

2019 City of Karratha Land Use and Employment Survey

The **Land Use and Employment Survey** is undertaken to support the Department of Planning, Lands and Heritage (the Department) and the Western Australian Planning Commission's strategic planning processes. The Land Use and Employment Survey examines all commercial, industrial, public purpose and recreation land uses in the City of Karratha. As residential zoned land does not normally generate employment, it is not covered in the survey so the residential Planning Land Use Categories (PLUC) in the survey refers to hotels, key worker housing and caretakers. It focuses on the number and type of establishments, the floorspace occupied and the number of employed persons. These three main variables are coded according to the Western Australian Standard Land Use Classification (WASLUC) codes and PLUC. Information from this analysis will identify significant patterns, themes and emerging trends occurring in the City of Karratha.



1 The Survey

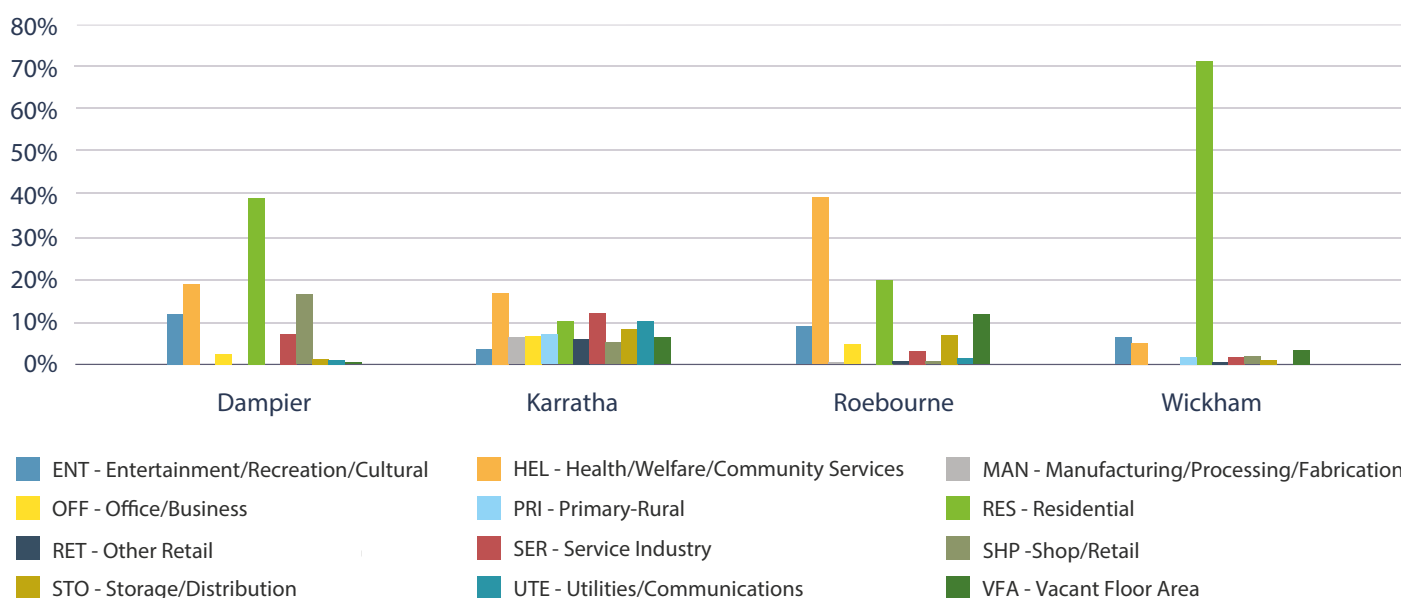
The City of Karratha (the City) covers an area of 15,237 square kilometres and includes the main townsites of Dampier, Karratha, Roebourne and Wickham. Throughout September 2019, the survey captured a total of 1,695 activities. The survey was previously conducted in the City in 1996 and 2003, collecting 1,358 and 1,432 activities respectively.

2 The City of Karratha

The City of Karratha is located in the Pilbara region approximately 1,535 kilometres north of Perth. The City is mostly known for its abundance of natural resources, including iron ore, sea-salt and natural gas. Data captured by the survey reveals the City has a total floorspace of approximately **862,410 square metres**.

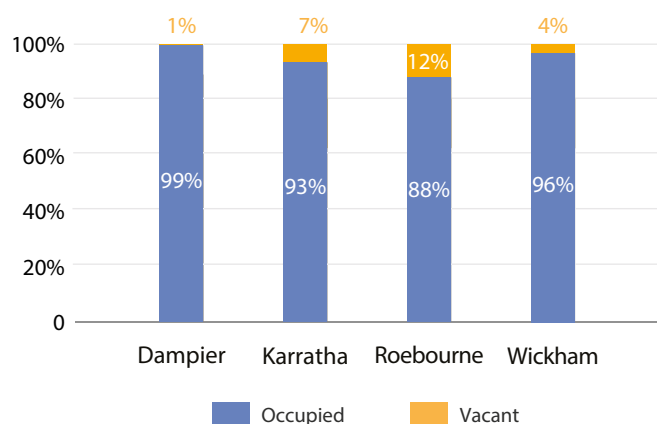
The Karratha townsite accounted for 74 per cent of the total recorded floorspace. The townsite is the primary service centre as well as the largest settlement in the Pilbara. The City encompasses a large variety of commercial land uses and comprises the largest portion of floorspace in the survey area. Wickham townsite recorded a 17 per cent of total floorspace, followed by Roebourne (5 per cent) and Dampier townsites (4 per cent). From 1996 to 2003, the amount of recorded floorspace in the survey area increased by 58 per cent. From 2003 to 2019, floorspace increased by further **256 per cent**. Such a significant increase in floorspace is attributable to the rapid expansion of the mining industry on the Burrup Peninsula, Dampier and Karratha and the flow-through effect to commercial, industrial, retail and other sectors within the City.

Percentage of land use by sub-region



3 Occupancy and vacancy rates

There was an overall vacancy rate of six per cent in the City of Karratha in 2019, compared to 11 per cent in 2003 and seven per cent in 1996. Karratha and Roebourne townsites recorded the highest vacancy rates at seven and 12 per cent respectively. The lowest vacancy rate was in Dampier with only one per cent. From 1996 to 2019, the greatest change in vacancy was observed in Wickham, with 47 per cent vacancy in 1996 to four per cent in 2019.



4 Floorspace in City of Karratha



Sub-region	ENT	HEL	MAN	OFF	PRI	RES	RET	SER	SHP	STO	UTE	VFA	Grand total
Dampier	4,050	6,390	0	960	0	13,080	60	2,380	5,518	550	381	172	33,541
Karratha	25,442	108,665	40,420	43,888	45,652	64,480	38,622	77,789	35,351	52,984	64,713	41,926	639,932
Roebourne	4,230	17,970	180	2,300	0	9,187	480	1,580	500	3,420	700	5,510	46,057
Wickham	9,270	7,720	150	0	2,900	108,280	1,550	2,920	2,980	1,750	270	5,090	142,880
Grand Total	42,992	140,745	40,750	47,148	48,552	195,027	40,712	84,669	44,349	58,704	66,064	52,698	862,410

5 Employment in City of Karratha



Sub-region	ENT	HEL	MAN	OFF	PRI	RES	RET	SER	SHP	STO	UTE	Grand total
Dampier	16	57	0	16	0	0	4	115	61	0	122	391
Karratha	169	1,114	430	1,596	1,189	184	490	1,638	877	364	840	8,891
Roebourne	28	340	2	28	0	78	14	42	6	2	3	543
Wickham	19	100	3	0	156	34	8	32	70	17	2	441
Grand Total	232	1,611	435	1,640	1,345	296	516	1,827	1,014	383	967	10,266

The residential and health/welfare/community services PLUC recorded the highest proportion of total floorspace with 23 (195,027m²) and 16 per cent (140,745m²) respectively. This high volume of residential floorspace is derived from the FIFO workers quarters located in the Wickham townsite. Land uses such as schools, hospitals and community health centres were the predominant contributors to floorspace within the health/welfare/community services PLUC. A large proportion of the City's demographic is made up of young children and families, which may account for schools, hospitals and health centres being dominant land uses in the study area.

The service industry recorded an 18 per cent (1,827 persons) share of the total employment recorded in the survey area. The City's industrial areas contain a large number of construction, engineering and mechanical services, providing support to the mining sector and explaining the high proportion of employment within the service PLUC. Office/business (1,640 persons) and health/welfare/community services (1,026 persons) recorded the second highest proportion of employment, both capturing a 16 per cent share. State and local government administration, employment agencies and real estate operators generate the most employment within the office/business category while schools, hospitals and welfare services employees are the largest contributors to the health/welfare/community services category.