

Whatever the final design of the Byford Health Hub ends up being, it needs to reflect the current and future health and social needs of the community that will use it. At the start of the project, a 'health and social needs analysis' was conducted – covering the areas surrounding Byford, extending throughout the Shire of Serpentine Jarrahdale (and other areas).

The analysis was guided by a concept called 'the social determinants of health' – the idea that people's health is influenced by a wide range of things, well beyond more traditional health factors like diet, disease or injury. This includes location, explicitly social factors like housing and income, population-level trends and more.

EPIDEMIOLOGY (POPULATION HEALTH)

- Life expectancy and chronic disease**
Life expectancy and chronic disease prevalence are in line with the general population and do not point to specific areas of need, but there may be discrete population groups whose needs are higher
- Young families, older residents**
Slightly lower rates of diabetes, stroke and heart disease likely due to the area's growth in young families, but there are significant populations of older long-term residents who may benefit from more local care options for chronic conditions.
- Mental Health**
The increased rates of mental health conditions and the concern of residents indicates a higher level of underlying social, emotional, and financial stress within the community.

POPULATION DEMOGRAPHICS & PROFILE

- Growing demand for services**
Demand for social and health services within the Shire may approach twice the current levels by 2036. This demand growth is likely to add additional strains to existing health infrastructure and highlights the role that the Hub may play in meeting this service demand.
- Preventative health**
A relatively younger population indicates a lower demand for older adult services and presents an opportunity for the Hub to be involved in preventative health strategies.
- Age variability**
Variation in the age profiles of different communities across the Shire may lead to different service demands that need to be taken into consideration in the Hub's design.
- Community engagement**
There are opportunities for the Hub to promote community engagement and inclusion considering the Shire's high proportion of overseas-born residents.

SOCIAL AND ECONOMIC

- Health literacy and healthy lifestyles**
Evidence suggests higher education attainment is linked to healthy behaviours, and university education in the Shire of SJ is 45-50% lower than State and national averages. There may be a role for the Hub in promoting health literacy and healthier lifestyles.
- Physically demanding work**
A higher proportion of physically demanding roles in the SJ Shire's employment market could point to greater need for occupational therapy and physiotherapy services to address physical injury.
- Mortgage and other financial stress**
The higher rate of mortgaged homes may result in a higher proportion of residents exposed to financial stress if interest rates rise in the future, from current historic lows.
- Youth, adolescents and young families**
There is greater demand for youth, adolescent, and young family services in the Shire relative to the state and national averages. This is likely to rise.

PHYSICAL ENVIRONMENT

- Limited homelessness**
With a low incidence of homelessness, the community need for housing support is likely to be low.
- Cars and commuting**
A geographically dispersed population accustomed to commuting may mean a high reliance on cars when accessing services.
- Local employment**
High commuter flow suggests the future Byford train station will draw significant volumes of people to the area and presents an opportunity for the Hub to stimulate more local employment.
- Poor lifestyle choices**
Poor dietary and lifestyle choices, and high rates of excess weight may indicate a food security risk within the Shire, and present an opportunity for the Hub to improve community health literacy.
- Food stress**
Different Food Stress Index scores suggest that residents in some regions face financial barriers to obtaining healthy food.

SERVICE PROVISION

- Below average service provision**
Service provision per capita in the Serpentine Jarrahdale area is below the state average.
- Above average use of primary health services**
Above average usage of primary health services indicates high demand for services and potentially a need for residents to travel further to access services.
- Low provision of specialist care**
Provision of social and specialist care is particularly low, and residents seeking this treatment will usually need to travel outside of the area.
- Demand for urgent care services**
Increasing urgent care presentations at Armadale Hospital pre-pandemic may indicate need for urgent care options in other, non-Hospital contexts within the wider Armadale catchment area.
- Limited secondary and tertiary service options**
Secondary and tertiary healthcare services are limited or inaccessible within the Shire and residents must travel outside of the area for treatment. This increases and reducing the accessibility of existing local services.
- Restricted access to youth services**
The region's low number of early childhood and adolescent services, including a lack of local secondary schooling options contributes, to a high proportion of residents leaving the region for work and schooling.