

Karratha Regional Land Supply Assessment

Prepared as part of the Western Australian Planning Commission's Urban Development Program, Regional Land Supply Assessment reports provide an assessment of the stocks of land available for residential, industrial and commercial purposes, and identify key land use planning and infrastructure provision required to meet demand across selected regional centres.

Estimated resident population

30 June 2019

Karratha Urban Area

17,102

Projected population 2031

19,705

Karratha Urban Area

Planning underway is expected to cater for an

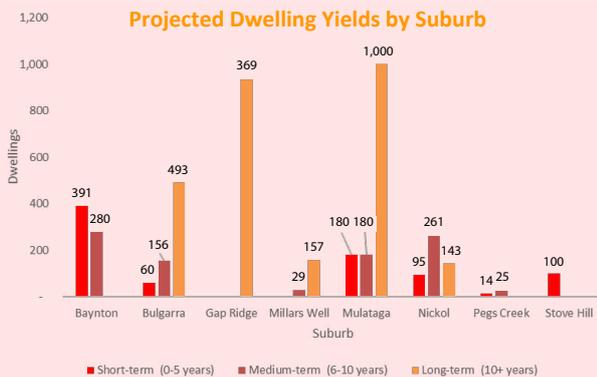
additional:

4,400 dwellings

10,900 people

- WA Tomorrow Report No. 11 forecasts a 2031 population of 17,905 under the median (Band C) forecast and 19,705 under the high (Band E) forecast for the Karratha urban area.
- The current wave of investment in the Pilbara is driven by the iron ore and LNG sectors. Some of this investment is being de-layed in light of the current global economic climate, but no major changes to production is envisaged in the medium to long term.

Projected Dwelling Yields by Suburb



- There are sufficient stocks of existing and planned residential land in the Karratha urban area to address the current investment cycle and into the long term.
- Projected annual population growth for Karratha is expected to be 1.26%, which is higher than the Pilbara (0.92%) and lower than Western Australia (1.89%) from 2016 to 2031.
- Land development has undergone a sharp contraction in the past few years.

Stock of land zoned for industrial purposes



- The majority of the industrial zoned land in the Karratha urban area lies within the Karratha and Gap Ridge Industrial Estates. Of this, 94 hectares of land has been identified to cater for industrial expansion.
- Expansion of industrial development on the Burrup Peninsula and in the localities of Mount Anketell and Maitland is also planned.
- There are sufficient stocks of industrial land in the City to support anticipated growth.

Stock of land zoned for commercial purposes



- 75 hectares of commercial expansion land has been identified. Additional land adjacent to the airport may also have the capacity to cater for long-term commercial use subject to further investigation.
- Recent commercial development includes the Quarter, Red Earth Precinct and the Pelago mixed-use development in the Karratha City Centre.
- A sufficient stock of commercial land has been identified to support growth in the short to medium term.