



ACT
Government

**Territory
Planning**
Authority

CONSULTATION REPORT

**Draft Plan Amendment to the Territory
Plan 06**

**Inner South Health Centre
Blocks 33 and 39 Section 78 Griffith**

January 2026

This consultation report was prepared
under division 5.2.5 of the Planning Act 2023

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1.0 INTRODUCTION

1.1 Purpose

This document, prepared under section 67 (3) of the *Planning Act 2023* (the Act), details the outcomes of entity and public consultation the Territory Planning Authority (the Authority) has undertaken for Draft Plan Amendment 06 (DPA-06).

This document should be read in conjunction with the DPA-06 document that has been given to the Minister which is available on the [Planning website](#).

Key parts of this document are:

- section 2 – outlines comments received from government entities
- section 3 – outlines comments received from the public

1.2 Outline of process

DPA-06 has been given to the Minister for consideration and referral to the relevant Legislative Assembly Standing Committee. More information about the next steps for this DPA are provided in the DPA document that is available on the [Planning website](#). General information about the major plan amendment process is also available on the Planning website [here](#).

2.0 CONSULTATION WITH GOVERNMENT ENTITIES

In accordance with section 62 of the Planning Act the Authority has consulted with each of the following entities in relation to this DPA:

- the National Capital Authority
- the Conservator of Flora and Fauna
- the Environment Protection Authority
- the Heritage Council
- each referral entity
- if unleased or leased public land, each custodian of the land likely to be affected.

A copy of the comments received from the abovementioned entities are provided in Appendix 2 of this document.

Below is a summary of each of the entity's comments.

Entity	Entity comments	Authority's response
National Capital Authority	The site is within the Urban Areas of the National Capital Plan. The proposed land use is not inconsistent with the National Capital Plan and the NCA has no objections with the proposed amendment.	Noted

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Entity	Entity comments	Authority's response
ACT Heritage Council	The subject blocks are not currently nominated to or registered on the ACT Heritage Register, and do not contain any recorded heritage places or objects. There are also no nominated or registered heritage places in the immediate vicinity.	Noted
Environment Protection Authority (EPA)	EPA advises hazardous materials are located, or were located, on Block 39, associated with the operation, or former operation, of an ACT Parks Depot. This is likely to have included the storage and use of pesticides/herbicides and refuelling facilities for vehicles and equipment. An environmental assessment is required to determine whether past activities have impacted the site from a contamination perspective and to determine whether the site is suitable for the proposed and permitted uses. The report must be submitted to the EPA for review and endorsement by the EPA prior to the site being used for other purposes.	Noted. Contamination assessments and reports will need to be conducted and endorsed at development application stage
Conservator of Flora and Fauna	The Conservator notes there are ecological values on site, including mature trees which may provide nesting and foraging habitat for native species. More information is required regarding these trees to assess impacts. Removal of mature native trees is a trigger for an EIS/ESO under the [Nature Conservation Act 2014]. ESO conditions may require compensatory plantings in addition to those required under the Urban Forest [Act].	Noted. Tree and ecological assessments will need to be undertaken and endorsed at development application stage
TCCS (land custodian)	TCCS has no objections to the DPA, provided the applicant addresses requirements (relating to traffic, trees, waste and stormwater) and provides additional information for review, especially related to traffic and parking impacts prior to providing full support.	Noted. Traffic, trees, waste and stormwater will all need to be considered and resolved at development application stage

3.0 CONSULTATION WITH THE PUBLIC

3.1 Consultation

In accordance with 63 of the Act, draft major plan amendments are required to be made available on the [ACT planning website](#) for public comment for a minimum period of 30 working days.

The public consultation period for DPA-06 commenced on 7 October 2025 and concluded on 19 November 2025 and late comments were accepted until 10 December 2025 (for a total period of 45 working days).

In addition to publishing the material on the ACT planning website, the following were also completed to inform the public about consultation on DPA-06:

- mailed letters to surrounding lessees
- placed a notification on the DA Finder mobile app
- sent emails to subscribed stakeholders, which includes local community groups and associations.

3.2 Comments

A total of 57 written comments were received during the consultation period. Three comments were from community groups, and 54 were individual comments.

Copies of public comments were made available on the [Planning website](#) after the completion of public consultation and have been provided at Appendix 3 of this document.

3.3 Summary of comments

Below is a summary of the issues raised in written comments during public consultation that are relevant to the planning system.

3.3.1 Support for the amendment

Several comments expressed support for the rezoning to facilitate the development of a health centre on the site.

Response

Noted.

3.3.2 Loss of green open space, parkland, mature trees, and playground

Concerns were expressed about loss of green space and parkland and the relocation of the playground; the need to retain mature trees and preserve wildlife habitat including for endangered Gang-gang cockatoo; and lack of justification for loss of PRZ1 land. Suggestions include relocating parking to the area of Throsby

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Lane beyond the roundabout and re-designing the health centre to be smaller to fit on current CFZ zoned land only, in order to preserve open space on Block 34.

Comments were also made regarding the previous rezoning of part of Block 33 to PRZ1, noting that the Government appears unaware of the reasons that these areas were converted from their original zoning to public parkland in 2008.

Comments also included:

- maintaining connectivity between Blaxland and Throsby Parks,
- suggestion for a connecting path along the northern boundary of the subject site
- Blaxland Park should remain protected into perpetuity as community green space.

Response

The playground is proposed to be relocated to Blaxland Park and is being managed by the City and Environment Directorate as part of ongoing work related to the Throsby Park Retarding Basin project. There are no plans for redevelopment of Blaxland Park other than for the re-located playground.

The Conservator of Flora and Fauna noted in their advice (see Appendix 2) that there are ecological values on the site, including mature trees which may provide nesting and foraging habitat for native species and that more information is required regarding these trees to assess impacts. The Conservator advised that loss of Mature Native Trees has been declared a key threatening process under the *Nature Conservation Act 2014*. The [Loss of Mature Native Trees Action Plan](#) defines what constitutes a mature native tree and includes planted natives and natives that are not indigenous to the ACT (e.g. Blue Gum).

This means that any proposed removal of mature native trees may trigger an Environmental Impact Statement (EIS) or Environmental Significance Opinion (ESO) under the Act. These environmental impact assessment process have provided their own statutory process, which are conducted in advance of any Development Application (DA) being lodged. The final consideration and decision on any environmental impacts is ultimately made during the DA process.

Part Block 33 Section 78 Griffith was rezoned from PRZ2 to PRZ1 in May 2007 as part of the Open Space Project (Variation 165 to the Territory Plan). The site was formerly occupied by tennis courts, and the intention was to provide an open space link between Block 34 and Block 42 (now Block 51 Section 78 which includes Blaxland Park). The part of the block being used for temporary carparking at that time was also intended to continue to be available for that purpose.

While it is acknowledged that this DPA proposes changes to PRZ1 zoning across two blocks which will result in a loss of some urban open space, it is noted that this area is not presently used completely as urban open space. Approximately 30% of the area to be rezoned is already developed, primarily as an overflow car park and an abandoned depot. Irrespective of this, the impacts associated with the loss of some urban open as a result of this rezoning and potential future redevelopment

are considered to be mitigated by the social and community benefit that will be delivered from the health services to be provided at the future Inner South Health Centre.

Regarding the comments expressing a desire to maintain connectivity between Blaxland Park and Throsby Park, this is noted and agreed. A site-specific assessment outcome has been added to the Inner South District Policy to require a green open space corridor to be retained to maintain blue-green network connectivity between the two open spaces.

3.3.3 Traffic and carparking

Concerns were raised about traffic and car parking issues:

- inadequate parking provision will take up car parking for shops and will cause spillover into nearby streets, many of which are narrow and cannot handle increased traffic
- additional dedicated parking is needed for the health centre without reducing spaces for the shops and should not replace green space or trees
- health practitioner-to-parking ratio is inadequate and less than that recommended in the specifications for health facilities
- traffic report is misleading, ignores current parking issues, and uses NSW data
- access to parking at the rear of shops is challenging due to the narrow Throsby Crescent and tight 90-degree turn, which already causes congestion.

Measures such as restricting surrounding streets to local traffic only were suggested. Suggestions also included redesigning the centre to retain the existing carpark to the rear of the shops and add extra spaces for use by the health centre.

Response

This DPA proposes zoning changes only. While indicative plans were provided with the DPA, this proposal is not assessed at this time. Rather, this will occur at the DA stage. Parking and traffic matters are able to be more comprehensively resolved at DA stage, as the detailed design will be finalised. An up-to-date and accurate traffic report would need to be provided with the DA reflecting the parking and traffic considerations of the final detailed design of the development. City Services will provide further advice at the DA stage. The DA would also be publicly notified and provide the community with further opportunity to comment on the development proposal.

Notwithstanding this, City Services (within the City and Environment Directorate) provided feedback on the traffic impact report and advised that the future development would need to provide the required number of parking spaces to sufficiently service the centre. Any potential shortfall would need to be adequately justified, noting surrounding public carparks, and other car parking off-site is limited. City Services also noted that the existing car parking is almost fully utilised during peak parking times. The existing 56 spaces, if excluded from calculations (due to full occupancy), may lead to a shortfall in the number of required spaces.

This advice from City Services has been provided to Infrastructure Canberra to consider in finalising the design of the centre and documentation for a future DA.

3.3.4 Inadequate consultation and community voices not being heard

Concerns were expressed that community consultation has been inadequate, with poor engagement, no direct communication with nearby residents, and insufficient time for feedback. Little evidence that community needs were considered. Previous community engagement shows strong opposition to the proposed site, yet government actions suggest a pre-determined outcome and lack of procedural fairness, ignoring previous survey responses opposed to the health centre in this location.

Concerns were also expressed that while the DPA was presented as a rezoning exercise, it includes detailed design proposals, giving the impression of a pre-determined outcome and disregard for community input.

Requests were made for an extended consultation period.

Response

There has been extensive consultation around a new health centre in the Inner South over several years, including in 2022 with the [Designing ACT Health Services for a Growing Population](#) and in 2023 with the [ACT Health Infrastructure Plan](#).

In 2024, after this site was selected, further consultation was undertaken to ask the community what services they would like in the new health centre. Details of this consultation are available on the [Yoursay website](#) and a listening report was provided as part of the background papers to DPA-06 that went on consultation.

The Territory Planning Authority (the Authority) undertook consultation in accordance with the requirements of the *Planning Act 2023* (the Act) by publishing the consultation details for the DPA on the ACT Planning website. As outlined in section 3.1 above, further activities were undertaken in addition to the minimum requirements in the Act, including sending letters to surrounding lessees (property owners) and direct emails to subscribed stakeholders.

In response to requests for an extension of time to provide comments, the Authority agreed to accept late comments on both the DPA and the proposed Territory Priority Project (TPP) Declaration until the 10 December 2025.

Further opportunity to provide comments would be provided on the subsequent development application should the major amendment be approved.

3.3.5 Lack of adequate public transport

Concerns were expressed that public transport access is inadequate, with only one bus servicing the area. Pedestrian access from the bus stop to the proposed health centre is over 300m and hazardous due to many steps, requiring major upgrades to make it accessible.

Response

The R6 Rapid bus service (City to Woden via Kingston, Griffith, Narrabundah and Canberra Hospital) and location of the bus stop near the Griffith Shops is considered appropriate to serve the proposed health centre. Rapids are frequent services running every 15 minutes during the day. The bus stop in front of Griffith Shops is also approximately 200m to the block.

3.3.6 Lack of evidence to identify this location as the preferred location

Some submitters requested that the government should release the site options report to show that all reasonable alternatives were evaluated and provide evidence about the rationale for this site being chosen for the health centre.

Response

Selection of the current site was supported by detailed feasibility studies, clinic service planning, and community consultation.

The table below provides details on site analysis options to support the suitability of the preferred Griffith site.

Site Identification	Condition At Time of Assessment	Size of Facility	Lease or New Build	Determination
Left portion of Block 34, Section 78 in Griffith, Canberra	Carpark and playground	16 consult room	New Build	Site determined to be suitable, with the decision made to explore consolidation with Block 33 and Block 39 to allow for a larger facility with ample parking.
70 Kent Street, Deakin (Equinox Business Park)	Existing facility – requires fit out	Maximum 12 consult rooms	Lease	Further investigation determined the space was not suitable for the operational requirements of Canberra Health Services (CHS). Parts of the building did not comply with standard specifications and fit out would have been costly, noting it would be a leased arrangement.

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Site Identification	Condition At Time of Assessment	Size of Facility	Lease or New Build	Determination
137 Canberra Ave, Fyshwick	Existing office space – requires fit out	Maximum 12 consult rooms	Lease	Not suitable due to limitations in ability to fit out the facility. The facility was also determined to be too small for CHS's service need.
139 Canberra Ave, Fyshwick (Level 1)	Vacant – requires fit out	Maximum 12 consult rooms	Lease	Not suitable due to limitations in ability to fit out. The facility is also too small for CHS's service need.
29 Bougainville Street, Griffith	Existing office space – requires fit out	Maximum 8 consult rooms	Lease	Not suitable due to limitations in ability to fit out. The facility is also too small for CHS's service needs. Parking provision would have also been difficult.
45 Wentworth Ave, Kingston (Unit 2, 8, 9, 14 & 15 combined)	Existing office space – requires fit out	Maximum 12 consult rooms	Lease	Not suitable due to limitations in ability to fit out. The facility is also too small for CHS's service needs. Parking provision would have also been difficult.
55 Wentworth Ave, Kingston	Existing facility	Maximum 12 consult rooms	Lease	Not suitable due to limitations in ability to fit out. The facility is also too small for CHS's service needs. Parking provision would have also been difficult.
Block 5, Section 41 in Griffith	Carpark for adjacent Manuka Occasional Childcare Centre. The site contains an existing decommissioned substation and associated building and significant in-ground and	16 consult room	New Build	Site was large enough to meet CHS's service needs. However, the site was considered to be not suitable due to impacts to parking and traffic, heritage constraints and

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Site Identification	Condition At Time of Assessment	Size of Facility	Lease or New Build	Determination
	overhead electrical infrastructure.			utility/servicing constraints.

3.3.7 Alternative locations for a health centre

Concerns were expressed that the proposed location is incompatible with existing infrastructure and character of a small shopping centre and does not best serve the Inner South. Comments were made that the health centre should be located in areas where community facility zoned land is available and should only be located on land that permits community facilities. Alternative locations such as East Lake or established centres (Manuka, Kingston, Narrabundah) with better infrastructure were suggested. Another proposition was to relocate the centre to near the existing Griffith Library, with easier access and improved parking. Comments were also made that the health centre should be located

Other options that were suggested included leasing or refurbishing existing buildings in other suitable locations, using underutilised spaces, or contracting services to private providers. Suggestions were also made to disaggregate services (e.g., dental in Narrabundah).

Response

The site selection has been informed by a range of feasibility studies and project risk assessments. Numerous sites were identified in Deakin, Fyshwick and Griffith and were investigated before the current site was identified as the preferred location.

A table summarising the properties considered, and analysis undertaken is provided – see Response to 3.3.6 above.

3.3.8 Questions about change from walk-in centre proposed for the site

Questions were asked about the reasons for the decision to change from a proposed walk-in centre for the site. Many commenters noted that the change was not communicated to the community and that the current range of proposed services would not support the local community, whereas a walk-in centre had a lot more local community support.

Clarification was also sought on whether the services offered at the centre will be for private or public health services.

Response

The Inner South Health Centre has always been planned as an appointment-based facility. The clinical services profile for the centre has been shaped by community

consultation and a focus on delivering services the community identified as most important. Between 1 July 2024 and 12 August 2024, feedback was gathered through community pop-up sessions, an online YourSay survey, and direct submissions. Throughout this process, the community was advised that the Inner South Health Centre would operate as an appointment-based facility, primarily within standard business hours.

The resulting service scope reflects this feedback, with strong demand identified for medical services and chronic disease programs, women's health, public dental services, and pathology. These services will be delivered from the Inner South Health Centre as a public health facility. The centre is not intended to accommodate private practitioners.

3.3.9 Alternative uses for the proposed site

Comments were made that the space should be repurposed to enhance community amenities by creating a green social/play area, prioritising child-friendly features or providing a venue for public performances.

Response

Noted. Alternative uses for the site may be considered should the health facility on the site not proceed.

3.3.10 Inconsistency with Inner South District Strategy

Comments were made that the development contradicts the Inner South District Strategy, which is supposed to protect the area's valued attributes, and is not near West Deakin (where existing health services are largely located).

Response

The planning for an Inner South Health Centre is recognised in the Strategy with the Government committed to delivering the new centre by the middle of the decade, increasing the availability of accessible public health care in the district.

The proposal is considered to not be inconsistent with the 5 drivers of the Inner South District Strategy. The proposed facility will particularly contribute to the driver of providing Inclusive Centres and Communities. A full response against the Inner South District Policy is provided in the Supporting Report to DPA-06.

3.3.11 Bicycle, car and pedestrian safety

Safe access to the health centre was raised as a concern. It was noted that the current crossing of Canberra Avenue near McMillan Circuit is hazardous for pedestrians and cyclists and requires an overpass to meet growing demand. Additional measures such as traffic lights are needed to slow traffic and ensure safe accessibility for all users, including visitors from outside the area.

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Response

This is a matter for the Government's City Services portfolio which manages transport infrastructure and roads/footpath planning. The comment has been passed onto the appropriate team in City Services.

3.3.12 Concerns about building size

Concerns were raised that the proposed health centre was much larger than what the community had expected, and its height and scale would significantly impact parkland, open space, and amenity. Some views suggested that it should be redesigned on a more modest scale to allow it to fit within the existing community facility zoned land.

Response

The Inner South Health Centre is in the planning and design phase, and the size and layout of the facility are yet to be finalised. The overall size of the facility will be informed by the health services to be delivered.

The facility will be subject to a DA process, which will assess the design against a range of planning considerations including its siting, built form and interface with and impacts on the surrounding land uses. There will be further community engagement ahead of the submission of the development application.

3.3.13 Lack of documentation

Various requests were made for key documents to be released to justify the reason for the chosen location and also to explain why co-locating all services in one building is considered convenient and desirable.

These documents included:

- Site options report
- Business case
- Tree Survey Report with demolition/tree removal plan and tree condition schedule
- Geotechnical survey
- Any other relevant documents related to the proposal

Response

See response to 3.3.6 above regarding the site options report.

Business cases have not been released as they are Cabinet-in-Confidence.

The tree report and geotechnical survey will be required as part of the development application for assessment by the Territory Planning Authority. Other relevant information required at DA stage will need to be lodged as part of the development application.

3.3.14 Errors / inconsistencies with documents publicly released

Concerns were expressed that there are inaccuracies in land parcel details and descriptions of existing structures, and the traffic report is outdated (uses data that is over 10 years old) and uses data from NSW.

Response

An up-to-date traffic and parking report responding to the final design is required to be provided for assessment at DA stage.

Accurate land parcel area details and dimensions and correct scale are required to be shown on plans at later stages of the process (for example, a DA will include a survey of site boundaries).

3.3.15 Other matters

Other matters raised about the proposal include:

- the proposal exhibits poor use of taxpayer funds,
- security measures for the centre – no mention of CCTV, patrols etc,
- prolonged construction and associated noise, dust, chemicals being a health risk,
- existing and future noise, odour and light pollution from the proposed development affecting nearby residents,
- asbestos risks from previous operations on the site,
- strain on utilities; drainage / stormwater detention issues.

Response

The delivery of new health centres in locations closer to home is a Government commitment and funds have been allocated in the budget to develop four new health centres across the city.

Security measures for the centre will be an operation consideration for the centre.

Construction is only permitted within certain operating hours which are guided by relevant construction and environmental standards (under the *Environment Protection Act 1997*), including those related to noise, dust and chemical dispersion.

Any future DA would need to consider light, noise and traffic impacts on surrounding residential amenity.

Utility infrastructure will need to be managed to the satisfaction of the relevant utility provider.

A stormwater retention basin is proposed to be constructed in the open space area to the east of the subject site (see also response to 3.3.2).

Any risk of asbestos contamination would need to be rectified and ameliorated to the satisfaction of the EPA as part of any DA consideration.

4.0 CHANGES MADE TO DPA-06 FOLLOWING CONSULTATION

The DPA-06 document, available on the Planning [website](#), contains all changes to the Territory Plan proposed by DPA-06.

Following consultation, an additional site-specific assessment outcome has been added to address comments expressing a desire to maintain connectivity between Blaxland Park and Throsby Park. Details of this additional change are discussed more in 3.3.2 above.

INTERPRETATION SERVICE

To speak to someone in a language other than English please telephone the Telephone Interpreter Service (TIS) 13 14 50

LANGUAGE	DETAILS
English	If you need an interpreter please call: 13 14 50
Mandarin (Simplified Chinese) / 简体中文	如果您需要翻译，请致电：13 14 50
Arabic / العربية	إذا كنت بحاجة إلى مترجم شفهي اتصل بالرقم: 13 14 50
Cantonese (Traditional Chinese) / 繁體中文	如果你需要傳譯員，請致電：13 14 50
Vietnamese / Tiếng Việt	Nếu bạn cần thông dịch viên, xin gọi: 13 14 50
Korean / 한국어	통역사가 필요할 경우 다음 번호로 전화하시기 바랍니다: 13 14 50
Spanish / Español	Si necesita un intérprete, llame al 13 14 50
Persian (Farsi) / فارسی	اگر به مترجم نیاز دارید، لطفاً به این شماره تلفن کنید: 13 14 50
Dari / دری	اگر به یک ترجمان شفاهی نیاز دارید لطفاً به شماره 131450 زنگ بزنید.
Punjabi / ਪੰਜਾਬੀ	ਜੇਕਰ ਤੁਹਾਨੂੰ ਵਿਸ਼ੇ ਦੁਆਰਾ ਸੇਵਾ ਦੀ ਲੋੜ ਹੈ ਤਾਂ ਕਿਰਪਾ ਕਰਕੇ ਫੋਨ ਕਰੋ: 13 14 50
Tamil / தமிழ்	உங்களுக்கு மொழிபெயர்த்துரைப்பாளர் ஒருவர் தேவைப்பட்டால் 13 14 50 என்ற எண்ணை அழைக்கவும்
Greek / Ελληνικά	Αν χρειάζεστε διερμηνέα, τηλεφωνήστε: 13 14 50
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Hazaragi / هزاره گی	اگه ده ترجمان ضرورت ده رید، لطفاً ده شماره 13 14 50 تماس بگیریډ
Thai / ภาษาไทย	หากคุณต้องการล่าม กรุณาโทรไปที่ 13 14 50
Karen / ကညီကျိင်	ဖဲန့မ့ါလိာ်တုာ်ပုၤကတိၤကျိးထံတၢ်တဂၤအခါဝံသးစူၤကိးတုာ်-၁၃၁ ၄၅၀ တက့ါ.

Telephone and Interpreter Service 13 14 50 - Canberra and District - 24 hours a day, seven days a week

APPENDIX 1 Comments from Government entities

APPENDIX 2 Comments from the public

APPENDIX 3 Public consultation version of DPA-06