>Volume 8, Appendix 10, page 28 reports the sample size incorrectly.</p>	<p>The environmental scan identifies existing social infrastructure facilities. The ABS census data provides some lifestyle with regards to working and educational attainment. Data identifying community issues was also collected through the random population interview.</p> <p>Recommendations A summation of the raw questionnaire data and qualitative coding methodologies are made available to the Commission for further independent analyses.</p> <p>The interview questionnaire methodology is better described in report. For example, why a random rather than stratified was utilized, why shopping district rather than telephone survey, response rates, interviewer training etc. Summation of respondent demographic details etc. should also be reported.</p>

Commission Guideline	IISC Report Volume, Section	Methodology: Potential effects on social structures and community groups	Clarification or Disparity Commentary	Notes and Recommendations
9.1.5	<p>Volume 2</p> <p>7.6. Perceived potential impacts</p> <p>7.7 Comparison of perceived impacts and outcomes of technical studies</p> <p>Also Volume 8, Appendix 10 (replicates and extends the data)</p>	<p>Environmental Scan</p> <p>Consultations with key stakeholders and random population survey</p>		<p>These data are reported in Volume 8, Appendix 10 Table 11. The data classifies social impacts as positive or negative. Impacts are compared at the local, regional and state level. These social impacts are compared with the technical impacts of the report. In so far as the methodology is valid and the coding of social impacts is transparent, this section reports the data in a robust fashion.</p> <p>Recommendation Social impact data is validated via a series of focus groups. The focus groups will provide the researchers with a better understanding of how population changes will affect community cohesion and values. Focus groups could also be used to develop local community strategies to assist with identifying community development strategies that could promote integration of the construction workforce.</p>

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IIS Scope Guidelines	Volume, Section	Methodology: Community consultation to mitigate the impacts identified in 9.1.2	Clarification or Disparity Commentary	Notes and Recommendations
9.1.6	Volume 2  7.10 Mitigation measures	Risk assessment and mitigation report from elsewhere in the IISC report		<p>Mitigation strategies have been developed for:</p> <ul style="list-style-type: none"> <li>• Managing the impact of construction worker influx into George Town</li> <li>• To provide additional accommodation during the construction phase</li> <li>• Emergency management</li> <li>• Consultation with land owners</li> <li>• Labour recruitment</li> </ul> <p>Without access to copies of these plans it is difficult to comment on their validity.</p> <p>Recommendation A project officer or similar role is developed to implement the community mitigation strategies with respect to social and population impacts.</p>

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Commission Guideline	IISC Report Volume, Section	Methodology: Other community impacts that need to be analyzed or assessed	Clarification or Disparity Commentary	Notes and Recommendations
9.1.7	<p>Volume 2 7.6 perceived potential impacts 7.7 comparison of perceived impacts and the outcomes of technical studies</p> <p>Also Volume 8, Appendix 10 (replicates and extends the data)</p>			<p>The social and community impact assessment is thorough. Methodological problems and research strategies that could improve its validity have been identified in the recommendations above.</p> <p>In sum, there needs to be a more thorough analysis of accommodation and housing impacts, better reporting of community values and networks, and the reporting of health service planning data, and improved benchmarking to determine the likely impact on a range of community and emergency services.</p> <p>The inclusion of secondary sources and independent analysis of raw interview data would strengthen the methodology of the social impact report.</p>

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Commission Guideline	IISC Report Volume, Section	Methodology: Consultation	Clarification or Disparity Commentary	Notes and Recommendations
9.1.8	Volume 2 7.10 Mitigation measures  Also Volume 8, Appendix 10 (replicates and extends the data)	Random population survey  Mitigation strategy	The mitigation strategy outlines performance indicators for limiting any adverse affects from the project. However the is no evidence of a public communication strategy or complaint monitoring process in the mitigation table/plan.	Recommendation Communication strategies are developed in consultation with the local community. Information channels should inform local residents of Gunns mitigation strategies, traffic delays, blasting etc.  The effectiveness of these communication channels is evaluated.

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Commission Guideline	IISC Report Volume, Section	Methodology: Complaints procedure	Clarification or Disparity Commentary	Notes and Recommendations
9.1.9	<p>Volume 2 7.10 Mitigation measures</p> <p>Also Volume 8, Appendix 10 (replicates and extends the data)</p>			<p>There was no discussion of a complaints resolution process.</p> <p>Recommendation A complaints policy is developed (in collaboration with key stakeholder groups) and communicated to the local community. There should be an efficient mechanism for resolving complaints.</p> <p>The effectiveness of the complaints policy should be independently monitored and/or evaluated.</p>

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Commission Guideline	IISC Report Volume, Section	Methodology	Clarification or Disparity Commentary	Notes and Recommendations
9.2			No government policy analysis provided. Some references to Tasmania Together Goals.	There is no analysis of how the health and social impacts of the pulp mill impact upon government legislation, policies, strategies or projects.

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Commission Guideline	IISC Report Volume, Section	Methodology	Clarification or Disparity Commentary	Notes and Recommendations
9.3	Volume 8, Allen Consulting Report Economic Analysis  Volume 1a	Uses contemporary and established CGE model developed by the Centre for Policy Studies, Monash University	Includes very high quality data inputs and modeling to evaluate the impact of the investment and operational “shock” on the Tasmanian economy. Flow-on effects into the labour market, consumption, public finance and investment are determined.	<p>The Allen Report provides a strong indication of the indication in socio-economic terms of not proceeding with the mill by evaluating the impacts of proceeding. The impact of not proceeding is at minimum identified as the removal of the “benefits” that the shock the investment and operation of the mill creates.</p> <p>This is considered a high quality report in scope, methodology &amp; conclusions with respect to the social issues inherent in the economic analysis.</p>

#### **4. Identify any major critical errors or omissions in the Draft IIS and specify what further work is required.**

The following would assist to strengthen the reliability and validity of the social impact report.

##### **9.1.1 Recommendation**

Further analysis of the demographic characteristics is undertaken to identify community groups most at risk for social dislodgement.

##### **9.1.2 Recommendation**

Further analysis of the social structure of the local community to identify groups at risk of social dislodgement.

Secondary data analysis of land and housing demand trends. Analysis should include, for example, median weekly rents and median house repayments.

An analysis of secondary data and modeling is undertaken to better understand the potential impact of property values on the local community.

Further analysis and modeling should be undertaken to understand the impact the construction workforce will have on health and community service infrastructure.

If the pulp mill proceeds, recreational and leisure planning is undertaken to facilitate integration of the local construction workforce into existing community activities and to develop new opportunities.

Gunns develop a zero tolerance to aggression policy that is contractually binding to the local workforce during the construction phase and beyond.

There is a more detailed reporting on FTEs for emergency services and whether existing establishing can still adequately address community safety requirements (e.g. policing FTEs)

Consultations are undertaken with not-for-profit services to identify the potential increases in service requirements due to, for example, displacement caused by accommodation pressures.

Gunns' look at adopting policies (e.g. zero aggression) that could assist to mitigate community concerns about policing requirements.

### **9.1.3 Recommendation**

ABS census data for dwellings is analysed at the postcode level or by urban centres and localities. This may demonstrate geographic differences in housing trends.

An analysis of secondary data such as vacancy rate data, median rents etc. is undertaken to gain a better understanding of the impact of the pulp mill on the accommodation needs arrangements of the existing community.

The impact of the construction workforce on housing demand is modeled using a suitable computer program such as “Stella”.

### **9.1.4 Recommendations**

A summation of the raw questionnaire data and qualitative coding methodologies are made available to the Commission for further independent analyses.

The interview questionnaire methodology is better described in report. For example, why a random rather than stratified methodology was utilized, why shopping district rather than telephone survey, response rates, interviewer training etc. Summation of respondent demographic details etc. should also be reported.

### **9.1.5 Recommendation**

Social impact data is validated via a series of focus groups. The focus groups will provide the researchers with a better understanding of how population changes will affect community cohesion and values. Focus groups could also be used to develop local community strategies to assist with identifying community development strategies that could promote integration of the construction workforce.

### **9.1.6 Recommendation**

A project officer or similar role is developed to implement the community mitigation strategies with respect to social and population impacts.

### **9.1.8 Recommendation**

Communication strategies are developed in consultation with the local community. Information channels should inform local residents of Gunns mitigation strategies, traffic delays, blasting etc.

The effectiveness of these communication channels is evaluated.

### **9.1.9 Recommendation**

A complaints policy is developed (in collaboration with key stakeholder groups) and communicated to the local community. There should be an efficient mechanism for resolving complaints.

The effectiveness of the complaints policy should be independently monitored and/or evaluated.

#### **9.1.9 Recommendation**

A complaints policy is developed (in collaboration with key stakeholder groups) and communicated to the local community. There should be an efficient mechanism for resolving complaints.

The effectiveness of the complaints policy should be independently monitored and/or evaluated.

#### **9.2 Recommendation**

There is no analysis of how the health and social impacts of the pulp mill interact with government legislation, policies, strategic plans or projects.

Some examples of policies and regulatory arrangements include the following:

#### **Tasmania Together**

##### **Housing Policy**

Affordable Housing Framework  
Safe at Home

##### **Health Policies**

Aboriginal Health & Wellbeing Strategic Plan October 2005  
State of Public Health Report

##### **Education**

Competitive Bids and Training Demand Profiles

**Legislative Consideration**

Childcare Centre licensing

Aged Care Principles

Aged Care Certification

Standards for Extended Aged Care at home

Aged Care Accreditation Standards

Nursing home licence – private

Standards for private and public hospitals