

# 2018 Bunbury Geopraphe 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 is a survey of all commercial, industrial, public purpose and recreation land uses in Bunbury Geopraphe 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 Bunbury Geopraphe sub-region.



## 1 Survey rate

The Bunbury Geopraphe sub-region is comprised of six local government areas: the City of Bunbury, and Shires of Capel, Collie, Dardanup, Donnybrook-Balingup and Harvey. The survey gained an overall response rate of 92 per cent across the sub-region. **9,800 activities were captured** between February and December 2018.

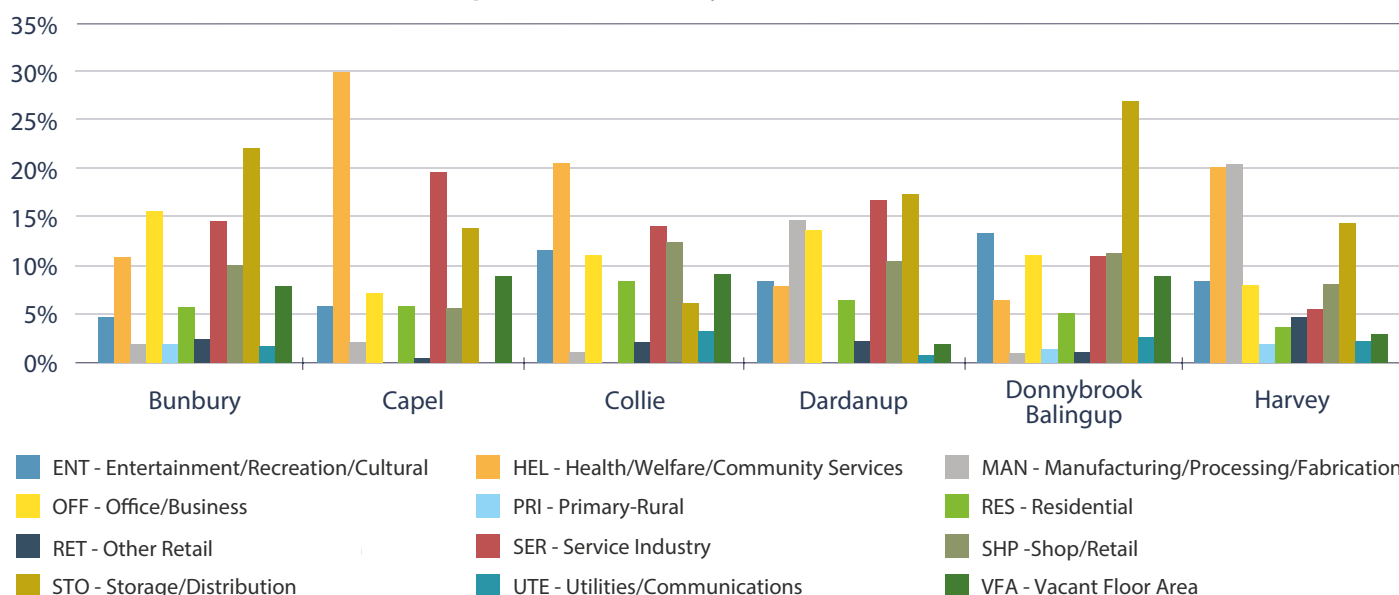
## 2 The Bunbury Geopraphe sub-region

Data captured by the survey reveals that the Bunbury-Geopraphe sub-region has a total floorspace of approximately **2.5 million square metres**. The Bunbury Local Government Area (LGA) occupied the highest proportion of floorspace recorded in the South West at 60 per cent, while the Donnybrook-Balingup LGA occupied the lowest amount of floorspace at four per cent. Higher levels of occupancy for the Bunbury LGA can be attributed to Bunbury's role as a major service centre for the South West region.

The predominant land uses in the Bunbury Geopraphe sub-region are storage/distribution (496,495m<sup>2</sup>) and health/welfare/community service (354,185m<sup>2</sup>). Together, these land uses occupy 33 per cent of all floorspace within the Bunbury Geopraphe sub-region. For the storage/distribution category, the majority of floorspace was occupied by mineral sands mining and storage services. Community services such as hospitals and schools occupy a significant proportion of floor space in the health/welfare/community service category.

The Bunbury LGA accounted for a 69 per cent share of storage/distribution land uses. This was followed by Harvey and Dardanup LGA's with a 12 and eight per cent share, respectively. The share of office/business was almost identical to storage/distribution with Bunbury accounting for 70 per cent, and nine per cent in Harvey and Dardanup.

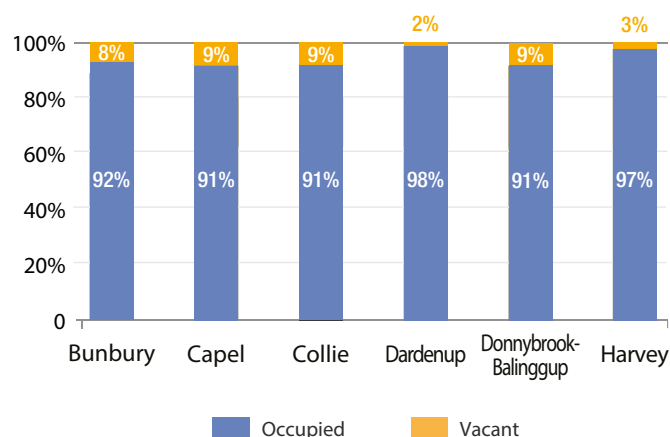
Percentage of land use by Local Government Area



### 3 Occupancy and vacancy rates for each LGA

The Shire of Dardanup has an occupancy rate of 98 per cent. This is the highest throughout the six LGAs. This was followed by the Shire of Harvey with 97 per cent. The City of Bunbury had a vacancy rate of eight per cent, while the Shires of Capel, Collie and Donnybrook-Balingup all recorded the highest proportion of vacant floorspace, at nine per cent each.

The Shire of Harvey's vacancy rate decreased from five to three per cent. However, from 2006 to 2018, all other LGA vacancy rates have increased. The most notable change in vacancy rates during this time is the Shire of Capel where vacant floorspace has increased 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
Bunbury	73,310	168,862	30,355	244,052	29,825	88,072	36,893	228,418	157,011	342,736	25,648	122,692	1,547,874
Capel	9,167	46,608	3,247	11,254	162	9,231	551	30,756	8,710	21,793	385	13,967	155,831
Collie	19,126	33,960	1,614	18,463	0	13,896	3,478	23,286	20,684	10,242	5,087	14,997	164,833
Dardanup	18,814	17,500	32,419	30,112	174	13,992	4,527	36,660	22,823	38,589	1,345	4,281	221,236
Donnybrook-Balingup	12,432	5,802	880	10,356	1,050	4,724	750	10,151	10,472	24,992	2,420	8,222	92,251
Harvey	33,670	81,453	82,297	32,177	7,245	15,071	19,015	21,715	33,164	58,143	8,905	11,566	404,421
Grand total	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

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



Sub-region	ENT	HEL	MAN	OFF	PRI	RES	RET	SER	SHP	STO	UTE
Bunbury	87	67	28	31	212	178	58	115	39	632	95
Capel	108	102	71	36	1	1,539	26	311	23	266	96
Collie	128	77	538	18	0	817	67	597	39	683	79
Dardanup	64	34	70	27	35	3,498	101	122	30	449	15
Donnybrook-Balingup	249	32	59	38	350	87	25	83	43	221	127
Harvey	93	64	76	16	805	0	142	189	36	808	107
Average	122	63	140	28	234	1,020	70	236	35	510	87

On average, the residential (1,020m<sup>2</sup>) and storage/distribution (510m<sup>2</sup>) land use categories had the largest area of floorspace per employee. The residential category includes retirement homes, single house residences, and holiday accommodation. These types of land use occupy large areas of land without requiring many employees, and feature prominently within the Shires of Dardanup and Donnybrook-Balingup. The land use types with the most employees across area of floorspace were office/business (28m<sup>2</sup>), shop/retail (35m<sup>2</sup>) and health/welfare/community services (63m<sup>2</sup>).