

2018 South West Land Use and Employment Survey

The **Land Use and Employment Survey** is undertaken to support the Department of Planning, Lands and Heritage and the Western Australian Planning Commission's strategic planning processes. The Land Use and Employment Survey is a survey of all commercial, industrial, public purpose and recreation land uses in South West region. 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 Planning Land Use Categories (PLUC). Information garnered from this analysis serves to identify significant patterns, themes and emerging trends occurring in the South West region.



1 Survey rate

The survey achieved an overall **response rate of 90 per cent**. **16, 200 activities were captured** between February and December 2018 — 4,983 more than the previous South West Land Use and Employment Survey, which was conducted in 2006.

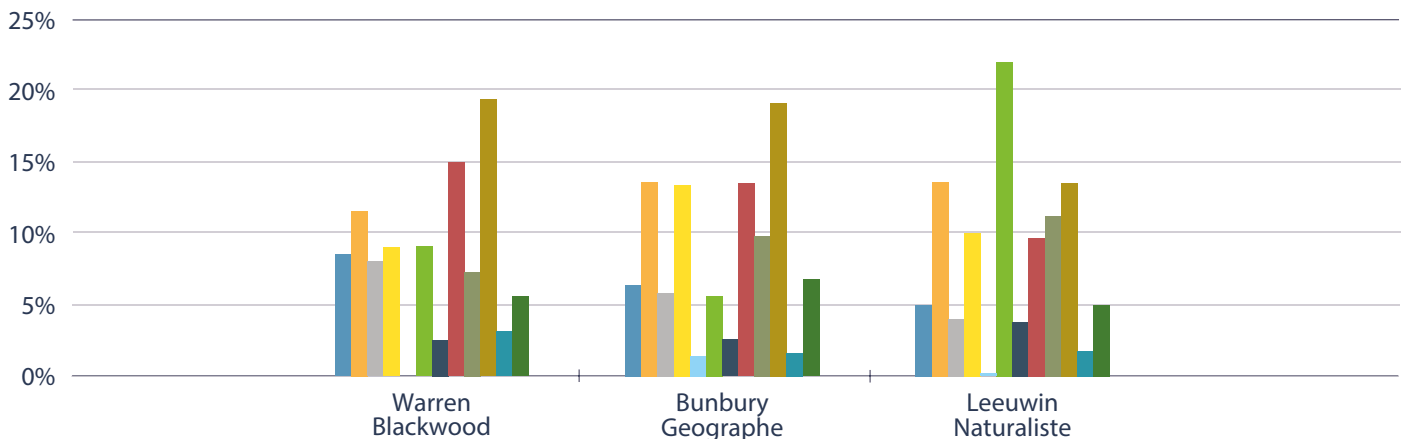
2 South West land uses

Data captured by the survey reveals the South West region has a total floorspace of approximately **4.1 million square metres**. The Bunbury Geographe sub-region occupied the highest proportion of floorspace recorded in the South West at 63 per cent, while the Warren-Blackwood sub-region occupied the lowest amount of floorspace at 11 per cent. Higher levels of occupancy for the Bunbury Geographe sub-region can be attributed to Bunbury's role as a major service centre for the South West region.

The predominant land uses in the South West are storage/distribution (732,046m²) and health/welfare/community services (553,226m²). Together, these land uses occupy 31 per cent of all floorspace within the South West. For the storage/distribution category, the majority of floorspace was occupied by product warehousing, mineral sands mining and private storage units. Community facilities such as schools and hospitals occupy a significant proportion of floorspace in the health/welfare/community services category.

The Bunbury-Geographe sub-region had the highest percentage of the storage/distribution land use. This can be attributed to the large mineral sands mining industry within the sub-region.

Percentage of land use by sub-region



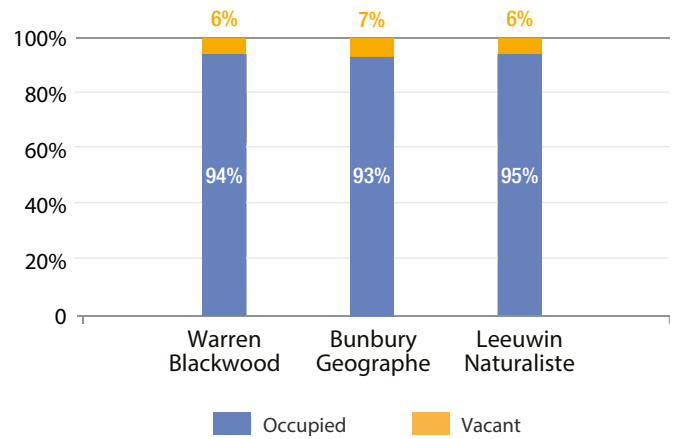
- ENT - Entertainment/Recreation/Cultural
- OFF - Office/Business
- RET - Other Retail
- STO - Storage/Distribution
- HEL - Health/Welfare/Community Services
- PRI - Primary-Rural
- SER - Service Industry
- UTE - Utilities/Communications
- MAN - Manufacturing/Processing/Fabrication
- RES - Residential
- SHP - Shop/Retail
- VFA - Vacant Floor Area

3 Occupancy and vacancy rates for each sub-region

There has been a 52 per cent increase in the total floorspace (2,722,356m² in 2006 compared to 4,117,497m² in 2018) captured since the 2006 Bunbury Geographe Land Use and Employment Survey, with an 81 per cent increase in vacant floorspace (140,987m² in 2006 compared to 255,497m² in 2018) within the same timeframe.

This substantial increase in floorspace vacancy and occupancy rates is likely attributed to significant growth within the South West region as well as advancements in the data capturing system. The use of spatial online software and mobile device technologies contributed to the collection of richer data.

Overall, the South West region had a vacancy rate of five per cent (255,497m²) across all sub-regions, with nearly three quarters of all vacant floorspace located within the Greater Bunbury sub-region.



4 Total floorspace (m²)



Sub-region	ENT	HEL	MAN	OFF	PRI	RES	RET	SER	SHP	STO	UTE	VFA	Grand total
Warren Blackwood	40,439	54,758	38,372	42,418	2,206	43,189	11,863	70,952	34,539	91,723	14,655	26,472	471,586
Bunbury Geographe	166,519	354,185	150,812	346,414	38,456	144,986	65,214	350,986	252,864	496,495	43,790	175,725	2,586,446
Leeuwin Naturaliste	53,341	144,283	42,264	105,032	2,196	233,800	40,573	102,264	119,705	143,828	18,879	53,300	1,059,465
Grand total	260,299	553,226	231,448	493,864	42,858	421,975	117,650	524,202	407,108	732,046	77,324	255,497	4,117,497

5 Floorspace per employee (m²)



Sub-region	ENT	HEL	MAN	OFF	PRI	RES	RET	SER	SHP	STO	UTE
Warren Blackwood	87	48	213	18	5	241	71	219	40	461	145
Bunbury Geographe	94	66	56	27	107	252	71	132	37	546	82
Leeuwin Naturaliste	37	45	83	20	41	254	77	89	27	229	193
Average	73	53	117	22	51	249	73	146	34	412	140

On average, storage/distribution (412m²) and residential (249m²) had the highest volume of floorspace per employee. Product warehousing, mineral sands mining and private storage units contributed to the highest amount of floorspace for storage/distribution. The nature of these land uses is such that only a small number of employees are required to operate a large facility e.g. self storage units generally only require one or two people to supervise a considerable number of units. Residential land uses such as holiday accommodation typically has a lower number of employees relative to floorspace. As with storage/distribution, the nature of the land use allows a small number of staff to operate a large floorspace area. This land use is prominent within the South West due to the regions focus on tourism and tourism related industries.

Land uses with the lowest amount of floorspace per employee recorded were office/business (22m²) and shop/retail (34m²). This is expected as the land uses generally operate within higher density spaces and require more employees to fulfil tasks.