



Warnervale Chemist Care

John & Rosemary Dolton
3 Mary Mackillop Drive, Woongarah.

4.1.2 Form - Letterhead

13th December 2021

TO – Distribution Working Group, Department of Health

RE – Letter of support for the application to review the Distribution Priority Areas exceptional circumstances review for the General Practitioners (DPA) for Warnervale GP Super Clinic 3 Mary Mackillop Drive Woongarah under Exceptional Circumstance for a non DPA classification.

Synopsis:

1. Anecdotal evidence from clients of Warnervale Chemist Care.
2. Designated "Growth" area by both NSW Government & Central Coast Council.
3. Unprecedented growth of the area surrounding & centered on our address.

1. Anecdotal Evidence:

We provide primary health services to a large population in our area. We interact with hundreds on a daily basis. Rosemary & I (Rosemary & John Dolton, pharmacists) provide a very personalised service to our clientele, and as such we have a lot of close relationships. We have been in the Medical Centre since it started, 9 years now. WE, and our staff, have had complaints about the lack of GP's. These complaints have increased greatly in the last 4 years and are on a daily basis the last 12 months. The GP's "books" are closed to new clients.

We also provide 200 Webster Packs to our clients, helping manage complex medication regimes. We have noticed the increased number requiring to change their doctors. Some of these access prescriptions from as far afield as Bateau Bay, Lake Munmorah, and even Newcastle.

WE also hear from patients of the inability to get an appointment. This causes distress and worry for them. The lack of easy availability for regular clients is both frustrating & worrying for us.

2. NSW Government & Central Coast Council:

Warnervale Town Centre

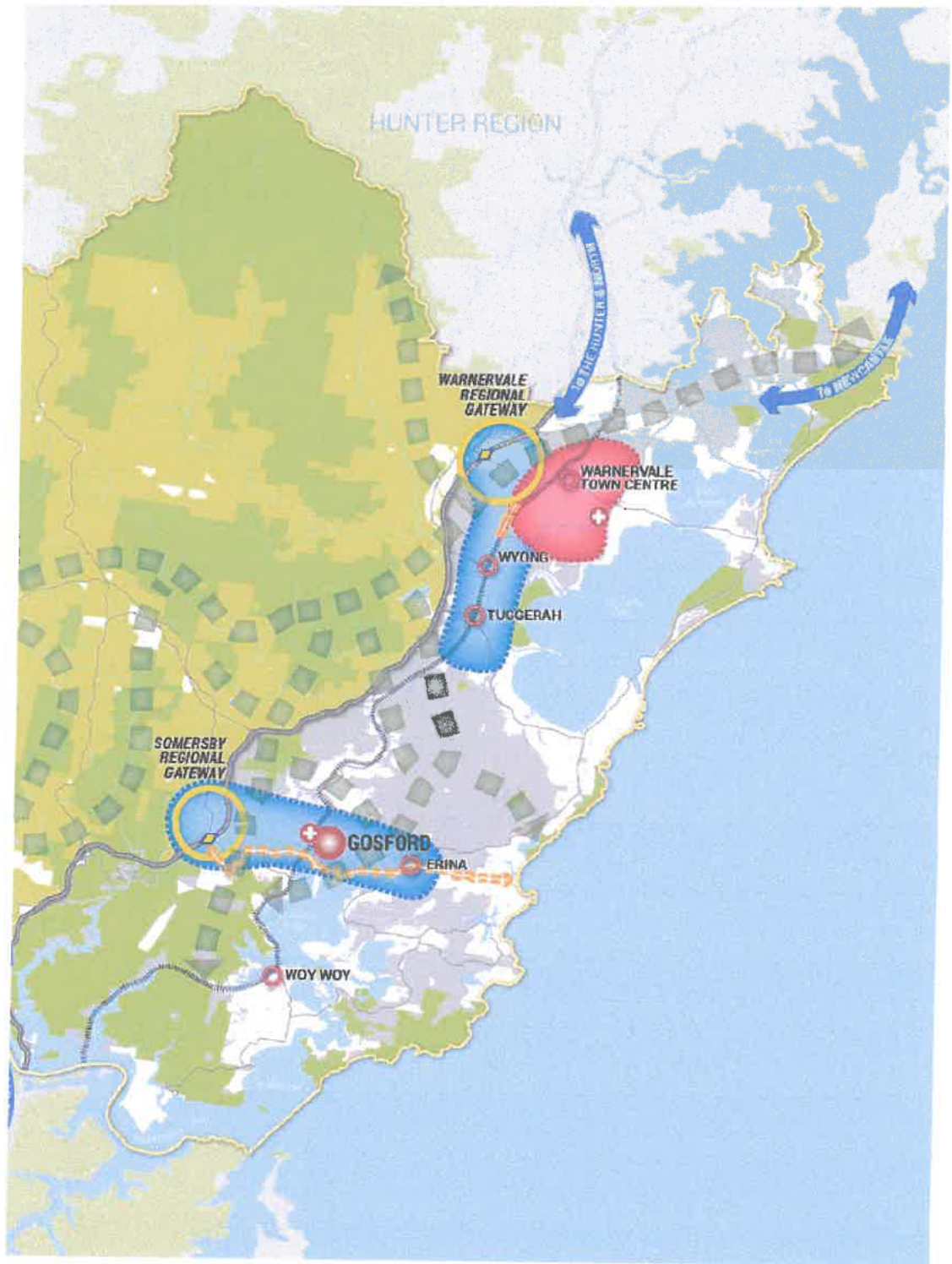
1. Warnervale has been a designated population growth centre by State & Local governments. It was initiated with the NSW Department of Planning report "WARNERVALE TOWN CENTRE STATE SIGNIFICANT SITE STUDY" Jan 2008. (DocDem1). This was picked up again by PitneyBowes business insight in "Warnervale Town Centre Assessment of market potential" June 2010. (DocDem2).

The process was formalised by NSW Department of Planning & Infrastructure "WARNERVALE TOWN CENTRE Development Control Plan 2012". (DocDem3)

The initiation of the rapid growth, over the last 5 years, and the future continued rapid growth is detailed in the report "NSW Planning & Environment 2036" Oct 2016. (DocDem4). **NB See Map & Legend following.** Designated "Growth" area by both NSW State Government & Central Coast Council.

2. Warnervale Town Centre is 750 meters from the Warnervale GP Super Clinic.
3. See Maps 1 & 2 following.

Rosemary & John Dolton
Warnervale Chemist Care



Page 11 NSW Planning & Environment 2036 – showing “Strategic Centre” growth area.

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Warnervale Chemist Care

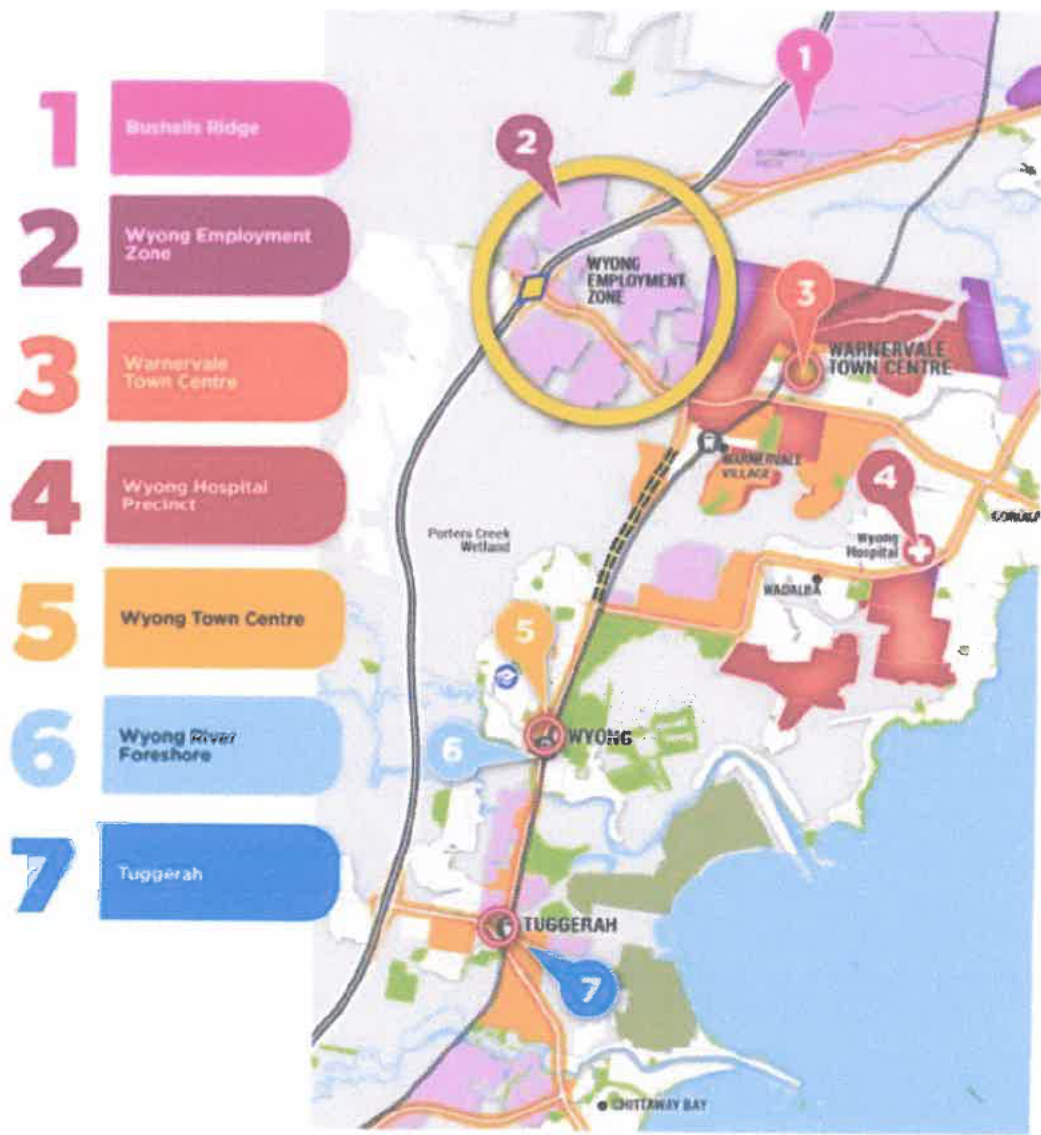
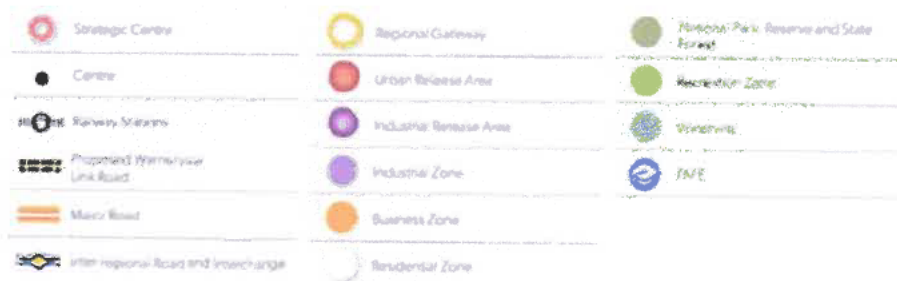


Figure 6. Northern Growth Corridor



Page 20 NSW Planning & Environment 2036 – Pharmacy located on Right edge of the red circle “Strategic Centre”

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3. Unprecedented Growth of surrounding area:

Amongst all the housing developers in the area some significant movements are - (DocDem6).

This List is not exhaustive but a representation of this growth.

- LandCorp has submitted its revised development plan for **92** block Warnervale subdivision which is immediately adjacent to the pharmacy.
- AV Jennings "Magnolia Hamlyn Terrace" is almost completely developed & sold with **470 lots**.
- AV Jennings "Rosella Rise" has recently released, and sold, the first lots of its **50.2 ha** development at Warnervale Rd at Warnervale.
- This development surrounds the NEW Primary School "Porters Creek" that will cater for **460 students** initially and expand to **1,000 students**
- Allam Property Group has already completed multiple developments around the pharmacy. They have just started releasing their new development "Madison Rise" of **11.3 ha**. This is situated on the hill behind the pharmacy. The first release is **166 lots**.
- Yerambah Estates has released "Hamlyn Grove" with **114 lots** & developing Albert Warner Drive with **60 lots Est** opposite Lakes Grammar with **1,000 students**.

Warnervale Medical Centre is at the bottom of Madison rise development (shown) & just 750M from the designated Town Centre.

ALL documents available.



4. Summary:

The shortage of GP's in the Warnervale area is beyond "Desperate" it is a "Demoralising DISASTER" that is about to get "A Whole lot WORSE"

The large growth that has occurred in the area to date has exacerbated this situation

The homes coming online NOW will make it worse.

The guaranteed future growth will make it untenable.

Warnervale GP Super Clinic is ideally situated, in the middle, of the area. The Medical Clinic was designed for growth that matches the surrounding area and has plenty of room for extra GP's. This makes Warnervale GP Super Clinic ideal to provide the essential GP services that could be supplied under DPA exceptional circumstances.

It is time that the 3 levels of government Federal, State, & Local coordinate their efforts to provide essential healthcare to the people of this area. The Federal Government via the Heath Department and this Distribution Working Group can make this a better and safer community.

Regards Rosemary & John Dolton B's.Pharm. M.P.S.

Rosemary & John Dolton
Warnervale Chemist Care