

# 2018 Warren Blackwood 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 Warren Blackwood sub-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 Warren Blackwood sub-region.



## 1 Survey rate

The Warren Blackwood sub-region consists of four local government areas: the Shires of Boyup Brook, Bridgetown-Greenbushes, Manjimup and Nannup. The survey achieved an overall response rate of **84 per cent across this sub-region. 2,500 activities were captured** between February and December 2018.

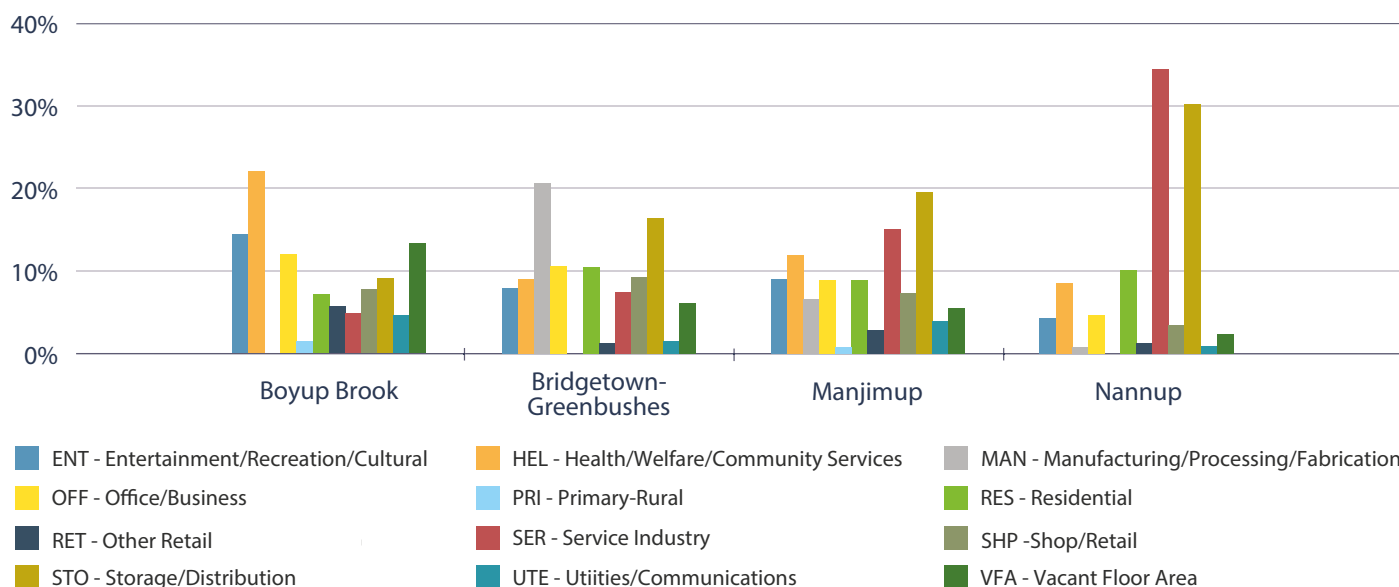
## 2 The Warren Blackwood sub-region

Data captured by the survey reveals that the Warren Blackwood sub-region has a total floorspace of approximately **471,500 square metres**. The Manjimup local government area (LGA) occupied the greatest share of total floorspace at 66 per cent, while the Boyup Brook LGA occupied the lowest amount of floorspace at six per cent. Higher levels of occupancy for Manjimup can be attributed to the towns classification as a regional centre within the Warren Blackwood sub-region.

The predominant land uses in Warren Blackwood are storage/distribution (91,723m<sup>2</sup>) and service industry (70,952m<sup>2</sup>). Together, these land uses occupy 34 per cent of all floorspace within the Warren Blackwood sub-region. For the storage/distribution category, the majority of floorspace was occupied by storage of products related to timber processing. Private storage also accounted for a significant proportion of floorspace. Activities related to timber milling, wine manufacturing and metal fabrication contributed the service industry land use category.

Of the four Local Governments, Nannup had the highest percentage of the storage/distribution land use, with 30 per cent of its total floorspace being dedicated to the planning land use category. This can be attributed to the large mineral sands mining industry within the sub-region.

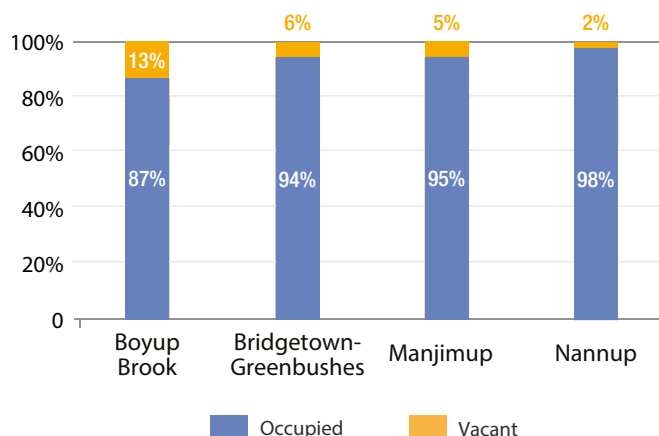
**Percentage of land use by Local Government Area**



### 3 Occupancy and vacancy rates for each LGA

The Shire of Nannup had the highest occupancy rate at 98 per cent, followed by Manjimup at 95 per cent. The LGA with the highest vacancy rate was Boyup Brook, which recorded a rate 13 per cent of vacant floorspace.

From 2006 to 2018, vacancy rates have mostly increased throughout the LGAs. The most significant increase in vacant floorspace was in Boyup Brook, rising by seven per cent.



### 4 Total floorspace for each LGA (m<sup>2</sup>)



Sub-region	ENT	HEL	MAN	OFF	PRI	RES	RET	SER	SHP	STO	UTE	VFA	Grand total
Boyup Brook	3,878	5,941	0	3,181	340	1,905	1,440	1,249	2,045	2,431	1,153	3,591	27,154
Bridgetown-Greenbushes	6,773	7,636	17,811	8,986	0	9,105	1,002	6,233	7,871	14,159	1,230	5,043	85,849
Manjimup	27,788	37,201	20,227	28,006	1,866	27,419	8,911	47,110	23,090	60,822	12,012	16,743	311,195
Nannup	2,000	3,980	334	2,245	0	4,760	510	16,360	1,533	14,311	260	1,095	47,388
Grand total	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

### 5 Floorspace per employee (m<sup>2</sup>)



Sub-region	ENT	HEL	MAN	OFF	PRI	RES	RET	SER	SHP	STO	UTE
Boyup Brook	114	65	N/A	33	68	272	76	73	34	1,216	29
Bridgetown-Greenbushes	32	25	891	18	N/A	325	28	77	36	472	154
Manjimup	194	65	130	17	267	200	83	242	42	417	250
Nannup	25	25	67	25	N/A	680	102	528	33	681	52
Average	91	45	363	23	112	369	72	230	36	696	121

The land use categories with the highest area of floorspace per employee are storage/distribution (696m<sup>2</sup>) and residential (369m<sup>2</sup>). The residential category includes retirement homes, single house residences, and holiday accommodation. These types of land uses occupy large areas of land without requiring many employees, and feature prominently within the various shires. The land use types with the most employees across area of floorspace were office/business (23m<sup>2</sup>) and shop/retail (36m<sup>2</sup>).