



Murray Health, Housing and Aged Care Precinct



\$

50.6 million



4 years

Outcome

An integrated, community-based care model that includes short and long-term solutions to reduce the health, aged care and housing gaps within Murray and improve residents' health, wellbeing and quality of life.





Overview

There are a range of urgent and increasing health, social and strategic challenges driving the need for additional services and infrastructure in the Shire of Murray. Statistics show, people living in Murray have more long-term health conditions (such as arthritis, heart disease and lung conditions) when compared to Greater Perth.

Sadly, 37 per cent of Murray residents have a long-term health condition, compared to 30 per cent in Greater Perth. Additionally, 83 per cent of adults are overweight (vs 66 per cent in WA), 23 per cent have high blood pressure (vs 17 per cent in WA) and 14.8 per cent have high or very high psychological distress (vs 10.4 per cent in WA).

Adding to the burden of disease is a higher prevalence of several lifestyle risk factors, including 40.2 per cent of adults consuming more than two standard drinks on any day, 29 per cent eating fast food weekly and 45.1 per cent undertaking insufficient physical activity.

With Murray's expected rapid population growth, which includes a higher proportion of older residents than Perth, now is the time to identify a suitable long-term solution that will ensure future generations can access the care they need, when they need it.

The challenge

Challenge	Why action is needed
Murray's population is forecast to grow significantly.	Murray's population is projected to reach 71,000 people by 2051 ¹ , a 266% increase amidst a nation-wide housing crisis. To accommodate this growth, Murray will need an additional 20,000 dwellings. ²
Murray's residential aged care supply cannot accommodate the current demand and urgently needs to expand.	By 2031, the Peel Region will need an additional 954 residential aged care places. ³ High level analysis indicates that the Shire of Murray will need to accommodate a total of approximately 164 places by 2036, and 228 by 2051. ⁴ Bedingfeld Park, Murray's sole provider of residential aged care services, is at capacity with 70 beds (including memory support and respite care) and 13 independent living units, and is challenged by ageing infrastructure that is no longer fit for purpose.
Murray's population is already undersupplied across a range of health services.	As the regional population grows, 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. Even with planned upgrades, the Peel Health Campus will not negate the need for local access to primary health care and the ability to age in place, as identified in the Sustainable Health Review.
Murray residents face significantly higher health challenges than regional and State averages.	Health directly affects a person's ability to participate in work and community life. Chronic illness can increase reliance on government support, and for older residents, limited local health services may force relocation—weakening community ties and support networks.
Murray struggles to attract the required health workforce.	A lack of key worker accommodation is constraining Murray's ability to attract a sustainable and high quality health workforce. In addition, ageing infrastructure discourages talent from working in the area.

¹WA Tomorrow Forecasts (DPLH)

²ProfileID, Shire of Murray Dwelling Forecasts

³Needs Analysis, WA Aged Care Centre of Excellence December 2023,

⁴Hatch, 2024 based on WA Tomorrow Forecasts.

The opportunity

An integrated health and aged care precinct in Pinjarra will deliver essential services, housing, and infrastructure for our growing community. Coordinated delivery begins with:



01 Expanding Bedingfeld Park Aged Care

Bedingfeld Park is embedded in the local community, and allows Murray residents to age in place, close to their social and support networks.

Bedingfeld Park Aged Care has a strategic goal of planning and investing in sustainable facilities, physical and digital infrastructure that will enhance viability, growth and quality of their services, ensuring they are responsive to identified aged care needs.

Bedingfeld Park Aged Care is located along Bedingfeld Road, Pinjarra. It provides aged care to the community via:

25 Residential memory support units | **43** Single units (low and high care) | **2** Respite suits | **13** Independent living units

Bedingfeld Park is at capacity. Demand for residential aged care in the community is high and will continue to grow. High level demand analysis suggests that Murray will need to accommodate 164 aged care places by 2036, and 228 aged care places by 2051. More broadly, the Peel Region will need an additional 954 residential aged care places.

To help meet Murray and Peel's urgent need for additional aged care, Bedingfeld Park will need to expand to 100 beds as soon as possible. This includes remodelling 35 rooms to bring them up to contemporary accessibility and aged care standards.

Bedingfeld Park have the opportunity to use their own private land holdings within the precinct to relocate 13 Independent Living Units and make space for expansion on their existing site, making the best use of the land and achieving the best service delivery outcomes.

02 Delivering the 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.

Key services include:

- GP care, including urgent access to reduce pressure on emergency departments
- Aged care health services
- Allied health
- Mental health support
- Aboriginal health services
- Community health
- Pathology, pharmacy, and other complimentary services.

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 Murray Health Hub is a key advocacy priority for the Shire, set to deliver 3,250m² of health space, support up to 90 FTE health workers, and provide a one-stop community health hub ensuring equitable access for a growing, ageing population.

03 Increasing supply of quality and affordable housing

To support regional economic growth, land must be unlocked for quality housing.

Well-located, affordable homes are vital to attract and retain workers. Independent living units will also help older residents age in place.

Bedingfeld Park will partner with Community Housing Provider Stellar Living to unlock their 5.2ha land holdings within the precinct to deliver Independent Living Units and affordable housing. There is also potential for the delivery of additional aged care on the site.

Next steps

Bedingfeld Park, the Shire of Murray, Peel Development Commission are working together to progress the vision and delivery of the Murray Health and Aged Care Precinct.

We will need support from State and Federal Government to identify the funds required to progress the next critical steps in the process:

Detailed design of Bedingfeld Park Expansion

Architectural design, staging, costing and feasibility study for expansion to a 100-bed service including the remodelling of 35 aged and no longer fit-for-purpose rooms.

\$1.3m¹

Deliver independent living units and social and affordable housing

Progress the vision, detailed design and delivery of Bedingfeld Park's 5.2ha land to progress supply of housing and retirement living. This critical step will also unlock land on Bedingfeld Park's current site for the urgent expansion. Costs are currently being investigated in partnership with Stellar Living.

Murray Health, Housing and Aged Care Precinct Masterplan

To guide strategic development and optimise the site. Masterplanning process will include:

- Required technical studies.
- Community engagement, with a strong focus on working alongside Traditional Owners.
- Identification of planning approval pathways to coordinate landowners and key stakeholders and deliver precinct plan or local development plan to enforce masterplan vision and coordinate subdivision and development applications.

\$250k - \$600k²

Ongoing advocacy for Murray Health Hub

Continued coordinated efforts to advocate for the detailed design and construction of Murray Health Hub. The Murray Health Hub Business Case and Feasibility Study estimates detailed feasibility and design costs at \$4.6m, and construction costs at \$46m³.

¹Based on 12% of estimated CAPEX of \$11M. Estimates based on desktop calculations utilising Rawlinsons Construction Handbook, Edition 40, 2022. Construction and operating costs should be refined following a detailed design process.

²Based on projects of similar sizes. Requires testing through market process.

³Business Case and Feasibility Study estimates expressed in forecasted 2028 prices. Construction and operating costs should be refined following a detailed design process.