



Murray Health Hub







Murray Health Hub

Located in the leafy heart of Pinjarra (Bindjareb Country), the Murray Health Hub is the first important step towards a high-performing health precinct that will service the Shire of Murray (and Peel's) rapidly growing community.

Complementing Murray's existing health facilities, the Murray Health Hub will grow alongside the community, providing vital primary, allied and community health services that are coordinated and targeted towards local needs.

The Murray Health Hub will increase access to health support for all community members, with more diverse, affordable services that welcome everyone, and empower Murray residents to proactively manage their health and wellbeing.

Co-located with the Murray District Hospital and aged care residential services, the Hub will feature contemporary design and integration with its natural surrounds, creating a place of wellbeing and vibrancy for patients, workers and visitors.



The challenge

A RAPIDLY GROWING COMMUNITY WHO NEED BETTER ACCESS TO HEALTH SERVICES

There are a range of urgent health, social and strategic factors driving the need for additional health infrastructure in Murray.

The challenge	The cost of inaction
Murray's population is forecast to grow significantly, more than any other area in Peel.	As Peel's population grows alongside the Shire of Murray, pressure on existing health services will increase. Infrastructure such as Peel Health Campus is already overburdened, with over-use of the Emergency Department. This leads to higher costs for the health system, that could be avoided.
Murray's residents are already experiencing a significantly higher prevalence of health challenges compared to regional and State averages.	A person's health directly impacts their ability to engage in their community and workforce. Chronic poor health outcomes can lead to people being more reliant on Government support. For the ageing cohort, a lack of local and relevant health services may lead to people making the difficult choice to move outside of Murray. This impacts the local community and erodes systems of community engagement and support.
Murray's population is already undersupplied across a range of health services.	Access to high quality and sustainable health services is important to people and is a factor in deciding if they want to move to a new area. The Shire of Murray risks losing existing residents, and missing out on future residents, if they cannot provide the population services like health that people expect and have access to in urban areas.
Murray's community is already experiencing relative socio-economic disadvantage.	Health, social and economic outcomes are closely related. Murray residents risk further cycles of entrenched disadvantage without improved and increased health services that are both affordable and accessible.

The opportunity

NOW IS THE TIME TO PLAN FOR MURRAY'S HEALTH FUTURE

Through the establishment of a Health Hub in Pinjarra, there is a significant opportunity for State Government to:

Deliver an additional

3,250m² in dedicated health services and **90^{FTE}** health workers

to meet the needs of a rapidly growing population.

Provide a one-stop-shop

community health asset, ensuring the rapidly growing population has equitable access to coordinated, sustainable and safe local services that meet their unique health and wellbeing needs.

Ensure regional population growth

does not overwhelm Peel Health Campus and other health infrastructure

within the South Metro Health Service area, and greater Perth and Peel Regions.

Establish a genuine health precinct

in Pinjarra, co-locating strategic health infrastructure, education infrastructure and short-term worker accommodation.

If Murray residents are not provided with timely, appropriate and accessible local health care when they need it, there is a risk that between 2030 and 2050, regional emergency departments will see up to 30,000 avoidable presentations from Murray residents alone.¹

1) Based on Murray Social and Health Needs Analysis (2023) Finding that each year there are 1,175 avoidable presentations to regional emergency departments by Murray Residents.

Local community, local services

The Murray Health Hub will deliver coordinated primary, allied and community health services that can evolve with the community's needs.

Right now, those needs include (but are not limited to):



General practice

including 'just in time' primary care services that reduce the burden on the Peel Health Campus and its emergency department.



Community health services

focusing on support for young people, mental health support, alcohol and other drugs support, family and parenting support.



Health care

targeted at the ageing population and people living with a disability.



Aboriginal health services or outreach



Mental health services

with a focus on youth mental health.



Pharmacy, pathology and other complementary services



Allied Health services

prioritising physiotherapy, occupational therapy and services most needed by an ageing population, people living with a disability and those managing chronic health conditions.



A local community health service provider has already expressed interest in a long-term tenancy of up to 200m² at a future Murray Health Hub.

Unlocking benefits

\$15.4M

per annum in net community benefits and a cost-benefit ratio of 3.4 over a 40-year period

This includes

\$11.6M
per annum

in improved health outcomes through reduced severity of disability and illness

\$2.4M
per annum

in local economic benefit through reduced absenteeism

\$664K
per annum

savings to the health system through avoided emergency department costs

\$620K
per annum

in travel cost savings for residents



Contributing to the coordinated health services

required to improve the Shire's socio-economic indicators



Increased liveability supporting Murray and Peel Region,

in attracting and retaining workers and their families by providing the level of health infrastructure they are used to, or might need



Reducing risk of people moving out of the region as their health needs increase

Operational phase

124 FTE
jobs
per annum

\$36.6M
economic
output
per annum

\$11.1M
in salaries
and wages
per annum

Construction phase

125 FTE
jobs
per annum

\$79.2M
economic
output
per annum

\$3.7M
in salaries
and wages
per annum

The first step towards a high performing community health precinct

Six potential sites were explored in the Pinjarra Town Centre. The preferred site for the Murray Health Hub is owned by the State Government and already zoned for health uses. It is directly north of the Murray District Hospital, an area the community already associate with health services.

The co-location of the Health Hub with existing health infrastructure, as well as proximity to a growing residential aged care provider, provides a strong foundation for the development of a high performing health precinct in Pinjarra, which has the capacity to grow with the community, and deliver services, infrastructure and benefits such as*:



Training and education facilities

to nurture Murray and the Peel region's future health workforce.



Accommodation for the health workforce,

including short- and long-term accommodation options.



Expanded residential aged care

to enable more people to age in place.



A private hospital

to increase the diversity of future health services available locally.



A strategically located site

with critical regional capacity that allows for a phased approach to the delivery of additional health services over time.

**Note, the details of this Business Case relate to the Health Hub only.*

The design and impacts of a broader health precinct should be addressed as part of a broader master planning process.



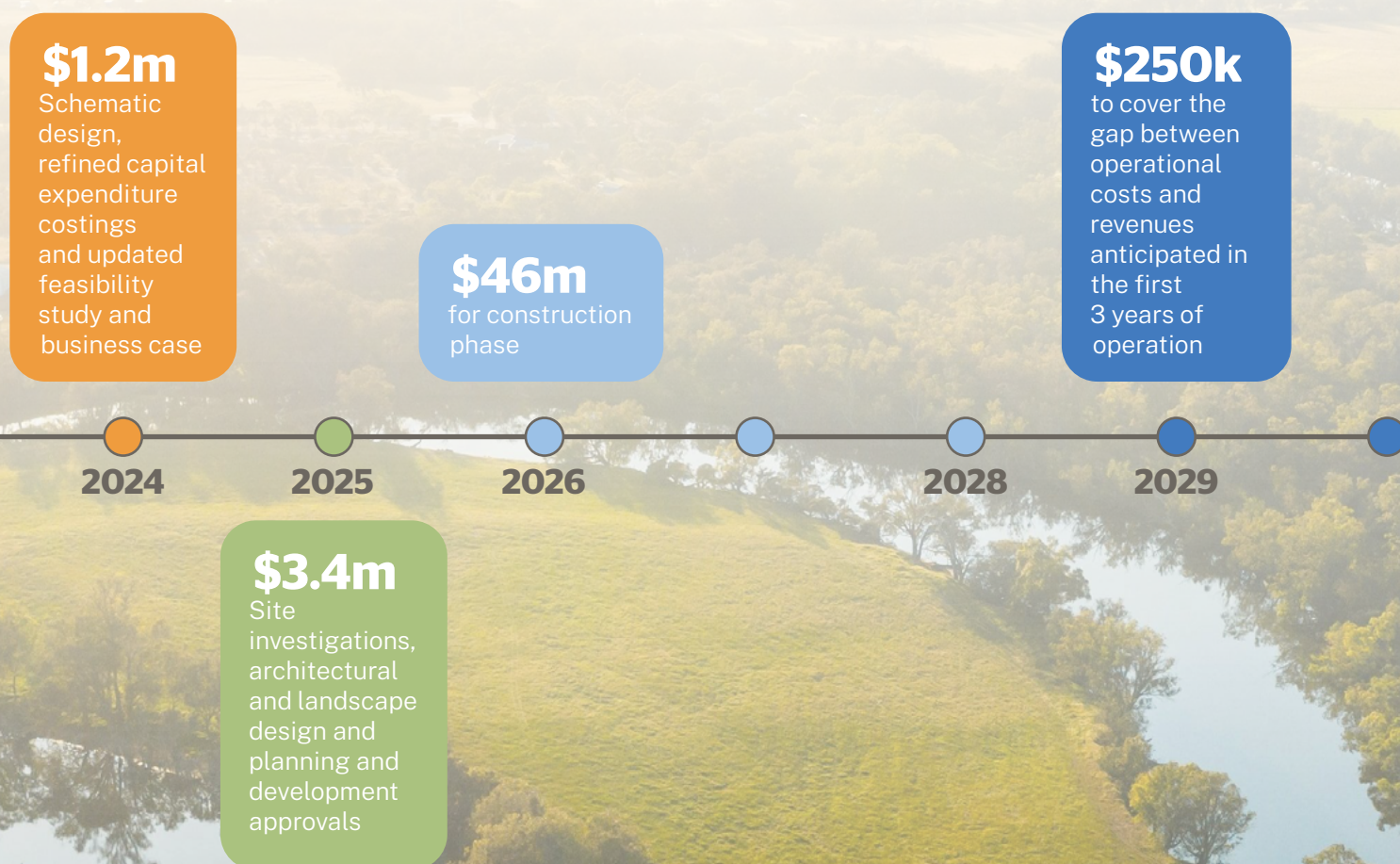


Figure 1: Preferred Site - Potential Uses. *Source: Hatch 2024*

Investment required

As owner of the preferred site, and with a remit to deliver health services to communities in greatest need, State Government are best placed to lead this project and deliver a contemporary and flexibly designed Health Hub in Murray that can respond to the community's growth and complex health needs.

The Murray Health Hub will require State Government leadership and facilitation of investment of:



Key success factors



Engagement with potential service providers

to more clearly define the service, infrastructure and operational requirements of the Hub via a detailed co-design process.



Ability to attract the workforce and health providers required to service the hub.

Workforce attraction and retention is already a key challenge for Peel, exacerbated by a shortage of housing.



Continued consultation with Traditional Owners

to ensure that design and development respects the cultural significance of the site and its surrounds, and that services and infrastructure are welcoming and inclusive of the Aboriginal and Torres Strait Islander community.



Integration and strategic planning

with surrounding health services and infrastructure to ensure that the precinct can properly service the health needs of the future population.

2031

**The Shire of Murray
will partner with State
Government to attract the
funding required to progress
the Murray Health Hub.**

Shire of Murray

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**For more information, or to read the
Murray Health Hub Business Case, please visit**

www.murray.wa.gov.au/consultations/advocacy/murray-health-futures

