

2019 Lower Great Southern 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 Lower Great Southern 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 Lower Great Southern region.



1 Survey rate

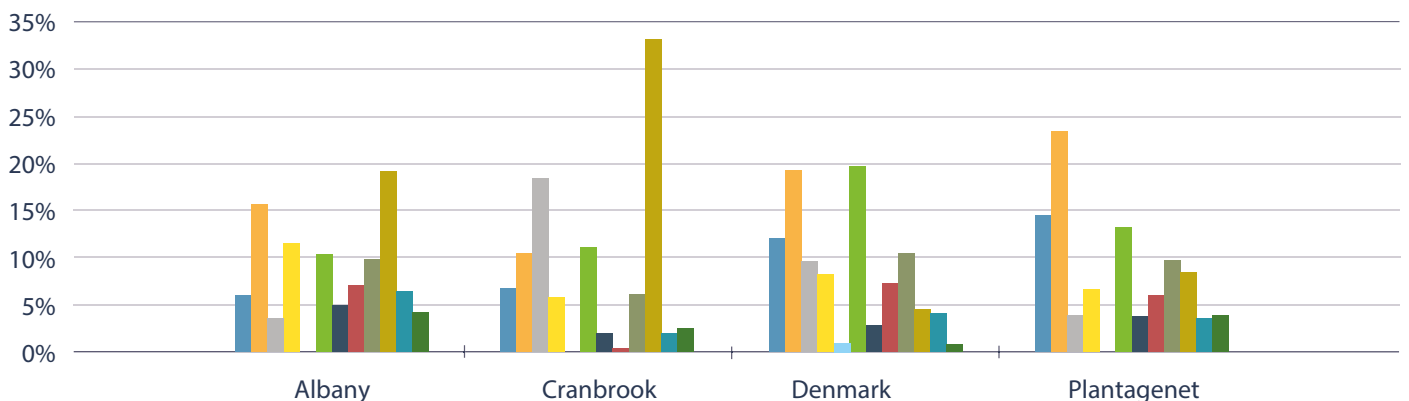
The Lower Great Southern sub-region consists of four local government areas: the City of Albany and Shires of Cranbrook, Denmark and Plantagenet. The survey achieved an overall response rate of **97 per cent with 4,312 activities captured** between February 2019 and June 2019. Past data collection has only been performed within the City of Albany for the years 1998 and 2003, capturing 2,354 and 2,826 activities, respectively.

2 The Lower Great Southern Region

The Lower Great Southern region is located on the south coast of Western Australia and has a diverse economy across all local governments. Data captured by the survey shows this region has a total floorspace of approximately **1.3 million square metres**.

The City of Albany accounted for 78 per cent of this total floorspace, with Denmark at 12 per cent and Plantagenet and Cranbrook at seven per cent and four per cent, respectively. The population within the City of Albany has increased from 29,379 persons in 2001 to 37,826 persons in 2019, which accounts for a population growth of 29 per cent. This corresponds with an increase in floor space in the city from 544,210m² to 720,448m² between 1998 and 2003 (32 per cent increase) and a further 50 per cent increase from 720,448m² in 2003 to 1,082,811m² in 2019.

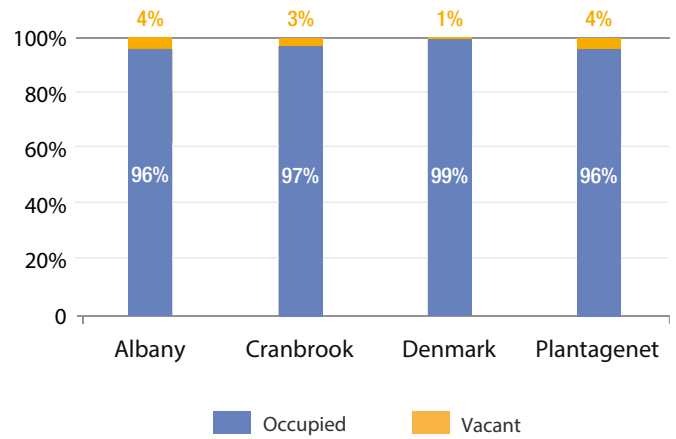
Percentage of land use by Local Government Area



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

3 Occupancy and vacancy rates

There is an overall vacancy rate of four per cent within the Lower Great Southern Region. Albany and Plantagenet have the highest vacancy rates of four per cent each while Denmark has the lowest vacancy rate at one percent. In comparison, the vacancy rate within the City of Albany in both 1998 and 2003 was 11 per cent. This demonstrates a seven per cent decrease in vacancy within the Albany region.



4 Total floorspace for each LGA (m²)



Sub-region	ENT	HEL	MAN	OFF	PRI	RES	RET	SER	SHP	STO	UTE	VFA	Grand total
Albany	65,460	170,322	39,941	125,182	10,344	112,994	53,160	77,507	107,065	206,791	69,240	44,805	1,082,811
Cranbrook	3,420	5,210	9,130	2,920	50	5,490	1,050	285	3,055	16,350	1,025	1,330	49,315
Denmark	19,360	30,770	15,195	13,350	1,680	31,265	4,670	11,720	16,550	7,310	6,630	1,610	160,110
Plantagenet	13,217	21,465	3,640	6,104	2,530	12,165	3,415	5,490	8,900	7,776	3,260	3,590	91,552
Grand total	101,457	227,767	67,906	147,556	14,604	161,914	62,295	95,002	135,570	238,227	80,155	51,335	1,383,788

5 Floorspace per employee (m²)



Sub-region	ENT	HEL	MAN	OFF	PRI	RES	RET	SER	SHP	STO	UTE
Albany	91	74	127	36	40	203	91	118	35	1,488	183
Cranbrook	1,140	127	761	27	na	1,830	350	143	99	3,270	171
Denmark	225	200	101	38	168	474	92	136	45	7,310	162
Plantagenet	330	95	228	27	na	164	118	784	37	1,944	102
Average	447	124	304	32	104	668	162	295	54	3,503	154

The predominant land uses in the Lower Great Southern are storage and distribution (238,227m²) and health/welfare/community services (227,767m²). Storage and distribution is high due to the general industrial nature of the region, including the large port within Albany and the grain storage centres throughout the region both storing and distributing commodities.

High health/welfare/community service floor space can be attributed to the number of education and health facilities within the region. Within Albany there are 18 primary and high schools, one University and one TAFE, while Denmark is home to the WA College of Agriculture. Multiple healthcare services are located throughout the region, but most are concentrated in Albany.