

AUBURN PUBLIC INQUIRY

Before the Commissioner: Mr Richard Beasley SC
Counsel Assisting: Mr Paul Bolster
Officer Assisting: Mr Darren Sear

Held at the Civic Precinct Centre
1 Susan Street, Auburn NSW

On Thursday, 14 July 2016 at 11.40pm

PRIVATE HEARING

Warren Leonard Jack 2

1 MR BOLSTER: Mr Warren Jack is before the Commission in
2 answer to the summons that was issued in relation to his
3 communications to us. He is represented.

4
5 THE COMMISSIONER: Have a seat.

6
7 MR SCALI: I seek leave to appear for Mr Jack. Scali,
8 S-C-A-L-I.

9
10 THE COMMISSIONER: Thank you Mr Scali, leave is granted.
11 Mr Jack you come forward when you are ready and have a
12 seat.

13
14 MR SCALI: Do you want me to find that email for you
15 first?

16
17 MR BOLSTER: No.

18
19 THE COMMISSIONER: Just before we commence, I am going to
20 make a formal order about what we are doing. In relation
21 to the hearing which is taking place at 11.45 today, 14
22 July 2016, I make a direction under section 12B of the
23 Royal Commissions Act, that this part of the inquiry is to
24 take place in private and I make a direction that the
25 persons that may be present for this part of the hearing
26 are Mr Scali for Mr Jack and the staff of the Commission.
27 You understand Mr Bolster is going to ask you some
28 questions?

29
30 MR JACK: Yes.

31
32 <WARREN LEONARD JACK, sworn: [11.45am]

33
34 <EXAMINATION BY MR BOLSTER:

35
36 MR BOLSTER: Mr Commissioner, there's a bundle of documents
37 that we'll be going through, largely taken from the council
38 records, which I will tender.

39
40 THE COMMISSIONER: Yes.

41
42 MR BOLSTER: There is a copy for you and there should be a
43 copy for the witness and your solicitor, Mr Scali. Do you
44 have the bundle Mr Scali?

45
46 MR SCALI: I do, thank you.

47

1 MR BOLSTER: Q. Mr Jack, your full name is Warren Jack,
2 is it?
3 A. No, Warren Leonard Jack.
4
5 Q. You currently reside at is 1A Henry Street, Lidcombe?
6 A. Yes.
7
8 Q. And that's the property that is the subject of the
9 matters about which you are going to give evidence?
10 A. Yes, it is.
11
12 Q. Just for the sake of the Commissioner and to identify
13 where that property is, if you look at the Marsden Street
14 bundle, there's a map that shows the precise location. If
15 you go to page 250 of the Marsden Street bundle - in fact,
16 248?
17 A. 248.
18
19 Q. Go to 250 first, please?
20 A. 250, yes.
21
22 Q. Although the property is 1A Henry Street, it has a
23 frontage on James Street, Lidcombe; that's correct, isn't
24 it?
25 A. Yes, it is.
26
27 Q. If you see, Commissioner, the words James on 250?
28
29 THE COMMISSIONER: I see that.
30
31 MR BOLSTER: You'll see where Henry Street is?
32
33 THE COMMISSIONER: Henry Street is at the left.
34
35 MR BOLSTER: Underneath James Street. It runs
36 north/south.
37
38 THE COMMISSIONER: It's running up into it, yes, I've got
39 it.
40
41 MR BOLSTER: At that corner you'll see a diagonal line
42 that heads off in a south-east direction?
43
44 THE COMMISSIONER: Yes.
45
46 MR BOLSTER: That is a drainage easement or a stormwater
47 drain and the house in question is on the corner of Henry

1 Street and James Street.
2
3 THE COMMISSIONER: All right.
4
5 MR BOLSTER: It doesn't quite show up on the map at 248.
6
7 Q. Mr Jack, when did you make the decision to purchase 1A
8 Henry Street?
9 A. I think it was the beginning of 2013.
10
11 Q. What was your intention in purchasing 1A Henry Street
12 at that time?
13 A. For a place to operate my business out of.
14
15 Q. At that time, did you have any intention at all, of
16 living in 1A Henry Street as your own residence?
17 A. No.
18
19 Q. At that time, where were you living?
20 A. Either Drummoyne or Hornsby.
21
22 Q. Have a look, please, at the bundle at page 1. You
23 will see there that in April 2014, you made an application
24 to remove a shed located on the property?
25 A. Yes.
26
27 Q. You gave your home address then as being St George's
28 Crescent, Drummoyne?
29 A. Yes, that's in 2014, the next year.
30
31 Q. Do you remember when you settled on the purchase of
32 Henry Street?
33 A. Yes.
34
35 Q. When was that?
36 A. 28 February 2014.
37
38 Q. 28 February. When you purchased it, did you have
39 plans in mind of the sort of things that you wanted to do
40 with the property?
41 A. No, just to run my - just to run some offices there.
42
43 Q. Did you take advice from a solicitor about whether or
44 not the planning controls that applied to the property
45 allowed you to operate a business there?
46 A. No. We bought it as commercial, paid GST and we are
47 paying commercial rates, so I --

1
2 Q. Is it fair to say that you didn't turn your mind to
3 getting any express advice on that issue because you
4 assumed there was no problem?
5 A. Yes.
6
7 Q. You have subsequently come to understand that there
8 was a problem?
9 A. Yes.
10
11 THE COMMISSIONER: What was the zoning?
12
13 MR BOLSTER: The zoning is residential 2A.
14
15 THE COMMISSIONER: So low density residential, right.
16
17 MR BOLSTER: Q. The property in question had been a
18 church hall?
19 A. It had been a community hall, church hall and training
20 centre.
21
22 Q. It had never had a residential use at all, had it?
23 A. I believe, as of last week, I found it was originally
24 a house, the back section, so it was residential.
25
26 Q. At the time you ran a business that was known as the
27 Institute of Training?
28 A. Yes.
29
30 Q. The Institute of Training Pty Limited was a company
31 that you had set up?
32 A. Yes. No, no, I bought - no, I bought the existing
33 company and changed the name.
34
35 Q. The purchase of the property, though, was in your name
36 and the name of your wife?
37 A. Yes.
38
39 Q. Why was that?
40 A. Because we just got married a few weeks before then
41 and we had been planning on buying property together. We
42 had been together since 2009.
43
44 Q. Was there a lease agreement entered into between you
45 and your wife and the business?
46 A. No, I don't think so.
47

1 Q. The Institute of Training, very briefly, could you
2 describe the sort of training programs that it runs?
3 A. Yes. We do a lot of OH&S training, we do construction
4 training, we do first-aid training, a lot of stuff to do
5 with safety.
6
7 Q. If you have a look please at the documents at pages 11
8 through to 14 of the bundle. In fact, if you go through to
9 15 as well. Does the documentation show the sorts of
10 qualifications and competencies that you deal with in your
11 business?
12 A. I am at page 11. I can't see that.
13
14 Q. Go over to page 12, please.
15 A. 12. Traffic and parking, landscaping, no, we don't do
16 that. Engineering, we don't do. Planning, we don't do.
17
18 Q. This is a search that comes from the council file that
19 they did on the Institute of Training in April 2014?
20 A. We must have the wrong document. I am up to page 11
21 and 12 and I can't see that. I can see water --
22
23 THE COMMISSIONER: It's the wrong bundle.
24
25 THE WITNESS: I'm sorry.
26
27 THE COMMISSIONER: Take that one away from him. He's in
28 Marsden Street.
29
30 MR BOLSTER: You don't find any joy there, Mr Jack.
31
32 THE WITNESS: Yes.
33
34 THE COMMISSIONER: Are you going to tender this?
35
36 MR BOLSTER: Yes, I am.
37
38 Q. They are the sorts of training programs that you
39 carried out?
40 A. I don't carry them out, my teachers carry them out.
41
42 Q. The business carries them out?
43 A. Yes.
44
45 Q. They were never going to be carried out at 1A Henry
46 Street, Lidcombe, were they?
47 A. No, never.

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28
29
30
31
32
33
34
35
36
37
38
39
40
41
42
43
44
45
46
47

Q. You have other business premises where those things occur or the training occurs at the relevant client's business premises?

A. Yes.

Q. If you go over to pages 16 and 17, these are photographs taken by council staff in April 2014. You would agree with me that they show the signage on the premises at that time and they show signage for your business; correct?

A. They do show signage for the business but I did not authorise those and I asked the Chinese lady who put them up to take them down.

THE COMMISSIONER: Was this a church?

MR BOLSTER: Yes.

Q. It had been used as a church, hadn't it, in the past?

A. It had been used as a church. They also did training of school children out the back for English and maths and that sort of thing as well.

MR BOLSTER: By way of background, historically, the building was the salvation army headquarters in Lidcombe.

Q. You purchased the land from the salvation army, correct?

A. Yes, I did, yes.

Q. And you approached them and put in a bid for the property?

A. Yes, it took about 12 months from start to finish.

THE COMMISSIONER: Q. What was it being used for when you bought it?

A. There were two or three different churches using it. There was a lady teaching out the back, I think two or three nights a week, and I think she still teaches in Lidcombe maths and English and stuff like that.

THE COMMISSIONER: I see. Thank you.

MR BOLSTER: Q. In April 2014, Mr Mooney of council issued you with the document at page 21. Do you recall that?

1 A. I know that document because I've seen it but we
2 didn't - oh - I know that document.
3
4 Q. What had happened at that stage, Mr Mooney had come
5 and photographed the premises, he had seen that you had
6 signage that suggested that there was a training facility
7 there and he was concerned that the premises which were
8 only zoned residential couldn't be used commercially?
9 A. Correct.
10
11 Q. He gave notice of an intention to give that order;
12 correct?
13 A. Correct, yes, I do remember this document, upon
14 looking at it.
15
16 Q. Subsequently, you made an application to council to
17 rectify that situation; is that correct?
18 A. Yes, it is.
19
20 Q. Would you go please to page 36 of the bundle?
21 A. Yes.
22
23 Q. You made a development application to change the use
24 from church hall to teaching facility and assembly hall;
25 correct?
26 A. Yes.
27
28 Q. And, at that stage, you had no plans to live in the
29 property?
30 A. Correct.
31
32 Q. You didn't live in the property?
33 A. Correct.
34
35 Q. You didn't want to live in the property?
36 A. Correct.
37
38 Q. And that application you made with the assistance of a
39 consultant, a planning consultant; correct?
40 A. Yes.
41
42 Q. That was a man associated with a Mr Will Nino?
43 A. Yes.
44
45 Q. You will see he prepared a statement of environmental
46 effects which begins at page 44 of the bundle?
47 A. Yes.

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28
29
30
31
32
33
34
35
36
37
38
39
40
41
42
43
44
45
46
47

THE COMMISSIONER: You are going a bit fast for me. I'm trying to catch up with the document at 21, which was an indication that the council intended to give an order --

MR BOLSTER: I am sorry Commissioner.

THE COMMISSIONER: -- under the Environmental Planning and Assessment Act and that was to cease using the premises as commercial premises.

MR BOLSTER: And the erection of --

THE COMMISSIONER: The reasons for the order are that the building and premises is being used by persons to perform tasks, including student enrolments, admin and general inquiries, for the business identified as the Institute of Training:

It is the opinion of Council that the use of the premises at the time of the inspection falls within the definition of a commercial premises ...

Under the LEP, council records reveal that an existing valid development consent for the use of the premises as commercial premises does not exist and commercial premises is actually prohibited within R2.

MR BOLSTER: Yes.

THE COMMISSIONER: So it is not even a question of not having a consent, but being able to seek a consent, that the council was saying that the actual use that the building was being put to, was prohibited in that zoning?

MR BOLSTER: Correct.

Q. You understood that at the time, didn't you, when you received that notice?

A. I asked for advice and then I was told that I can't use it as commercial.

THE COMMISSIONER: Q. Yes. So on page 25 of this bundle is the actual extract from the LEP which, amongst other things, says that commercial is prohibited. The handwriting down there? "Spoke to Warren 9/4.14". Does

1 that mean anything?
2
3 MR BOLSTER: That appears to be Mr Mooney or one of his
4 staff's notation about having relayed that fact to Mr Jack.
5 I don't think there's any great issue about that.
6
7 THE COMMISSIONER: No, but you were racing on and I am
8 still trying to catch up with the background facts.
9
10 MR BOLSTER: I'm sorry.
11
12 THE COMMISSIONER: Then there was an extension granted for
13 a response; is that right?
14
15 MR BOLSTER: Yes.
16
17 THE COMMISSIONER: With Mr Jack, this is at 31, telling
18 Mr Francis from the council, "I'm overseas. Can I have an
19 extension until 23 June?" That request was granted. What
20 is page 36? That's a development application, is it?
21
22 MR BOLSTER: Yes, that is where we are at at the moment.
23
24 THE COMMISSIONER: Take it from 36 now. I am up to speed
25 now.
26
27 MR BOLSTER: Q. You obtained some advice and I take it
28 the advice was to the effect that you needed to make an
29 application to change the use of that particular site?
30 A. Yes.
31
32 THE COMMISSIONER: How could that work, though, because
33 it's prohibited? You need to change the zoning, don't you?
34
35 MR BOLSTER: Yes.
36
37 THE COMMISSIONER: Go on, sorry.
38
39 MR BOLSTER: Q. That advice was given to you by who?
40 A. Ned Attie.
41
42 Q. The advice to lodge this development application that
43 you lodged on 18 July 2014, was given to you by Mr Attie,
44 was it?
45 A. I believe so, yes.
46
47 THE COMMISSIONER: Q. Did he tell you that you had the

1 benefit of some existing use rights?

2 A. I don't remember the exact words that he said but I
3 was told you need to do this, this, and this, and put them
4 in, which was basically --

5

6 Q. One thing that could have occurred, is if the building
7 had always been used as commercial premises, because of
8 historical aspects of it prior to the LEP becoming law,
9 then even if commercial premises in that zoning was
10 prohibited, you as a new purchaser would have gotten the
11 benefit of the historical and commercial use rights, but
12 I'm not sure that using it as a church hall constitutes
13 that. Anyway.

14

15 MR BOLSTER: No.

16

17 Q. When did you first meet Mr Attie?

18 A. It was either 2012 or 2013, maybe 2011.

19

20 Q. How did you come to meet him?

21 A. I met him through the local pastor, Daniel Moon.

22

23 Q. Did Mr Moon have a role to play in relation to this
24 building?

25 A. He was operating a church there, but I had no dealings
26 with that building at that time.

27

28 Q. Where did you meet Mr Attie?

29 A. In the park opposite this building.

30

31 Q. What was the purpose of the meeting? Was it a
32 one-on-one meeting? Was it a social function? Was it a --

33 A. No, they were doing some community work in the park
34 with pastor Moon and the mayor was over there and he said,
35 "Oh, Warren, I'll introduce you to the mayor". Or he
36 wanted the mayor to meet me.

37

38 Q. What was the work, was it some get together or --

39 A. No, I think they were doing some community function.
40 Pastor Moon does a lot of community work in the area. It
41 may have been a social thing with food or drinks or stuff
42 like that for people in the area. He used to do a lot of
43 community work.

44

45 Q. And Mr Attie was introduced to you as the mayor or a
46 councillor?

47 A. I think he was the mayor; at the time he was the

1 mayor.
2
3 Q. Did you swap cards? Did you obtain contact details
4 from him?
5 A. I think we swapped cards. I remember it was on the -
6 I met him to the left of the statue, it was to the left of
7 the statue along the path where they were doing - I think
8 they were doing a barbecue or giving out drinks or
9 something like that, they were doing that, and the mayor
10 came over to say hello and meet the community.
11
12 Q. All right. When you received that first notice from
13 council, and before you put in the application for the
14 development consent, you spoke to Mr Attie, did you?
15 A. Yes.
16
17 Q. Did you ring him?
18 A. I am pretty sure I did.
19
20 Q. What did you say to him?
21 A. I asked him for advice.
22
23 Q. What did you tell him about the situation was that
24 needed his advice? What words did you use to communicate
25 your position to him?
26 A. Okay. I would have said word to the effect that "I've
27 got a notice I can't operate here. I don't understand it.
28 I've bought this as commercial. I paid GST. I'm paying
29 commercial rates. Why can't I operate my business here as
30 commercial?"
31
32 Q. Did he answer that question?
33 A. He would have gone - I don't remember the exact
34 response but he would have - I know he would have - he went
35 away and came back to me and his response was, "You've
36 unfortunately got some powerful friends on the next corner
37 who have powerful connections in council. They're also a
38 training school. They are on the corner at the
39 roundabout."
40
41 Q. What's the name of that training school?
42 A. Comsec Training.
43
44 Q. Precisely what is their address? Which streets are
45 they on the corner of?
46 A. I think it is 46 Joseph Street. They're about 150
47 metres from where my home is.

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28
29
30
31
32
33
34
35
36
37
38
39
40
41
42
43
44
45
46
47

Q. Did Mr Attie tell you to lodge this development consent application?

A. Yes.

Q. At that stage, had you been in discussions with Mr Nino, the planning consultant?

A. I asked various people I know for advice on who to talk to. Mr Nino was someone suggested to me. I can't remember if Dr Anthony Hasham put me on to him or somebody else, but we engaged Mr Nino to do this work.

Q. He prepared the report that you see at page 44 through to 56?

A. Yes. Yes, correct.

THE COMMISSIONER: That's seeking to change one use for another?

MR BOLSTER: Yes.

THE COMMISSIONER: Which may have been impossible.

MR BOLSTER: Q. You see on page 57, there is a document from the council file.

THE COMMISSIONER: Just let me see that application, though. This is on page 46:

He has been engaged to prepare the statement of environmental effects to accompany development application seeking consent for the following works at Henry Street: use of existing hall as a office and continue existing use as a church hall.

Change of use to allow an office use is permissible with consent in the R2 zone.

That must be right.

MR BOLSTER: I don't know the answer to that question.

THE COMMISSIONER: I am just looking. "Admitted with consent." It might be because office use, I don't think it is prohibited in 4 of the R2 zone and, therefore, if it is

1 not prohibited, it might be available to be given with
2 consent, but anyway, so that's what --

3

4 MR BOLSTER: Do you see the zoning map at 50 and then at
5 51 the treatment of that?

6

7 THE COMMISSIONER: Yes.

8

9 MR BOLSTER: Q. Anyway, that application was rejected,
10 wasn't it?

11 A. Yes.

12

13 Q. And you'll see the note on 23 July, on page 57?

14 A. Yes.

15

16 Q. And then at page 58 you'll see an order was issued?

17

18 THE COMMISSIONER: Were there any reasons given for the
19 rejection?

20

21 MR BOLSTER: We will come to that.

22

23 THE COMMISSIONER: All right.

24

25 MR BOLSTER: Q. An order was given on 4 August?

26 A. We were not living at Waitara, we were living at
27 Drummoyne at that stage, and we had updated our address
28 with council in February, when we purchased the property.

29

30 Q. If you read the rejection of the application, the
31 reasons given, are not in this bundle, so I can't ask you
32 about that right now, but, after it was rejected, did you
33 discuss the matter with Mr Attie again?

34 A. Yes, I did.

35

36 Q. When did you have that further discussion with him?

37 A. It would have been after we were told that we can't
38 operate there as a business.

39

40 Q. Did you ring him up?

41 A. Yes.

42

43 Q. Could you tell the inquiry what the substance of that
44 conversation was, as best you can recall?

45 A. As best as I can recall, I would have asked him why we
46 can't operate as a business because we'd bought it as
47 commercial property. We've paid GST. We are paying and

1 still paying commercial rates to council.

2

3 THE COMMISSIONER: Q. When you say operate, were you
4 only proposing this as like a home office?

5 A. No, we just wanted to use a couple - two or three
6 people in the office there and we --

7

8 Q. Two or three of your staff?

9 A. Two or three of the staff. We let two church groups
10 use it for free, until all this trouble and we had to stop
11 the church groups. We just needed a small section at the
12 front because all of our training is done onsite.

13

14 MR BOLSTER: Q. Going back to the conversation with
15 Mr Attie, what do you recall Mr Attie saying to you about
16 the situation?

17 A. Can I just clarify something on my last comment? When
18 I say training is done onsite, it's all done on the
19 customer's job sites, not on our site.

20

21 Q. Not on your site?

22 A. Yes. On the customer's job sites. The conversation
23 with Mr Attie was, I asked why we can't operate, why is it
24 we pay GST, why we are paying commercial. He said to me
25 the people on the next corner have very powerful
26 connections in council. He said, don't operate as a
27 business you're going to end up with lots of fines. He
28 said, "the only thing you can do", because he looked into
29 it, "the only thing can you do is R2, it's residential".
30 He said, "just do the back part, don't change anything
31 structural". He said, "do not change", he said, "you've
32 got an existing big kitchen, update the kitchen, update the
33 bathrooms, don't do anything structural and you will be
34 fine. Providing you don't do that, you're allowed to do
35 it." He said, "if you need more advice, call me and I'll
36 give you more advice."

37

38 Q. If you go over to page 88 and 89, you will see there
39 that you have made a second development application on 25
40 September 2014?

41 A. Yes.

42

43 Q. You will see this was for a change of use from
44 salvation army church to residence plus home office. Do
45 you see that?

46

47 THE COMMISSIONER: What page are you on, sorry?

1
2 MR BOLSTER: Page 88.
3
4 THE COMMISSIONER: So this is a fresh DA?
5
6 MR BOLSTER: Yes.
7
8 Q. Do you see that application?
9 A. Yes.
10
11 Q. Do you see that the architect or consultant details
12 are listed as Mr Sam Zaiter on page 89?
13 A. Yes.
14
15 Q. Did you know Sam Zaiter at all when you bought this
16 property?
17 A. No, I didn't.
18
19 Q. How did you come to employ him as your architect or
20 consultant in relation to this matter?
21 A. Ned Attie recommended that I use Sam because Ned said
22 that the fellow I used, Mr Will Nino had no idea what he
23 was doing.
24
25 Q. Was this in that conversation you had with him after
26 the first DA was refused?
27 A. Yes. He said, "You used the wrong person."
28
29 Q. What else did he tell you about Mr Zaiter?
30 A. He said that Mr Zaiter works a lot with Auburn
31 Council. He knows what council required. Each council has
32 different requirements. Mr Zaiter is very familiar with
33 all the requirements for Auburn Council.
34
35 Q. Do you see the builders' name there, Jake Akerry?
36 A. Yes.
37
38 Q. Who introduced you to Mr Akerry?
39 A. I met Mr Akerry through his wife. His wife was
40 working with me, I'm trying to think how I met him
41 initially. His wife was working with me doing training for
42 my training school at Liverpool, which we're still
43 operating out of.
44
45 Q. Some of the training you were doing was in the
46 construction industry; correct?
47 A. Yes, but his wife was teaching children's services.

1
2 Q. Mr Akerry had no - your retention of him as your
3 builder had nothing to do with Mr Attie?
4 A. No, none whatsoever.
5
6 Q. Would you go over please to page 94. Do you see this
7 is a file note from council's files of a meeting between
8 yourself, Mr Attie and council officer Ms Ong. Do you see
9 that?
10 A. I can see, yes, 25 September 2014.
11
12 Q. This is Mrs Ong recording the meeting that you were
13 present at?
14 A. Yes.
15
16 Q. I think I showed this to you the other day, but, can
17 you just read that to yourself and satisfy yourself that it
18 records the content of your meeting?
19 A. What's a SEE, S-E-E?
20
21 THE COMMISSIONER: Statement of Environmental Effects.
22
23 THE WITNESS: Oh, sorry. I haven't written a cheque for
24 many, many, many years, I don't have a chequebook. It says
25 that I was instructed to write a cheque. There would have
26 been some other payment I would have done, maybe a credit
27 card or --
28
29 MR BOLSTER: Q. Yes. In substance that records the
30 meeting?
31 A. Yes.
32
33 Q. If you go back a few pages to page - it is out of
34 order slightly - page 64 through to 68, that's the
35 Statement of Environmental Effects that was the subject of
36 the discussion; correct?
37 A. I presume so, yes.
38
39 Q. Moving on, would you go to page 108. You will see
40 there is a notification of the determination of that
41 application in March of 2015. You will see that it was
42 refused and the reasons are set out there on pages 108 and
43 109.
44 A. Yes. I wasn't living at that address at that time.
45
46 Q. You subsequently were provided a copy of that?
47 A. Subsequently, yes.

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28
29
30
31
32
33
34
35
36
37
38
39
40
41
42
43
44
45
46
47

Q. Yes.

THE COMMISSIONER: The application involved a change of use from former salvation army building to a residence and that has been knocked back as not being consistent with provisions of the LEP and those three bullet points, including the size of the home.

MR BOLSTER: Q. Let's just pause there. You'll see that notice on 12 March 2015?

A. I don't think I received it on 12 March.

Q. Let's just focus on that date.

A. Yes.

Q. Between September, when the application was lodged, and assuming the Statement of Environmental Effects was lodged shortly thereafter, what happened at the site in that time, between September and March?

A. Oh, we moved in in October.

Q. Why did you move in?

A. Because we had already given notice where we were renting and we had nowhere to live.

Q. Why did you give notice where you were renting? Whose idea was it to move into these premises?

A. Ned said, "Move in there. You'll be fine."

Q. When did he say that?

A. When I was having trouble with council, with Jason Mooney.

Q. When was that? Was that after you lodged the second development application at the end of September or before?

A. I believe it would have been.

Q. When did you make the move?

A. In October.

Q. October?

A. 2014.

Q. 2014?

A. Yes.

1 Q. I take it you had a conversation with Mr Attie?
2 A. Yes.
3
4 Q. You lodged the development application?
5 A. Yes.
6
7 Q. Tell us as much as you can possibly recall about that
8 about that conversation with Mr Attie that led to you
9 moving in?
10 A. Moving in?
11
12 Q. Did you ring him, did he ring you?
13 A. I would have rung him.
14
15 Q. What did you say to him?
16 A. I said, "I've been told to stop work." Because
17 Mr Attie came out a couple of times beforehand and told me
18 to move things around at the house, this won't pass, that
19 won't pass.
20
21 Q. Let's just pause there. He came out to 1A Henry
22 Street, did he?
23 A. Yes.
24
25 Q. When did he do that?
26 A. While we were doing the - putting up the partitions,
27 while we were putting up the bedrooms.
28
29 Q. And was that after you put in the application for the
30 development consent, the second one in September?
31 A. It may have been before and after. I can't actually
32 recall the exact dates.
33
34 Q. Did you invite him to come out or not?
35 A. Sometimes I invited him, sometimes he turned up.
36
37 Q. When did the building work for the residential changes
38 actually start?
39 A. I'd have to ask my wife that. I can't actually
40 remember the date.
41
42 Q. So that it's clear for me, why did you make the
43 amendments to the property to give it a residential use?
44 A. Because Ned said that's the only thing we can use it
45 for.
46
47 Q. Did you and your wife have any preference for moving

1 to Lidcombe?
2 A. No.
3
4 Q. At the time?
5 A. No.
6
7 Q. When you told your wife that the advice from Mr Attie
8 was that you should move to Lidcombe, what was the
9 reaction?
10 A. She wasn't happy because we were living at Drummoyne
11 on the harbour at the time.
12
13 Q. You and your wife have three kids?
14 A. My wife has a daughter from s previous relationship.
15 I have two children from a previous relationship. We have
16 three kids.
17
18 Q. Three children, none of them are adults, are they?
19 A. No.
20
21 Q. How long had you been at Drummoyne at the time?
22 A. 18 months, two years. The kids loved it there.
23
24 Q. Did you break a lease or did you --
25 A. Yes, I was renting from a friend of mine and he was
26 fine with it, through the agent and he was fine with it.
27 He let me break the lease.
28
29 Q. Had it been a lease for a fixed term?
30 A. Yes.
31
32 Q. You had to break the lease?
33 A. Yes.
34
35 Q. Do you have a copy of the lease, if you could provide
36 it to the Commission?
37 A. I can get one - it is Ray White at Drummoyne.
38
39 Q. All right. Were your kids at schools near Drummoyne
40 or were they as schools near the Lidcombe area?
41 A. No, near Drummoyne.
42
43 Q. Was it convenient for your kids going to school to
44 move to Lidcombe?
45 A. No. My wife didn't like the area.
46
47 Q. Was your wife working or studying at the time?

1 A. She was working at the time.
2
3 Q. Where was she working?
4 A. Gosford Hospital.
5
6 Q. So she had a long drive or train commute either way,
7 it didn't really matter?
8 A. Yes.
9
10 THE COMMISSIONER: Why are you asking all this?
11
12 MR BOLSTER: It will go to the reliance on --
13
14 THE COMMISSIONER: Reliance on what?
15
16 MR BOLSTER: On the advice to move in from Mr Attie.
17
18 THE COMMISSIONER: All right.
19
20 MR BOLSTER: Q. The only reason you moved in to Lidcombe
21 was the advice of Mr Attie; is that your evidence?
22 A. Correct.
23
24 Q. But for his advice, you would have stayed at
25 Drummoyne?
26 A. Correct.
27
28 Q. All right. The work commenced roughly --
29
30 THE COMMISSIONER: Has Mr Attie been retained in any
31 formal capacity? What's the --
32
33 MR BOLSTER: Q. When you spoke to Mr Attie, did you
34 speak to him as a consultant in the same way you spoke to
35 the other people who had been retained on your behalf?
36 A. No, I spoke to him as a member of council, someone who
37 was supposed to look after the community.
38
39 THE COMMISSIONER: Q. You weren't engaging him as some
40 kind of planning professional?
41 A. Not once.
42
43 Q. All right.
44 A. Oh, advice, I asked him for advice.
45
46 Q. In his capacity as a councillor?
47 A. Yes.

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28
29
30
31
32
33
34
35
36
37
38
39
40
41
42
43
44
45
46
47

Q. So you weren't paying him?

A. Not one cent.

MR BOLSTER: Q. You didn't understand Mr Attie as being in the business of providing planning advice to people, did you, about how they should deal with any particular council requirements or local government legislation?

A. I understood that he works for council and I asked him "What do I do here?" He said, "You need to go there. You need to go there. You need to go there." He was someone that I trusted.

THE COMMISSIONER: It was almost legal advice as much as anything. But anyway.

MR BOLSTER: Q. The building work continued through 2014 and into 2015; correct?

A. No, it just started in 2014 and finished in 2014.

Q. So it finished by roughly October and then you moved in October?

A. Yes, we moved in October.

Q. You will see then, Mr Commissioner, if you go over to page 111 first, this is a note of what was observed on 30 April, by someone who attended site following an anonymous complaint. Then on 5 May, Mr Francis has provided a response to Mr Attie in relation to a query, he wanted some background information.

THE COMMISSIONER: Yes.

MR BOLSTER: Then there's some internal council correspondence at 115. Actually, at 115 Mr Sarkis, who works for you --

A. No.

Q. Who does Mr Sarkis work for, Easy Training Solutions?

A. He's involved, I think, in Holroyd Council.

Q. Yes. Did Mr Sarkis have anything to do with your matter?

A. Yes, I asked him for advice because everything was getting so confusing. He's a builder and developer, I believe.

1 Q. Yes. He sent that email on your behalf on the 15th,
2 on page 115?
3 A. Yes. I asked Mr Sarkis because I believed by that
4 stage I was getting the run around by Mr Attie.
5
6 Q. Mr Attie. Why did you think you were getting the run
7 around by Mr Attie?
8 A. Because his advice kept changing.
9
10 Q. When did it change?
11 A. All the time. He would tell me to --
12
13 Q. For example?
14
15 THE COMMISSIONER: The advice, I think.
16
17 MR BOLSTER: Q. Before you started billing and before
18 you had put in the residence improvements, he told you to
19 move in and live there; correct?
20 A. Yes.
21
22 Q. And then you moved in and lived there?
23 A. Yes.
24
25 Q. You say he came around and visited the site as the
26 building work was being done?
27 A. Yes.
28
29 Q. Did he give any fresh advice after you had moved in?
30 You said the advice had changed. I want to find out when
31 the changes occurred and what the extent of the changes
32 were?
33 A. He said to me that I can - the only thing I can do is
34 move there as residential. My wife and I spent all our
35 money renovating and moving in and then we still had
36 trouble with council. So I started finding his advice was
37 not reliable.
38
39 Q. Just pausing there, how much had you spent to do the
40 renovations?
41 A. 30, 35, 40,000, something like that.
42
43 Q. The work had been done, you were having problems with
44 council. Did you take the matter up with Mr Attie?
45 A. I would have.
46
47 Q. When?

1 A. I can't recall.
2
3 THE COMMISSIONER: Sorry - you took the witness to a
4 development application on page 36?
5
6 MR BOLSTER: Yes.
7
8 THE COMMISSIONER: 18 July 2014. Did I understand the
9 evidence correctly that that development application was
10 lodged on the basis of some form of advice given by
11 Mr Attie?
12
13 MR BOLSTER: Yes.
14
15 THE COMMISSIONER: Q. Is that right?
16 A. Correct, yes.
17
18 MR BOLSTER: Q. So that was his first advice. Then when
19 that was knocked back, the advice essentially was "move
20 in"?
21 A. Yes.
22
23 Q. "Put up some partitions but don't change the
24 structure"?
25 A. Yes.
26
27 Q. And you can operate as a home office?
28 A. No, we had a home. The advice after we're not allowed
29 to operate as an office you can only do, you're only
30 allowed to live here, providing we don't do any structural
31 work we'll be okay. "Do not do any structural work", is
32 what I was told.
33
34 THE COMMISSIONER: Q. Yes, because that DA at page 36
35 was for a change of use from church hall to a teaching
36 facility.
37
38 MR BOLSTER: Q. If you just go over in the bundle please
39 to page 119. Do you see there council has written to Ray
40 white Lidcombe about the property being on the market?
41 A. Yes.
42
43 Q. Had you put the property on the market at that time?
44 A. Yes, we had.
45
46 Q. Why did you do that?
47 A. We had had enough. My wife and I were separating at

1 that time. I'd asked my lawyer, John Hajje to prepare a
2 divorce. I'd had enough from all the trouble, all the
3 harassment we had been having. We just couldn't handle it
4 any more.

5

6 Q. Were you able too sell the property through Ray White?

7 A. No. We had objections.

8

9 Q. All right. I want to move ahead to the document at
10 page 144, at the end of April, the council gave you notice
11 that they were going to issue an order. Do you see that?

12 A. Yes.

13

14 Q. And it was an order --

15

16 THE COMMISSIONER: Sorry, 144?

17

18 MR BOLSTER: 144.

19

20 Q. It was to remove the fence that had been constructed
21 along the property's eastern boundary; correct?

22 A. Yes, it was way too high.

23

24 Q. Then at 149, they gave notice of another order. And,
25 you'll see at 150, it was a far more significant order
26 because you'll see at 150 "while reinstating the internal
27 configuration of the building"?

28 A. Yes.

29

30 Q. Essentially, it was to put the billing back in the
31 position it was before you'd carried out the renovations;
32 correct?

33 A. Yes.

34

35 Q. All right. I take it there was some email
36 communication made on your behalf with council in relation
37 to that?

38 A. Yes.

39

40 Q. That didn't get anywhere. You will see, if you go
41 forward to 161, council issued the order on 25 June to
42 remove the fence. Do you see that at 161?

43 A. Yes.

44

45 Q. The picture of the fence is at 172 - 171 and 172.

46 A. Yes.

47

1 Q. And then at 173, council gave the substantive order
2 about the renovations; correct?
3 A. 17 --
4
5 Q. 173, sorry.
6 A. Yes.
7
8 Q. That order continues through to 178.
9 A. Yes.
10
11 Q. There is a note there on page 179 of a conversation
12 that Mr Mooney says he had with you on 14 July. Do you see
13 that?
14 A. Yes.
15
16 Q. 14 July - I want to stop there at 14 July.
17 A. Yes.
18
19 Q. What contact did you have with Mr Attie prior to that
20 14 July in relation to the notice of the intention to issue
21 the orders and the actual orders? Did you discuss those
22 issues with Mr Attie between March through April and into
23 June and July?
24 A. Yes. Yes, I did.
25
26 Q. I am just up to the 14th for the moment.
27 A. Okay.
28
29 Q. Tell us, how often did you speak to Mr Attie about
30 these issues at that time?
31 A. Maybe once a month, once or twice a month, I think.
32
33 Q. Do you recall any particular conversations where you
34 raised this issue with him?
35 A. Yes, I was told the fence was too high, which it was,
36 the fence was, I think, four metres. The bloke put up a
37 four metre fence and he said the fence is too high, so we
38 had that chopped down.
39
40 Q. What did you say to him when he raised the issue of
41 the fence? What was the conversation about the fence?
42 A. I know Mr Attie said words to the effect that, "You
43 can't just build like a Great Wall of China". I think he
44 used the words, the fence was too big". He said "Why would
45 you ask someone to do that". I said, "I didn't can him to
46 do that". When I rang the fence bloke he said, "I was
47 giving you extra fencing for free". He made it really

1 high. We had the fence cut down and he said you've got to
2 remove some of the concrete. So we removed the concrete.
3
4 Q. Were you still following Mr Attie's advice in June and
5 July 2015?
6 A. I think so. I think so.
7
8 Q. What did he tell you about the order about reinstating
9 the premises? Didn't you --
10 A. He said - he told me many times we don't have to, we
11 just need to go through the proper channels to get it
12 approved.
13
14 Q. All right. Well, you had an order by that stage, you
15 had an order by the end of June you had an order that you
16 had to do something. When you got the order didn't you say
17 to Mr Attie, "What do I do now?" ?
18 A. Yes.
19
20 Q. Did you ring him after you got the order?
21 A. Yes.
22
23 Q. What did he say?
24 A. After the 14th?
25
26 Q. No, no, you got the order on 25 June, right? I assume
27 when you got that order you would have rung Mr Attie up, or
28 didn't you? Particularly the order about the renovations
29 essentially?
30 A. Oh, Mr Attie did come and talk to me on the property.
31
32 Q. After you received the order?
33 A. About the house, about all the trouble we were having.
34
35 Q. What did he say?
36 A. He said, "Get rid of it. You don't need the
37 headache".
38
39 Q. Get rid of what?
40 A. The property. He says he's got someone who can buy it
41 from me.
42
43 Q. Did he say who that person was?
44 A. No. He said you'll be contacted by someone. I said
45 to him, "You know how important this property is for my
46 wife and myself. You know we were pretty much homeless six
47 years ago. You know for us this is a big milestone. It is

1 not just about the a property, it's the fact that we've got
2 somewhere for our children to live. Our children are
3 established here now. He said, "Warren, there were only
4 four of us who are developers in this area, you're not one
5 of us. There are four of us on council who run this
6 council." He said, "You can't fight us." He said, "If you
7 don't get rid of it, you're going to have someone by the
8 name of Zod on your doorstep and then it's all over for."
9

10 Q. You this was after you received the order at the end of
11 June?

12 A. I don't know if it was after I received the order -
13 this is in 2015.
14

15 Q. All right. Let me take you directly to some text
16 messages that you provided the Commission: Can I just show
17 you - Mr Scali, you have a copy of these text messages,
18 don't you?
19

20 MR SCALI: Yes, I do.
21

22 MR BOLSTER: One for the Commissioner, one for the
23 witness.
24

25 Q. Mr Jack, this is a bundle of the text messages that
26 you provided to the Commission this morning.

27 A. Yes.
28

29 Q. It is paginated, for reasons we don't need to go into,
30 from page 3 through 10. If you go to page 9, which is the
31 beginning of the chain, you will see there on 7 May,
32 there's an exchange between you and someone called Ned,
33 Auburn Council?

34 A. Yes.
35

36 Q. Is Ned Auburn Council Mr Attie?

37 A. Yes.
38

39 Q. That's the mobile phone number that you rang him on
40 and texted him on?

41 A. Correct, yes.
42

43 Q. Are your words in the darker shaded balloon or the
44 lighter?

45 A. Yes, the darker.
46

47 Q. The darker. So Mr Attie's words are in the lighter

1 shaded balloon?
2 A. Yes.
3
4 Q. On 7 May, he gave you the address Blue Haven
5 Constructions?
6 A. Mmm-hmm.
7
8 Q. What context did he give you that?
9 A. Maybe, I am presuming, I maybe had to send him a copy
10 of the order that I had been given, I don't know.
11
12 Q. The order hadn't been issued until 25 June?
13 A. Unless he was checking an application that we were
14 doing; I'm not sure.
15
16 Q. The notice of intention to give an order was 30 April.
17 Do you think you may have given him the notice of
18 intention?
19 A. More than likely I would have.
20
21 Q. All right. Just working backwards, on 5 May, he asked
22 you if you had time for lunch or coffee. Do you see that?
23 You said you were in the city. I'm sorry --
24 A. What page is that?
25
26 Q. I'm still on page 9.
27 A. No, that's me telling him, "I am at council, do you
28 have time for coffee."
29
30 Q. You were at council?
31 A. Yes.
32
33 Q. What were you at council for on 6 May?
34 A. I have no idea. There should be a record in council.
35 Maybe lodging an application, I don't know.
36
37 Q. Did he say he was in the city?
38 A. Yes.
39
40 Q. All right. Then on 15 April, he said he was at
41 council.
42
43 THE COMMISSIONER: Where are you getting 15 April?
44
45 MR BOLSTER: Go back to page 8.
46
47 THE WITNESS: Page 8.

1
2 MR BOLSTER: Q. I think the Commission will note that at
3 7.10am on 15 April, Mr Attie most certainly was in council.
4
5 THE WITNESS: Okay.
6
7 THE COMMISSIONER: What is Sam (Ned) at the top mean?
8 A. Oh, that's Sam - he's the gentleman that Ned said
9 I should be using for my applications as he understands the
10 requirements of Auburn Council.
11
12 MR BOLSTER: Q. Sam Zaiter?
13 A. Sam Zaiter, yes.
14
15 Q. We have, on page 8, we have Ned saying he's in
16 council. On the 11th he was saying that he was teaching
17 his son. Can you give us some context as to why these
18 messages are being sent on 11 and 15 April?
19 A. I have no idea.
20
21 Q. Go back to page 7, please. Can you see there calls
22 from Mr Attie to you on 10 April, 9 April and 26 March?
23
24 THE COMMISSIONER: Sorry, which page?
25
26 MR BOLSTER: Page 7.
27
28 THE COMMISSIONER: How do I know they are from Mr Attie?
29
30 MR BOLSTER: It says Ned Auburn Council at the top.
31
32 THE COMMISSIONER: It also has Sam as well?
33
34 MR BOLSTER: That's a different page.
35
36 THE COMMISSIONER: I see.
37
38 MR BOLSTER: Q. Mr Jack, isn't it the case that you've
39 copied on the same page, messages from Mr Attie on the
40 right-hand side, and you've put next to them the messages
41 you received from Sam Zaiter on the left-hand side?
42 A. Yes.
43
44 Q. I'm just asking you about the Ned ones for present
45 purposes?
46 A. Yes.
47

1 THE COMMISSIONER: They're just missed calls.
2
3 MR BOLSTER: Yes.
4
5 THE COMMISSIONER: Whose number is that on the right-hand
6 side 0410611550, whose number is --
7
8 MR BOLSTER: That's Mr Attie's number.
9
10 Q. Isn't it, Mr Jack?
11 A. Yes, it is.
12
13 Q. What I then wanted to get to is, critically, on page 6
14 and then working back through 5 and 4, the events of 15 and
15 16 July.
16 A. Yes.
17
18 THE COMMISSIONER: What year is this?
19
20 MR BOLSTER: 2015.
21
22 Q. Do you see there on 15 July --
23 A. Yes.
24
25 Q. Actually, on page 6, if you look at the left-hand side
26 of the page where there are some Ned Auburn messages, "You
27 around for breakfast or coffee this morning? " That was
28 you?
29 A. Yes, correct.
30
31 Q. Asking to see Ned on 8 July?
32 A. Yes.
33
34 Q. Was that in relation to the order that had been issued
35 on 25 June or some other purpose?
36 A. I don't know.
37
38 Q. All right.
39 A. More than likely it would have been in relation to the
40 order.
41
42 Q. He said he would see you in 20 minutes or so?
43 A. Correct.
44
45 Q. Yes?
46 A. Yes.
47

1 Q. Did you meet?
2 A. I don't think so because he has put all question marks
3 like where are you.
4
5 Q. Then the day it is, "Can we catch up tomorrow
6 morning?"
7 A. Yes.
8
9 Q. Then on the other side of the page, on the 15th, he
10 called you twice. Do you see that?
11 A. Yes.
12
13 Q. Would you please go then to page 5.
14 A. Yes.
15
16 Q. He called you on 15 July at 11.32am?
17 A. Yes.
18
19 Q. Didn't leave a message?
20 A. Yes.
21
22 Q. Then on the 16th, he left a message, "Warren, this is
23 your fifth phone call this morning. Where the - are you".
24
25 THE COMMISSIONER: How do I know that's the 16th?
26
27 THE WITNESS: That was the 15th.
28
29 MR BOLSTER: Q. That was the 15th, was it?
30 A. All those missed calls go one after the other from the
31 15th, from 8.42 am through to 7.00pm that night, and it
32 continued. He rang me for a few days. I wouldn't take his
33 calls.
34
35 Q. You wouldn't take his calls. This is the on the 15th.
36 Why wouldn't you take his calls?
37 A. Because he tried to extort money out of me.
38
39 Q. When did he do that?
40 A. On the morning of July the 15th, 2015.
41
42 Q. Is that when you met him - you met him for breakfast,
43 did you?
44 A. Yes.
45
46 Q. Where did that happen?
47 A. At the flower shop cafe at Lidcombe.

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28
29
30
31
32
33
34
35
36
37
38
39
40
41
42
43
44
45
46
47

Q. And that was your request originally back on the 8th to meet him for breakfast; correct?

A. Yes.

Q. It wasn't arranged until the morning of the 15th?

A. Correct.

Q. As best you can, would you tell the inquiry what was said at that meeting on 15 July, when you met for breakfast?

A. I know we went and met around 8 o'clock in the morning, around 8 o'clock in the morning, we met at the flower shop cafe. I ordered the standard \$10 breakfast. I think Mr Attie ordered toast with eggs and muffins or something like that.

THE COMMISSIONER: Q. What was the purpose of the meeting?

A. Oh, I've spoken before, he said, "Warren, meet for breakfast. I think I've got a solution for you." This is prior to the meeting. He said, "I've got a solution for you." I went and met him for breakfast. He said to me, "How are the children, how is this, how is that", all the general chitchat. We finished breakfast. He said to me word to the effect of "We can make in all go away." He said, "They want \$200,000." I stopped, I was taken aback, I said, "What?" He said, "It's not me. They want \$200,000." I then went blank for a little bit. My - I'd just finished breakfast, my breakfast was coming up and I stopped it. I actually regret stopping it from coming up and going all over him. I stopped it. He looked at me and said, "Calm down, calm down, what's wrong with you? You've gone white, you're shaking." I said, "What do you mean they want \$200,000?" He said, "It's not me." He said, "Hicham Zraika would not approve any development unless he gets at least \$500,000." I said, "What the fuck? This is my home. I'm just trying to live here." He said, "Warren, it's not me calm down." I said, "Where the hell am I going to get that sort of money." He said, "Sell your cars, take a loan on your house." He kept talking to me after that and I just looked at him and I said to him, "Go fuck yourself." I said, "Not even one cent will I give you." He looked at me as if, "Who do you think you're talking to" because Ned thinks he's some big gangster, which I believe he's got a lot of connections. He said, "What did you say too me." I stood up, there were I quite a few people

1 around. And in a louder voice I said to him, "I said you
2 can go and fuck yourself." And I walked out.
3
4 THE COMMISSIONER: Q. Who did he say again wanted the
5 \$200,000?
6 A. He said it's the other three. He always referred to
7 me in all this time that there's four of them that run and
8 control everything that happens in Lidcombe and Auburn.
9
10 Q. Did you ask him who they were?
11 A. Over the time he referred to Hicham.
12
13 Q. No, did you ask him at the time when he said --
14 A. No.
15
16 Q -- 200,000 I can make it go away, he said it was for
17 them?
18 A. No, I didn't.
19
20 MR BOLSTER: Q. That was roughly what, 8.30, 9.30 in the
21 morning, this occurred?
22 A. It would have been after breakfast, it would have been
23 just before his first phone call, that would have been
24 8.30, just before 8.30, around 8.30.
25
26 Q. There was a missed call at 8.30?
27 A. The first missed call was 8.42am. There was a missed
28 call at 11.30, yes.
29
30 Q. Then this message, "Warren this is for fifth phone
31 call this morning. Where the what, where the blank are
32 you?"
33 A. Yes.
34
35 Q. You didn't call him back after that?
36 A. No, I didn't take any of his calls.
37
38 Q. And then --
39 A. He had other people ringing me as well.
40
41 Q. Then on the 16th he texted, "Is it that hard to answer
42 your phone?"
43 A. Yes.
44
45 Q. And then, "What's wrong with you?"
46 A. Yes.
47

1 Q. Do you see that?
2 A. I can't see that.
3
4 Q. On page 4, on the right-hand side?
5 A. Yes.
6
7 Q. You didn't respond to that?
8 A. Yes.
9
10 Q. When did you next speak to Mr Attie?
11 A. I can't remember. I think I bumped into him in the
12 street, I think, about two months ago or a month ago. He
13 was walking near the flower shop cafe, I was crossing the
14 road and he walked there and he goes, he said, "Geez you
15 say a lot of shit."
16
17 Q. The conversation that you referred to before that
18 involved the person by the same of Zod?
19 A. Yes.
20
21 Q. Did that occur before this breakfast meeting?
22 A. Yes, it did some few months before then.
23
24 Q. And that was, at that stage, Mr Attie wanted you to
25 sell the property to someone that he knew?
26 A. One of his associates.
27
28 Q. One of his associates. Did he name that associate?
29 A. No, he said someone was going to knock on my door and
30 make me an offer.
31
32 Q. When you met him in the street, though, a few months
33 ago, can you give us a time as to roughly when that was?
34 A. I think it was in the last six weeks.
35
36 Q. The last six weeks. What did the conversation
37 involve?
38 A. He said, "Geez you talk a lot of shit." I said,
39 "I speak the truth." He said, "You've got a big mouth."
40 I said, "Well so have you." He said, "Let's catch up for
41 dinner." I said, "Yeah, No problems." And he walked his
42 way and I walked my way.
43
44 THE COMMISSIONER: Q. You're talking about a
45 conversation in July 2015; is that right?
46 A. Yes.
47

1 Q. Where he says for 200 grand I can - whatever he said,
2 200,000?
3 A. He can make it all go away and it will all be approved
4 for me to live in.
5
6 Q. Was that the first time that that figure had been
7 raised?
8 A. The first time any money has ever been asked from him.
9 He's never asked me once.
10
11 Q. By him?
12 A. Yes.
13
14 Q. Well --
15 A. He never asked me for one cent ever.
16
17 Q. Counsel Assisting hasn't taken you through the bundle,
18 but at page 190 there is a file note of Mr Mooney and
19 Mr Andrew of an inspection at 1A Henry Street in November
20 2014, and on page 191 it's got, "He then made an allegation
21 he was told that for \$200,000 he could have the matter
22 sorted."
23
24 MR BOLSTER: Yes, unfortunately that file note has the
25 wrong date.
26
27 THE COMMISSIONER: Does it?
28
29 MR BOLSTER: It was made on 12 November 2015.
30
31 THE COMMISSIONER: Right. Of course.
32
33 MR BOLSTER: The context shows --
34
35 THE COMMISSIONER: "At around 10,00am, Thursday, 12
36 November 2015 I attended." I'm looking at the day, that's
37 where I am getting confused.
38
39 MR BOLSTER: When I first saw the bundle, I had it in that
40 order as well.
41
42 THE COMMISSIONER: Q. Are you on that page?
43 A. Yes.
44
45 Q. If you look on page 190, it has got 12 November 2014
46 on the top?
47 A. Yes, that's correct.

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28
29
30
31
32
33
34
35
36
37
38
39
40
41
42
43
44
45
46
47

Q. It actually refers to an inspection at your house on 12 November 2015, in the first paragraph. Do you see that?

A. Yes.

Q. It doesn't look as though you have named Mr Attie, but when you say here, "He then made an allegation he was told that for \$200,000 he could have the matter sorted", that, I take it, was a reference to the discussion you've just told us about at the breakfast meeting in July of the same year?

A. Yes, and I clearly named Mr Attie to Mr Mooney. I 100 per cent made --

THE COMMISSIONER: I'm sorry. I withdraw that.

Q. This file note doesn't mention Mr Attie by name but your evidence is you told Mr Mooney it was Mr Attie you were talking to?

A. In front of two other people.

THE COMMISSIONER: All right.

MR BOLSTER: Q. The people who were present were Ray Younan?

A. Yes.

THE COMMISSIONER: Q. Who is he?

A. Ray is someone I met from --

Q. He is a friend, I see.

A. Yes. He is a fellow I met through business and he seems to know developing and stuff like that and he has been also giving me advice. I have had about eight different people I've been trying to seek advice from because I am now understanding all this, but back then I didn't understand it.

THE COMMISSIONER: All right.

MR BOLSTER: Q. Have you had any dealings with Mr Zraika at all? You've spoken to him?

A. Who's Zraika?

Q. Mr Hicham Zraika?

A. Yes, I spoke to Hicham a few times because he's a friend of Eddie Sarkis.

1
2 Q. About this matter?
3 A. Yes.
4
5 Q. What about Mr Zraika say?
6 A. No-one could give me a clear answer on what I should
7 do.
8
9 Q. When was the last time you spoke to Mr Zraika?
10 A. When I reported to him what Ned Attie said about him.
11
12 Q. About him wanting half a million dollars?
13 A. He came --
14
15 Q. He said that to you on 15 July, correct?
16
17 THE COMMISSIONER: Hang on, that wasn't the evidence
18 I heard. He didn't say Mr Zraika wanted half a million
19 dollars. What I heard from the breakfast was that Mr Attie
20 said for \$200,000 it can go away and Hicham only does
21 things for \$500,000 is what I heard.
22
23 MR BOLSTER: Q. It was after he said that about Hicham?
24 A. I rang Hicham he seemed like a good man, he seemed
25 like a good mayor, he was always doing community stuff.
26
27 Q. Did you tell Mr Zraika that Mr Attie had said, had
28 made a fairly --
29 A. Yes, I told him in the flower shop cafe too. He came,
30 I think, a few nights after that.
31
32 THE COMMISSIONER: Q. This conversation you say you had
33 with Mr Zraika, how long was that after the breakfast
34 meeting with Mr Attie that you are been talking about?
35 A. Within 7 days.
36
37 MR BOLSTER: Q. Did you relay the conversation to your
38 solicitor, Mr Hajje, after the 15th?
39 A. Instantly.
40
41 Q. You rang him, did you?
42 A. Rang him or emailed him, I'm not sure.
43
44 Q. Did you --
45 A. I reported a lot of this stuff to John.
46
47 Q. Did you go in and see him and relay the conversation

1 to him to make a note of it?
2 A. I talked to John two or three times a week.
3 John Hajje.
4
5 Q. All right.
6 A. At least.
7
8 Q. When you spoke to Mr Zraika and you told him what
9 Mr Attie had said, what did Mr Zraika say?
10 A. "That's terrible. I can't imagine him saying." It's
11 not his exact words but he said, "Warren thank you very
12 much, it's terrible that he has said stuff like that."
13
14 Q. Have you had any subsequent discussion with Mr Zraika
15 about the matter?
16 A. Not really, no, nothing relating to that matter.
17
18 Q. You were subsequently prosecuted in relation to this
19 matter and you were fined \$50,000 in relation to --
20 A. Over 50,000. Nearly \$54,000.
21
22 THE COMMISSIONER: Q. When was that?
23 A. A few weeks --
24
25 MR BOLSTER: That was this year.
26
27 THE WITNESS: -- 20 June, this year.
28
29 MR BOLSTER: Q. You have indicated you are going to
30 appeal that decision?
31 A. Yes.
32
33 Q. You have withdrawn the appeal?
34 A. Yes.
35
36 Q. The solicitor who appeared for the council was someone
37 from Storey and Gough?
38 A. Yes.
39
40 Q. They have given a report to council of what happened?
41 A. Yes.
42
43 Q. You sought to raise the complaints that you have made
44 against Mr Attie at the hearing; correct?
45 A. I didn't bring all this out because I'm in fear for my
46 safety and I got branded a criminal by the judge, she
47 thinks I am part of the corruption and she wanted to make

1 an example out of me. I didn't bring any of this up about
2 demanding money and all that because, even now, I'm not
3 living at my house until I came here and spoke, for the
4 last, I am not living at my house at the moment until
5 I talk, because I'm still in fear for my safety from these
6 people.

7

8 Q. Would you go please to page 254 of the bundle.

9

10 THE COMMISSIONER: I don't want you to skim over that.
11 I need an explanation of that last answer.

12

13 MR BOLSTER: That is exactly what I'm going to do.

14

15 THE COMMISSIONER: I see, right.

16

17 MR BOLSTER: Q. This is the report from the council's
18 solicitor back to council about what happened after you
19 were convicted and fined; do you see that?

20

21 A. Page 254?

22

23 Q. Yes. Do you see it says that, "Mr Jack from the Bar
24 table attempted to leave..." --

25

26 THE COMMISSIONER: Perhaps go to 253 so the witness knows
27 what is this document is. Look at 253 first, Mr Jack. It
28 is a letter from Storey and Gough to the general manager of
29 what's now the Cumberland Council, talking about the court
30 appearance at Parramatta on 20 June, and recording what
31 orders were made by the magistrate. Go on.

32

33 MR BOLSTER: Q. If you go over to 254, you see there
34 that he reports on you attempting to lead evidence of
35 conversations that had you with Mr Attie; correct?

36

37 A. Sorry?

38

39 Q. Do you see, "Mr Jack from the Bar table attempted..."
40 --

41

42 A. What page?

43

44 Q. 254. "Mr Jack from the Bar table..." --

45

46 A. Yes.

47

48 Q. "...attempted too lead evidence of conversations that
49 he had with a former councillor, Mr Ned Attie. According
50 to Mr Jack, the former councillor had attended the property
51 at 1A Henry Street, Lidcombe on four occasions during the

1 works." Is that true?
2 A. Yes, he has been out on at least four occasions.
3
4 Q. "To the best of the writer's knowledge Mr Jack alleged
5 the statements to the following effect were made by
6 Mr Attie during these inspections. 'Development consent is
7 not required if you wish to live in the premises. You
8 should not stop the building works'?"
9 A. Yes.
10
11 Q. "Design changes should be made which will satisfy
12 council, tapped ventures, et cetera should be moved?"
13 A. Yes.
14
15 Q. "The premises could either be used as a residence
16 without council consent?"
17 A. Yes.
18
19 Q. And you remember Mr Gough trying to stop you from
20 leading that evidence?
21 A. I don't recall that.
22
23 Q. The magistrate said she didn't want to hear that, did
24 she?
25 A. No, she said that she wants to make an example out of
26 me for basically saying I was part of the corruption.
27
28 Q. I wanted to take you back. You see, after your
29 conversation with Mr Attie on the 15th, you sent a letter
30 to Mr Mooney on the 16th, which appears at 181 in the
31 bundle.
32 A. Yes.
33
34 Q. Could you go to the third-last paragraph. Do you see
35 there you say:
36
37 *From the very start of the project I have*
38 *engaged with licensed builders and*
39 *tradespeople with years of experience to*
40 *discuss what can be done with the project.*
41 *I had taken advice from numerous sources*
42 *including an Auburn City Councillor.*
43
44 Correct?
45 A. Where is that?
46
47 Q. The third-last paragraph.

1 A. "I have copies of plans ..."
2
3 Q. Do you see the paragraph begins, "From the very
4 start"? Do you have that?
5 A. No, I don't.
6
7 Q. Page 181, Mr Jack?
8 A. Sorry.
9
10 Q. :
11
12 *From the very start of the project I have*
13 *engaged with licensed builders.*
14
15 Do you see that?
16 A. Yes.
17
18 Q. "I had taken advice from numerous sources." The
19 councillor involved was Mr Attie; correct?
20 A. Yes.
21
22 Q. "I was reassured that my plans and works were
23 legitimate and that I was on the right track." Did that
24 reassurance come from Mr Attie?
25 A. Yes, it did.
26
27 Q. Did it come from anyone else?
28 A. The builder and Mr Attie.
29
30 Q. What about Mr Zaiter?
31
32 THE COMMISSIONER: Who is Zaiter?
33
34 MR BOLSTER: Q. Mr Zaiter, the consultant Mr Attie sent
35 you to to do the DA, did he tell you everything was going
36 fine?
37 A. I can't recall.
38
39 Q. It says here:
40
41 *... I have met here with local Councillors*
42 *and members of council staff ...*
43
44 When you say councillors do you mean Ned Attie and anyone
45 else or do you really mean Ned Attie.
46 A. Ned Attie. I spoke to Hicham. I don't know if I met
47 him. Maybe I had a coffee with him with - I did have a

1 coffee with him.
2
3 Q. Your evidence earlier was that you spoke to him about
4 a week after the conversation with Ned Attie?
5 A. I also --
6
7 Q. This letter was a day after that conversation.
8 A. Yes.
9
10 THE COMMISSIONER: Q. This letter of 16 July is the day
11 after this breakfast meeting, is it?
12 A. This was written for me by George Bousamra, who was
13 working for me.
14
15 MR BOLSTER: Q. When you wrote this letter?
16 A. I didn't write it.
17
18 Q. You didn't write it. Who wrote you?
19 A. George Bousamra.
20
21 THE COMMISSIONER: Q. On your instructions?
22 A. On my instruction because I asked him. He said,
23 "Warren, I've got to put this in some form of order for
24 you."
25
26 MR BOLSTER: Q. You authorised it?
27 A. Absolutely.
28
29 Q. You don't cavil with anyone in?
30 A. I don't argue with anything.
31
32 Q. The person who wrote it for you, did they know about
33 the demand for money that Mr Attie made the day before?
34 A. Yes.
35
36 Q. Who was that person?
37 A. George Bousamra.
38
39 Q. How do you spell his surname?
40 A. Oh, God, George Bousamra. I don't know Bousamra.
41
42 Q. Bousamra?
43 A. He's involved in - he works - he does work with
44 Canterbury council as well.
45
46 THE COMMISSIONER: Q. What's his occupation, though?
47 A. He was a consultant. I met him through the Lebanese

1 Chamber of Commerce. He used to work with them. Michael
2 Simon introduced me to him and he worked with me as a
3 consultant for about a year and I think he is doing work
4 with Canterbury council.

5

6 Q. What did he do for you, though, as a consultant?

7 A. The funny thing is, none of us know.

8

9 Q. What did you think he was doing?

10 A. He used to do administration stuff. We've got a joke.
11 Michael Simon said the Lebanese Chamber said - oh, this is
12 going on the public record George will shoot me - the
13 Lebanese Chamber never knew what he did for a couple of
14 years. And Michael said, "What does he do" and I said,
15 "Michael we are trying to find out. We think he shuffles
16 papers."

17

18 THE COMMISSIONER: Q. You engaged him to do what,
19 though?

20 A. He used to work on the website.

21

22 Q. I see?

23 A. He used to work on our website and do general
24 administration stuff.

25

26 Q. Does that mean bookkeeping?

27 A. No, not bookkeeping.

28

29 MR BOLSTER: Q. He was working in your business?

30 A. Yes, he was.

31

32 Q. He wasn't engaged separately as some sort of
33 consultant in relation to property?

34 A. No, no, not at all, no.

35

36 Q. Mr Jack, did you have a problem with reading and
37 writing?

38 A. Yes, I do.

39

40 Q. Are you dyslexic?

41 A. I don't know if I would say dyslexic. Can I read and
42 write. A lot of people can't understand my writing.
43 I didn't really do high school. I left school when I was
44 14 and I do have a major problem with reading. I get other
45 people to read for me.

46

47 Q. You haven't been diagnosed as having dyslexia?

1 A. No.
2
3 Q. Is it fair to say that, if I put a commercial document
4 in front of you, you would have trouble reading it,
5 digesting the meaning of it?
6 A. I might read the first one or two lines and that is
7 it.
8
9 Q. All right.
10 A. I can't --
11
12 Q. Is that why you asked Mr Bousamra to help you do this
13 letter?
14 A. Yes.
15
16 Q. All right. The letter doesn't include the demand for
17 money. Can I ask why?
18 A. I've had numerous threats on my person from Mr Attie
19 and from other people who I believe were associated with
20 Mr Attie that I would rather not go into. I have been told
21 that this guy named Zod - and I asked him, "What's a Zod"?
22 He said, "You don't know him?" I said, "What's a Zod." He
23 said, "He's a bloke who drives around with a helmet or
24 without. He's some big, Harley guy that drives around here
25 doing work for councillors, getting what they need."
26
27 Q. He told you about that before he made the demand?
28 A. Yes. Yes.
29
30 Q. When do you recall him making the allegation about Zod
31 visiting you?
32 A. That would have been early 2015.
33
34 Q. Early. In what context did he raise Zod for the first
35 time, if you could tell us in as much detail as you can?
36 A. He suggested that we stop this headache, get out of
37 there, "I've got someone that can buy it." He said to me,
38 on at least two occasions before then, that he has someone
39 that will take the headache away from me. "Just sell it."
40
41 Q. Wasn't the property on the market in April through Ray
42 White and didn't it fail to sell?
43 A. Yes.
44
45 Q. Why did it fail to sell if there was someone out there
46 who wanted to buy it?
47 A. They were offering us \$1.2 million. We were offered

1 \$3 million for the property and \$3.5 million for the
2 property by buyers back in 2000 and - with Ray white.
3
4 Q. Did Mr Attie name a price on behalf of his proposed
5 buyer?
6 A. \$1.2 to \$1.4 million.
7
8 Q. What did you pay for the property?
9 A. \$800,000, something thousand, 820, 830, something like
10 that.
11
12 THE COMMISSIONER: Q. The witness said numerous threats
13 by Mr Attie. You haven't followed that up?
14
15 MR BOLSTER: Q. Was that the first one? The first
16 threat was about you not selling the property to Mr Attie's
17 interests?
18 A. Mmm-hmm.
19
20 Q. When was the second threat?
21 A. I had three or four people approach me and say to me,
22 "You've got to stop talking. You have to shut up."
23
24 Q. When was this?
25 A. This was after I told people about Ned's demands for
26 \$200,000.
27
28 Q. This was after 15 July?
29 A. Yes.
30
31 Q. Where did --
32
33 THE COMMISSIONER: Do you mean after November?
34
35 MR BOLSTER: Q. I was going to ask him. How long after
36 15 July did four people approach you and make a threat?
37 A. Right up until I went to ICAC.
38
39 Q. When was the first time that four people approached
40 you, the first occasion?
41
42 THE COMMISSIONER: Isn't the way to approach it, when is
43 the first time Mr Jack told anyone about Mr Attie demanding
44 \$200,000? Was that to Mr Mooney in November 2015 or was it
45 before that?
46
47 THE WITNESS: Before that. It would have been --

1
2 MR BOLSTER: Q. You told your solicitor on the day?
3 A. Yes.
4
5 Q. You told Mr Bousamra either that day or the following
6 day?
7 A. Yes.
8
9 Q. Who else did you tell?
10 A. My wife. I told --
11
12 Q. When did you tell your wife?
13 A. I think after that meeting.
14
15 Q. Who was the next person you told and when?
16 A. I would have told my general manager, Julie. I don't
17 know who else I told. I started telling everyone.
18
19 THE COMMISSIONER: Q. Julie is the general manager of
20 your business?
21 A. Yes.
22
23 MR BOLSTER: Q. About a week after you say you rang
24 Hicham Zraika and told him?
25 A. Yes, within the week.
26
27 Q. Did you tell him that the demand was for \$200,000 or
28 did you tell him that the person had said it was that
29 Hicham Zraika's price for approving something was half a
30 million dollars?
31 A. I would have told him the complete conversation.
32
33 Q. So you told Mr Zraika about the demand for \$200,000;
34 correct?
35 A. I would have, yes. I would have gone over the entire
36 conversation with him.
37
38 THE COMMISSIONER: Q. When you say you would have, do
39 you remember that or are you sort of --
40 A. I remember it but I am getting a migraine at the
41 moment.
42
43 Q. Do you want a break?
44 A. Yes.
45
46 MR BOLSTER: That may be convenient as Mr Hajje is outside
47 and we need to deal with him before 2.00pm.

1
2 THE COMMISSIONER: I see, okay.
3
4 MR BOLSTER: If I could interpose him.
5
6 THE WITNESS: There's a lot of things I've blocked out and
7 a lot of things I am remembering again from all of this
8 experience.
9
10 THE COMMISSIONER: Q. Anyway, you have had a long
11 session now, so we will give you a break.
12
13 MR BOLSTER: Mr Hajje is the solicitor that he reported to
14 on the 15th. That would be only very short.
15
16 THE COMMISSIONER: All right. Mr Jack should step outside
17 while the other witness gives his evidence. Would you
18 stand down for now and if you want to get a coffee or
19 something to eat --
20
21 THE WITNESS: I'm actually not game to go into Auburn.
22
23 MR BOLSTER: I think you will find Mr Jack, in the
24 Jack Lang Room, Mr Sear will show you, there is a a fridge
25 with some drinks and water, we will give you some biscuits
26 and stuff.
27
28 THE WITNESS: Thank you very much.
29
30 THE COMMISSIONER: You stand down now and Mr Sear will
31 take you to a room where you can get refreshments and have
32 a break. We will tell you when you are needed again.
33
34 THE WITNESS: Thank you, Commissioner.
35
36 **<THE WITNESS WITHDREW**
37
38 MR SCALI: Could I be excused to go with Mr Jack?
39
40 THE COMMISSIONER: You are not representing the next
41 witness?
42
43 MR SCALI: No.
44
45 **(At 1.18pm the private hearing of Warren Jack was**
46 **adjourned until 2.10pm)**
47

1 (Resumption of Mr Jack's evidence at 2.18pm)

2
3 MR BOLSTER: Q. Mr Jack, are you feeling better now?

4 A. Yes, I'm sorry about that.

5
6 Q. When you left, we were dealing with the threats. I
7 was trying too gain some clarity about the timing and the
8 nature of the threats that you received.

9 A. Mmm-hmm.

10
11 Q. You mentioned that you received a threat from four men
12 who told you to stop talking about the matter, that this
13 occurred some time after the initial demand was made by
14 Mr Attie, you say?

15 A. Yes.

16
17 Q. We were then going through the people that you told
18 about Mr Attie's demand?

19 A. Mmm-hmm.

20
21 Q. We got to the point where the last person you had told
22 was Mr Zraika and you told him about a week after the
23 original demand was made?

24 A. Within a week, within one week of it happening.

25
26 Q. The visit of the four gentlemen, how long after that
27 conversation with Mr Zraika did that take place?

28 A. I was told at different times, it wasn't four people
29 at one time, it was four different people.

30
31 Q. Four different people?

32 A. Four different people.

33
34 Q. Okay.

35 A. These are people that I know through business and
36 social, that I was actually surprised they came and talked
37 to me.

38
39 Q. The first of those people, what's the name of that
40 person?

41 A. I am going to open up - I am going to open up a
42 massive can of worms that if - if I get these people
43 involved, I may as well go out there and lie down on the
44 main road. I am already in fear for my safety.

45
46 Q. Let's just pause there for a moment. There are four
47 different people who you can name who made threats;

1 correct?
2 A. The nature of the threat is, "Warren, shut your mouth.
3 Stop talking." So then I went and talked more, because
4 I thought, well, let them do it, at least they will know
5 who did it.
6
7 Q. Let's just go back a step. The first person to say
8 that to you, how long after you spoke to Mr Zraika did you
9 have that conversation?
10 A. When did this happen? Was this April or July?
11
12 Q. Mr Zraika's conversation, on your timing, must be some
13 time in July of 2015, after --
14 A. About a month.
15
16 Q. About a month?
17 A. It was within three or four weeks.
18
19 Q. Of speaking to Mr Zraika or the meeting with Mr Attie?
20 A. Yes, but I didn't - well, within speaking with
21 Mr Attie and Mr Zraika. I understood the threats were
22 coming from people associated with Mr Attie.
23
24 Q. Where did this take place? Did it happen on the
25 street or at your business? Did they make a visit to you?
26 A. No, I was asked to have a coffee.
27
28 Q. This person was known to you and you had coffee with
29 this person?
30 A. Mmm-hmm.
31
32 Q. Where did you have coffee with them?
33 A. Homebush.
34
35 Q. What did the person say, as best you can recall?
36 A. "You've got to stop talking." He said, "Stop telling
37 people what happened."
38
39 Q. What did you say to the person?
40 A. I said, "Why? It happened." He said words to the
41 effect, "For your own safety, just stop." He said, "I'm
42 telling you as a friend, it's not good for you." He wasn't
43 threatening me personally. I don't believe he was
44 threatening me, he was trying to warn me just to be quiet
45 because he doesn't want anything to happen to me.
46
47 Q. What did you tell that person?

1 A. I said, "I'm going to tell more people."
2
3 Q. Who did you tell after you said that?
4 A. The man who owns the sushi shop in the main street of
5 Lidcombe, I eat there, I got to know him fairly well, he's
6 a nice guy. I don't know. I told lots of people.
7
8 Q. Over what period of time did you tell those people?
9 A. Over a six to 11-month period.
10
11 Q. So that is from the end of July last year through
12 to --
13 A. Pretty much now.
14
15 Q. -- June of this year?
16 A. Yes.
17
18 Q. On the second occasion when someone spoke to you and
19 warned you about talking too much, when was that?
20 A. That is someone who said they know this Zod guy. That
21 was - that was the time when I spoke to Mr Mooney and
22 I think that was November, I think that was when we spoke
23 to Mr Mooney and we said what he said.
24
25 Q. Mr Mooney came and saw you in November, took some
26 photos of the house?
27 A. Mmm-hmm.
28
29 Q. Mr - what was the name of the gentleman who you were
30 with? Mr Ray Younan was there, wasn't he, yes?
31 A. (Nods).
32
33 THE COMMISSIONER: Q. You've got to say yes, not nod.
34
35 THE WITNESS: Yes, sorry.
36
37 MR BOLSTER: Q. Was it Mr Ray Younan who said to you,
38 "You've got to stop talking about this"? Was it? Are you
39 able to answer that question Mr Jack?
40 A. I would rather not answer that question.
41
42 Q. Why would you rather not ask that question?
43 A. For the fear of my safety and the safety of my family.
44
45 THE COMMISSIONER: Do you want to press the question?
46
47 MR BOLSTER: For the moment I won't. I will er on the

1 side of caution.
2
3 Q. Did the person you spoke to on that occasion indicate
4 what could happen to you if you kept talking about the
5 matter?
6 A. It was a different person that warned me after that
7 occasion. That was - that was Freddy Argh.
8
9 Q. Say that name again?
10 A. Freddy Argh.
11
12 Q. The conversation with Freddy Argh was when?
13 A. He was present at that meeting with Mr Mooney.
14
15 Q. Mr Mooney.
16 A. And Mr Younan.
17
18 Q. Mr Argh, Mr Mooney, Mr Younan and yourself were
19 present at 1A Henry Street?
20 A. Mmm-hmm.
21
22 Q. Mr Mooney was there to conduct an instruction. He
23 took photographs. Mr Mooney has given an account of what
24 was said at that meeting; correct?
25 A. Yes. I can't remember why he was there. I can't
26 remember him taking photographs. I remember the
27 conversation.
28
29 Q. Did you, at that meeting, tell Mr Mooney the name of
30 the councillor who had demanded money?
31 A. Yes.
32
33 Q. Are you sure about that?
34 A. 100 per cent sure.
35
36 THE COMMISSIONER: Q. This is the meeting for which the
37 file note of 12 November 2015 was created. All right.
38
39 MR BOLSTER: Q. Was Mr Attie on the phone at some point
40 during the course of that meeting with that phone on
41 speaker?
42 A. No, not that meeting.
43
44 Q. When was Mr Attie on the phone when Mr Mooney was
45 present?
46 A. When he was telling us to stop work.
47

1 Q. When was that? Much earlier?
2 A. 2014, much earlier.
3
4 Q. You hadn't spoken to or had any further substantial
5 contact with Mr Attie after 15 July?
6 A. No.
7
8 Q. Other than meeting him in the street in Auburn?
9 A. Yes, correct.
10
11 Q. Six to eight weeks later?
12 A. In Lidcombe, yes.
13
14 Q. All right. We now know that the second meeting, where
15 a threat was suggested, was the November 2015 meeting. The
16 third one you said was with a gentleman - I forget the name
17 of the person - who was also present in November. What was
18 his name again?
19 A. Freddy Argh.
20
21 Q. Freddy Argh. You had a further meeting with Freddy
22 Argh at some stage; is that correct?
23 A. Yes.
24
25 Q. Where did that take place?
26 A. Freddy was my mechanic. I don't know where the
27 meeting took place but he said, Warren, or words to the
28 effect, just be careful, these people are not good people."
29
30 Q. When was that?
31 A. I don't recall the date. I don't recall the --
32
33 Q. Was it this year? Was it after 12 November 2015;
34 correct.
35
36 THE COMMISSIONER: Let's stop for a second. At page 113
37 there is a record of an email, Mr Francis to Mr Attie of 5
38 May 2015. This may assist in terms of the chronology. It
39 says, the third bullet point, "Following a complaint
40 council officers attended the site on 1 April 2014 and
41 again on 11 April 2014". Then there is clearly another
42 attendance by council officers some time after 12 March
43 2015. Is there any record - it may have been Mr Mooney
44 that went to the site in April 2014 and again just after 12
45 March 2015, but is there any document that --
46
47 MR BOLSTER: Yes, there are photographs taken in the April

1 meetings.
2
3 THE COMMISSIONER: Is that the meeting you are referring
4 to where you were speaking to Mr Attie while Mr Mooney was
5 there?
6 A. It was when building works --
7
8 MR BOLSTER: I don't think it was.
9
10 THE WITNESS: -- were being done. That would have been
11 2014. That would have been around September, I suppose,
12 October, October, September October.
13
14 MR BOLSTER: September, October.
15
16 THE COMMISSIONER: In 2014?
17
18 MR BOLSTER: Q. And you moved in in October?
19 A. Yes.
20
21 Q. It was around that time, certainly work was being --
22
23 THE COMMISSIONER: What year are we talking about?
24
25 MR BOLSTER: 2014. Definitely 2014.
26
27 THE WITNESS: These threats and warnings were 2015.
28
29 THE COMMISSIONER: Thank you.
30
31 MR BOLSTER: Q. Mr Argh, some time after 12 November
32 2015, was that at his garage? Had you dropped your car off
33 there?
34 A. He was - no, I think he - he said don't worry about -
35 I think at one stage he said, "Don't worry about them too
36 much. These people are all hot air." Another time he said
37 "Just be careful, just stop talking."
38
39 THE COMMISSIONER: Just stop there.
40
41 Q. If you look at 239, there is an affidavit or a
42 statement of Mr Mooney's. Is this for the prosecution?
43
44 MR BOLSTER: It is.
45
46 THE COMMISSIONER: So that tells us that paragraph 8 he
47 says he went there 5 September 2014.

1
2 MR BOLSTER: I think paragraph 18 is the one, 9 September.
3
4 THE COMMISSIONER: Yes, 9 September, "I was accompanied by
5 Pandzic, upon arrival by Mr Jack. Knocked at the door.
6 Mr Akerry." No, that's not the one. Go back.
7
8 MR BOLSTER: It must be the 9th, at paragraph 15 and 16.
9
10 THE COMMISSIONER: You're going too far forward. So 8
11 September, "I was accompanied by Pandzic blah, blah, blah".
12 9 - "I passed the premises and knocked on the door. Then
13 he spoke, Mr Jack." So, 241, this meeting on 9 September
14 2014, is that when you may have spoken to Mr Attie on the
15 phone, Mr Jack?
16 A. I would say so, yes.
17
18 MR BOLSTER: Q. You had the phone out with Mr Attie on
19 the line when Mr Mooney was talking; is that right?
20 A. Yes, and Mr Mooney said, "Are you talking to
21 Councillor Attie?"
22
23 Q. You said yes?
24 A. He said, "Don't answer him, don't talk to him. Walk
25 away from him. I'm not charge, not him."
26
27 Q. And did you walk away.
28 A. Yes. Mr Attie has told me that Mr Mooney is
29 controlled by one of the other councillors.
30
31 Q. He is controlled by?
32 A. One of the other four Lebanese councillors.
33
34 Q. When did he tell you that?
35 A. On numerous occasions, 2014, 2015.
36
37 Q. Which councillor is that?
38 A. He said it is the one that I have not met. The one
39 that I don't know. I asked him. At one stage I asked him
40 and he said, "Oh, you haven't met them."
41
42 Q. All right.
43 A. I had met Ronney Oueik once, I had met Hicham Zraika
44 and Ned Attie I knew, so --
45
46 Q. But you don't know who it is?
47 A. I have no idea who the other one is.

1
2 Q. The conversation with the mechanic where he said to
3 take care was how long after the November 2015 meeting
4 onsite with Mr Mooney, was that?
5 A. Maybe it was early - early 16. I can't remember.
6
7 Q. What did you do about that? Anything?
8 A. I may have spoken to John. Whenever something
9 happened I spoke to John Hajje.
10
11 Q. You mentioned there was a fourth occasion when someone
12 spoke to you?
13 A. That was John Hajje.
14
15 Q. That was John Hajje?
16 A. Yes.
17
18 Q. What did John say to you?
19 A. John said to me, I think a few weeks ago or a few
20 months ago, that the Zraika family are pretty heavy people,
21 just --
22
23 Q. Just what?
24 A. Just be careful.
25
26 Q. He told you to be careful?
27 A. Words to that effect because I said to him, "Hicham is
28 a nice bloke." He said, "Warren, his family is pretty
29 heavy, so just be careful."
30
31 Q. Did you take the matter to the ICAC?
32 A. Yes.
33
34 Q. When did you do that?
35 A. The end of 2015.
36
37 Q. When, in relation to the meeting on 12 November,
38 shortly after that or before it?
39 A. I think it was after that.
40
41 Q. When you had that conversation with Mr Hajje that you
42 just mentioned, had you already taken the matter to the
43 ICAC?
44 A. Yes.
45
46 Q. Had Mr Hajje given you any advice about taking the
47 matter to the ICAC?

1 A. Straightaway, when I spoke to him about what Ned did.
2
3 Q. He told you all along that you should go to the ICAC?
4 A. Yes.
5
6 Q. You waited until the end of 2015?
7 A. Yes.
8
9 Q. Why did you wait so long?
10 A. Because I was in fear for my safety.
11
12 Q. When did you first feel in fear for your safety?
13 A. After Ned tried to extort \$200,000 off me.
14
15 Q. What is the particular fear? What is the particular
16 fear?
17 A. The fear was I realised that all the threats that he
18 had been talking to me about were coming from him, not
19 other people; that's what I realised. He is making out he
20 is a goody two-shoes all this time. "Oh, they're going to
21 send this, they're going to send these people." He is
22 talking about himself.
23
24 THE COMMISSIONER: Q. Is that an assumption you made
25 or --
26 A. That is an assumption. My wife never liked him from
27 the first second she met him.
28
29 MR BOLSTER: Q. You mentioned the name Zod came up in
30 the November meeting?
31 A. I mentioned that to Mr Mooney.
32
33 Q. You mentioned the name Zod to Mr Mooney. What did you
34 say to Mr Mooney about Zod?
35 A. I told him that I had been threatened that a guy named
36 Zod was going to turn up on my doorstep. And Freddy Argh
37 was that a that meeting. He said, "Who's Zod". Freddy
38 said, "He is a big guy who walks behind Mehajer."
39
40 Q. Who said that?
41 A. Freddy Argh. He is Lebanese.
42
43 Q. Did Mr Mooney ask who is Zod?
44 A. I can't remember the exact --
45
46 Q. Are you sure the name Zod was mentioned in front of
47 Mr Mooney?

1 A. 100 per cent.
2
3 Q. Are you sure you told Mr Mooney about the \$200,000
4 demand from Mr Attie?
5 A. 100 per cent.
6
7 THE COMMISSIONER: Q. The note records the \$200,000, it
8 does not record Mr Attie's name. It says a councillor.
9
10 MR BOLSTER: Yes.
11
12 THE WITNESS: I made it clear.
13
14 MR BOLSTER: Q. I will take you back to 15 July again?
15 A. Mmm-hmm.
16
17 THE COMMISSIONER: Which year?
18
19 MR BOLSTER: Q. 2015 and your meeting with Mr Attie when
20 the demand was made. Are you sure the meeting occurred as
21 breakfast?
22 A. 100 per cent.
23
24 Q. Why do you say that?
25 A. Because I know exactly what I ordered. It was a
26 breakfast meeting.
27
28 Q. What time did you ring Mr Hajje?
29
30 THE COMMISSIONER: Q. Put it this way, what time was the
31 breakfast meeting, what time did it start, roughly?
32 A. Roughly eight o'clock.
33
34 Q. How long did it go for?
35 A. Half an hour 40 minutes, half an hour, 35 minutes.
36
37 Q. Then you left the cafe?
38 A. Yes.
39
40 Q. Did you do anything before you called your solicitor?
41 Go home, go to work, do anything else?
42
43 MR BOLSTER: Q. Did you talk to your wife?
44 A. I would have spoken to my wife. I was in a mess. I
45 was angry. I would have spoken to Andrew Simon.
46
47 THE COMMISSIONER: Q. We are not expecting a minute by

1 minute precise, I did this at 11.02, but roughly?
2 A. What I would have done is --
3
4 Q. Don't deal with what you would have, what you
5 remember. If you can't recall things that's --
6 A. I can't recall at the moment.
7
8 Q. That's acceptable?
9 A. I would have to get phone records to help jog my
10 memory.
11
12 Q. Is your recollection that there was a delay, after you
13 had finished the breakfast meeting, you did some things
14 before you spoke to your solicitor?
15 A. There's many times I try to ring John, he might be in
16 court, he may be not be available, but I will generally
17 speak to him or call him and talk to him direct.
18
19 Q. But my question was, when you finished the breakfast
20 meeting, the best recollection you have, is that you did
21 certain things before you rang your solicitor?
22 A. Yes.
23
24 Q. You mentioned just talking to your wife?
25 A. My wife.
26
27 Q. Was that a face-to-face discussion or phone?
28 A. Phone.
29
30 Q. All right.
31 A. Michael Simon would have been the other person
32 I called. Michael is my mentor.
33
34 Q. Do you have a recollection where you phoned your
35 solicitor from? Was it from a mobile, was it from your
36 car, did you go to work?
37 A. It would have been from a mobile.
38
39 Q. Was it when you were back at work or back home or you
40 can't remember?
41 A. I can't remember.
42
43 MR BOLSTER: Q. Was anyone else present at that
44 breakfast?
45 A. No.
46
47 Q. Are you sure about that?

1 A. Yes. There were other people - there were other
2 people in the coffee shop but no-one - because where we sat
3 you walk in the coffee shop, you've got the counter on the
4 right-hand side, you've got a separate counter on the
5 left-hand side that they serve flowers from, you've got a
6 small table, we were on the next table. Mr Attie was
7 facing the street. I was facing inside.

8

9 Q. The loose ends that I want to deal with are the names
10 of the people who I spoke to on the first and second
11 occasions, right? Do you still, to this day, maintain a
12 fear from the person you spoke to on the first occasion,
13 who gave you the first warning not to talk?

14 A. Not from that particular person but from the people
15 who told him.

16

17 Q. All right. Is that person a member of council or have
18 any association with the council?

19 A. No.

20

21 Q. That you are aware of?

22 A. No.

23

24 Q. Is that person someone you have known for a number of
25 years?

26 A. About four years, three or four years.

27

28 THE COMMISSIONER: Q. You have gone on the topic of ICAC
29 and I have not understood what had happened there. Mr Jack
30 was giving some evidence that he had reported the matter to
31 ICAC. How did that come about?

32

33 MR BOLSTER: Q. You went and saw ICAC, did you?

34 A. Yes.

35

36 Q. You made an appointment to go in and see them?

37 A. Yes.

38

39 Q. Did you relay in substance the evidence that you have
40 given here today?

41 A. Yes.

42

43 Q. Did you provide them with the sort of documentation
44 that is in this bundle?

45 A. I don't know.

46

47 Q. Did you give them any documents?

1 A. I would have. I am sure I would have. They would
2 still have them.
3
4 Q. Did you recall giving any documents to ICAC?
5 A. No, I don't.
6
7 Q. When was the meeting with ICAC?
8 A. I think it was in December 2015.
9
10 Q. Did they tell you what they proposed to do in relation
11 to the matter?
12 A. They would get me back. I think it was November
13 because they sent me a letter - I think they sent me a
14 letter in December. I think I have given a copy of the
15 letter to - did I give you a copy of the letter from ICAC?
16
17 THE COMMISSIONER: That might be something we can look at.
18
19 MR BOLSTER: Q. If you could?
20 A. Can I give that to you.
21
22 Q. What is the current status of the ICAC inquiry?
23 A. They said that the - too much time had passed between
24 the allegations and me approaching ICAC.
25
26 THE COMMISSIONER: Can I just have some evidence, because
27 I don't fully know how this matter has become known to the
28 inquiry.
29
30 MR BOLSTER: Yes.
31
32 Q. After the court case was dealt with by the magistrate,
33 you went and saw Mr May?
34 A. I phoned Mr May.
35
36 Q. You phoned Mr May?
37 A. Yes.
38
39 THE COMMISSIONER: When is this, though?
40
41 MR BOLSTER: Q. When was that?
42 A. That was very shortly after 20 June.
43
44 Q. 20 June?
45 A. Very shortly after.
46
47 Q. Which was when you got your --

1 A. Oh, no, it was before 20 June, sorry, I am recalling,
2 it was before the 20th. I spoke to him about it. He said,
3 "We can't help you in the court case." I said, "I'm not
4 asking to you help me in the court case. I'm just
5 informing you of what has been happening."
6
7 Q. You relayed this over the phone to Mr May?
8 A. Yes.
9
10 Q. How long did you speak to him for --
11
12 THE COMMISSIONER: Just wait.
13
14 Q. It is before 20 June. Do you remember how much prior
15 to 20 June? Was it a week before, a couple of weeks
16 before?
17 A. About a week before.
18
19 Q. So some time in early to mid-June and that was a phone
20 call?
21 A. Yes.
22
23 Q. I am assuming that the Mr May we are talking about is
24 Mr May is the administrator of the Cumberland council?
25 A. Correct, yes.
26
27 MR BOLSTER: Q. How long did you speak to Mr May on the
28 phone for?
29 A. A good half hour.
30
31 Q. And you relayed the substance of what you relayed to
32 the inquiry today?
33 A. Yes.
34
35 Q. After you put the phone down to Mr May, what happened
36 later that day?
37 A. I told my wife. I said, "Wow, we've got someone who
38 actually sounds like they're listening."
39
40 Q. Then what happened?
41 A. I don't know.
42
43 THE COMMISSIONER: Well, we are here.
44
45 MR BOLSTER: Q. I know we are here, but didn't someone
46 come around to 1A Henry Street later that day?
47 A. Oh, sorry, I forgot. Within two hours, within two

1 hours of me speaking to Mr May a Michael Mehajer is on my
2 doorstep looking for the owner of the property, "Have to
3 speak to him urgently, urgently, urgently."
4
5 THE COMMISSIONER: Q. The doorstep of Henry Street?
6 A. 1A Henry.
7
8 MR BOLSTER: You were not home at the time?
9 A. No I was not.
10
11 Q. You had a staff member there?
12 A. I had a staff member there.
13
14 Q. Did the staff member ring you up and re relay that to
15 you?
16 A. She did. She said, "Warren, I've got a Michael
17 Mehajer here from a real estate, needs to talk to the owner
18 urgent, urgent, urgent, wants your phone number, there's a
19 problem with next door, guardian funerals there's something
20 happening that's going to affect your property, he had got
21 to talk to you."
22
23 Q. Did she give him your phone number that you are aware
24 of?
25 A. No.
26
27 Q. Did she pass on to you Mr Mehajer's phone number?
28 A. Yes.
29
30 Q. Had you rung Mr Mehajer?
31 A. I had rung him after four days from a blocked number
32 and he didn't answer the call twice, but Mr Mehajer came
33 almost every single day for four days until Josie said to
34 him, "You are borderline stalking." His reason for talking
35 to me changed every day. "I'll give you whatever you
36 want."
37
38 Q. You weren't home?
39 A. No.
40
41 Q. On any occasion when he visited?
42 A. No.
43
44 Q. She relayed these visits to you?
45 A. Yes. I think there was one time I was there and I was
46 up the back and she said, "Wait here." She spoke to him
47 and said Warren is not - sorry, "The owner is not here."

1 She didn't tell him my name.
2
3 THE COMMISSIONER: Q. Who is the she you are talking?
4 A. Josie.
5
6 Q. Who is she?
7 A. Josie is one of my compliance managers.
8
9 Q. She's an employee?
10 A. She's an employee.
11
12 MR BOLSTER: Q. What is her surname?
13 A. Samson.
14
15 Q. Is she still working in Lidcombe?
16 A. Yes, we work in 1B Raymond Street but 1A Henry Street
17 we have got storage so we sometimes get boxes and bring
18 them across.
19
20 Q. These visits, were they visits to 1A Henry Street or
21 to --
22 A. 1A Henry Street.
23
24 Q. When did you stop residing in 1A Henry Street?
25 A. Yesterday. I'm staying in a hotel because I don't
26 feel safe in my home while I am here.
27
28 Q. The rest of your family?
29 A. My children are at a friend's home --
30
31 THE COMMISSIONER: No, no, we don't need to know where
32 they are.
33
34 MR BOLSTER: I am sorry, I do apologise. I think that is
35 all, Mr Commissioner.
36
37 THE COMMISSIONER: All right. Is there anything that you
38 wanted to ask Mr Scali?
39
40 MR SCALI: No, Commissioner.
41
42 THE COMMISSIONER: You don't.
43
44 MR BOLSTER: I don't.
45
46 THE COMMISSIONER: Thank you for coming?
47

1 THE WITNESS: Thank you.

2

3 THE COMMISSIONER: You're not completely excused from your
4 summons yet. We will get back to you. Until further
5 direction is given, I direct under section 12B of the Royal
6 Commissions Act, that the transcript of the evidence given
7 at this private hearing be restricted for publication to
8 members of the inquiry and to Mr Scali and Mr Jack and,
9 that will do, I think. That is the order. You are acting
10 for Mr Jack for the purposes of the present proceedings?

11

12 MR SCALI: Yes, Commissioner.

13

14 THE COMMISSIONER: I think that's the only other formal
15 order I need to make. The inquiry is adjourning until a
16 date to be fixed and, if we require you to come back for
17 further evidence we will notify you

18

19 THE WITNESS: Thank you. Did you know roughly how long
20 that would be?

21

22 THE COMMISSIONER: I don't at the moment because it, in
23 part, depends on a witness who is presently unwell, so
24 I don't know, but as soon as we know when, first of all,
25 the new dates for the resumption of the public hearings
26 will be, and if you are required to attend, we will let
27 Mr Scali know?

28

29 THE WITNESS: Okay, thank you, because I was actually going
30 to head away for a couple of weeks, but I will stay around
31 because I just don't feel safe in Lidcombe.

32

33 THE COMMISSIONER: I think we can stop the transcription
34 and go off the record.

35

36 (Off-record discussions ensued)

37

38 THE COMMISSIONER: I will adjourn the hearing now. Thank
39 you for your attendance. You're excused today. Thank you.

40

41 <THE WITNESS WITHDREW

42

43 THE COMMISSIONER: Mr Bolster, you didn't tender anything
44 and you need to.

45

46 MR BOLSTER: I formally tender the folder and the emails,
47 perhaps if they could together be tendered.

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28
29
30
31
32
33
34
35
36
37
38
39
40
41
42
43
44
45
46
47

THE COMMISSIONER: These will be private hearing exhibits, so restricted until further order. The folder of documents we will call PH10.

EXHIBIT #PH10 FOLDER OF DOCUMENTS CONCERNING PRIVATE HEARING WITH MR WARREN JACK

THE COMMISSIONER: The bundle of documents commencing with an email from Mr Jack to Annie Chan, dated 13 July 2016, the first page of which is incorrectly numbered as page 3, will be PH11 in the private hearing of Warren Jack.

EXHIBIT #PH11 BUNDLE OF DOCUMENTS COMMENCING WITH EMAIL FROM MR JACK TO ANNIE CHAN DATED 13/07/2016

THE COMMISSIONER: Nothing else to tender that you have forgotten?

MR BOLSTER: No. It has been a long day.

THE COMMISSIONER: We will adjourn now.

AT 2.53PM THE PRIVATE HEARING WAS ADJOURNED ACCORDINGLY

#	12 [16] - 6:14, 6:15, 6:21, 7:34, 18:11, 18:12, 36:29, 36:35, 36:45, 37:3, 52:37, 53:33, 53:42, 53:44, 54:31, 56:37	20 [8] - 31:42, 39:27, 40:29, 61:42, 61:44, 62:1, 62:14, 62:15	31 [1] - 10:17	9
#PH10 [1] - 66:6 #PH11 [1] - 66:14	12B [2] - 2:22, 65:5	200 [1] - 36:1	35 [2] - 23:41, 58:35 36 [5] - 8:20, 10:20, 10:24, 24:4, 24:34	9 [7] - 28:30, 29:26, 30:22, 55:2, 55:4, 55:12, 55:13 9.30 [1] - 34:20 9/4.14" [1] - 9:47 94 [1] - 17:6 9th [1] - 55:8
\$	13 [1] - 66:10	200,000 [2] - 34:16, 36:2	4	A
\$10 [1] - 33:14 \$200,000 [14] - 33:27, 33:29, 33:35, 34:5, 36:21, 37:8, 38:20, 46:26, 46:44, 47:27, 47:33, 57:13, 58:3, 58:7 \$50,000 [1] - 39:19 \$500,000 [2] - 33:37, 38:21 \$54,000 [1] - 39:20 \$800,000 [1] - 46:9	13/07/2016 [1] - 66:15 14 [8] - 1:29, 2:21, 6:8, 26:12, 26:16, 26:20, 44:44 144 [3] - 25:10, 25:16, 25:18 149 [1] - 25:24 14th [2] - 26:26, 27:24 15 [15] - 6:9, 29:40, 29:43, 30:3, 30:18, 31:14, 31:22, 32:16, 33:10, 38:15, 46:28, 46:36, 53:5, 55:8, 58:14 150 [3] - 12:46, 25:25, 25:26 15th [11] - 23:1, 32:9, 32:27, 32:29, 32:31, 32:35, 32:40, 33:6, 38:38, 41:29, 48:14 16 [5] - 7:7, 31:15, 43:10, 55:8, 56:5 161 [2] - 25:41, 25:42 16th [4] - 32:22, 32:25, 34:41, 41:30 17 [2] - 7:7, 26:3 171 [1] - 25:45 172 [2] - 25:45 173 [2] - 26:1, 26:5 178 [1] - 26:8 179 [1] - 26:11 18 [4] - 10:43, 20:22, 24:8, 55:2 181 [2] - 41:30, 42:7 190 [2] - 36:18, 36:45 191 [1] - 36:20 1A [16] - 3:5, 3:22, 4:7, 4:11, 4:16, 6:45, 19:21, 36:19, 40:47, 52:19, 62:46, 63:6, 64:16, 64:20, 64:22, 64:24 1B [1] - 64:16	2000 [1] - 46:2 2009 [1] - 5:42 2011 [1] - 11:18 2012 [1] - 11:18 2013 [2] - 4:9, 11:18 2014 [27] - 4:23, 4:29, 4:36, 6:19, 7:8, 7:45, 10:43, 15:40, 17:10, 18:43, 18:45, 22:17, 22:19, 24:8, 36:20, 36:45, 53:2, 53:40, 53:44, 54:11, 54:16, 54:25, 54:47, 55:14, 55:35 2014" [1] - 53:41 2015 [28] - 17:41, 18:11, 22:18, 27:5, 28:13, 31:20, 32:40, 35:45, 36:29, 36:36, 37:3, 45:32, 46:44, 50:13, 52:37, 53:15, 53:33, 53:38, 53:43, 53:45, 54:27, 54:32, 55:35, 56:3, 56:35, 57:6, 58:19, 61:8 2016 [3] - 1:29, 2:22, 66:10 20th [1] - 62:2 21 [2] - 7:46, 9:3 23 [2] - 10:19, 14:13 239 [1] - 54:41 241 [1] - 55:13 248 [3] - 3:16, 3:17, 4:5 25 [7] - 9:44, 15:39, 17:10, 25:41, 27:26, 29:12, 31:35 250 [4] - 3:15, 3:19, 3:20, 3:27 253 [2] - 40:25, 40:26 254 [4] - 40:8, 40:20, 40:32, 40:41 26 [1] - 30:22 28 [2] - 4:36, 4:38 2A [1] - 5:13	4 [4] - 13:47, 14:25, 31:14, 35:4 40 [1] - 58:35 40,000 [1] - 23:41 44 [2] - 8:46, 13:13 46 [2] - 12:46, 13:28 5 5 [6] - 22:28, 29:21, 31:14, 32:13, 53:37, 54:47 50 [1] - 14:4 50,000 [1] - 39:20 51 [1] - 14:5 56 [1] - 13:14 57 [2] - 13:24, 14:13 58 [1] - 14:16 6 6 [3] - 29:33, 31:13, 31:25 64 [1] - 17:34 68 [1] - 17:34 7 7 [5] - 28:31, 29:4, 30:21, 30:26, 38:35 7.00pm [1] - 32:31 7.10am [1] - 30:3 8 8 [8] - 29:45, 29:47, 30:15, 31:31, 33:12, 33:13, 54:46, 55:10 8.30 [5] - 34:20, 34:24, 34:26 8.42 [1] - 32:31 8.42am [1] - 34:27 820 [1] - 46:9 830 [1] - 46:9 88 [2] - 15:38, 16:2 89 [2] - 15:38, 16:12 8th [1] - 33:2	aback [1] - 33:27 able [3] - 9:33, 25:6, 51:39 absolutely [1] - 43:27 acceptable [1] - 59:8 accompanied [2] - 55:4, 55:11 accompany [1] - 13:32 according [1] - 40:45 ACCORDINGLY [1] - 66:24 account [1] - 52:23 Act [3] - 2:23, 9:9, 65:6 acting [1] - 65:9 actual [3] - 9:34, 9:45, 26:21 add [1] - 5:41 address [5] - 4:27, 12:44, 14:27, 17:44, 29:4 adjourn [2] - 65:38, 66:22 adjourned [1] - 48:46 ADJOURNED [1] - 66:24 adjourning [1] - 65:15 admin [1] - 9:16 administration [2] - 44:10, 44:24 administrator [1] - 62:24 admitted [1] - 13:45 adults [1] - 20:18 advice [36] - 4:43, 5:3, 9:41, 10:27, 10:28, 10:39, 10:42, 12:21, 12:24, 13:8, 15:35, 15:36, 20:7, 21:16, 21:21, 21:24, 21:44, 22:6, 22:14, 22:44, 23:8, 23:15, 23:29, 23:30, 23:36, 24:10, 24:18, 24:19, 24:28, 27:4, 37:34, 37:35,
0	2	3	8	
0410611550 [1] - 31:6	2 [1] - 1:35 2.00pm [1] - 47:47 2.10pm [1] - 48:46 2.18pm [1] - 49:1 2.53PM [1] - 66:24	3 [3] - 28:30, 46:1, 66:11 3.5 [1] - 46:1 30 [3] - 22:26, 23:41, 29:16		
1				
1 [3] - 1:27, 4:22, 53:40 1.18pm [1] - 48:45 1.2 [2] - 45:47, 46:6 1.4 [1] - 46:6 10 [2] - 28:30, 30:22 10,00am [1] - 36:35 100 [5] - 37:13, 52:34, 58:1, 58:5, 58:22 108 [2] - 17:39, 17:42 109 [1] - 17:43 11 [5] - 6:7, 6:12, 6:20, 30:18, 53:41 11-month [1] - 51:9 11.02 [1] - 59:1 11.30 [1] - 34:28 11.32am [1] - 32:16 11.40pm [1] - 1:29 11.45 [1] - 2:21 11.45am [1] - 2:32 111 [1] - 22:26 113 [1] - 53:36 115 [3] - 22:35, 23:2 119 [1] - 24:39 11th [1] - 30:16				

<p>41:41, 42:18, 56:46 affect [1] - 63:20 affidavit [1] - 54:41 agent [1] - 20:26 ago [6] - 27:47, 35:12, 35:33, 56:19, 56:20 agree [1] - 7:9 agreement [1] - 5:44 ahead [1] - 25:9 aid [1] - 6:4 air [1] - 54:36 Akerry [5] - 16:35, 16:38, 16:39, 17:2, 55:6 allegation [3] - 36:20, 37:7, 45:30 allegations [1] - 61:24 alleged [1] - 41:4 allow [1] - 13:38 allowed [4] - 4:45, 15:34, 24:28, 24:30 almost [2] - 22:14, 63:33 amendments [1] - 19:43 Andrew [2] - 36:19, 58:45 angry [1] - 58:45 Annie [1] - 66:10 ANNIE [1] - 66:15 anonymous [1] - 22:27 answer [10] - 2:2, 12:32, 13:43, 34:41, 38:6, 40:11, 51:39, 51:40, 55:24, 63:32 Anthony [1] - 13:10 anyway [5] - 11:13, 14:2, 14:9, 22:15, 48:10 apologise [1] - 64:34 appeal [2] - 39:30, 39:33 appear [1] - 2:7 appearance [1] - 40:29 appeared [1] - 39:36 application [25] - 4:23, 8:16, 8:23, 8:38, 10:20, 10:29, 10:42, 12:13, 13:3, 13:27, 13:32, 14:9, 14:30, 15:39, 16:8, 17:41, 18:4, 18:17, 18:36, 19:4, 19:29, 24:4, 24:9, 29:13, 29:35 applications [1] - 30:9 applied [1] - 4:44 appointment [1] - 60:36</p>	<p>approach [3] - 46:21, 46:36, 46:42 approached [2] - 7:32, 46:39 approaching [1] - 61:24 approve [1] - 33:36 approved [2] - 27:12, 36:3 approving [1] - 47:29 April [20] - 4:23, 6:19, 7:8, 7:45, 22:27, 25:10, 26:22, 29:16, 29:40, 29:43, 30:3, 30:18, 30:22, 45:41, 50:10, 53:40, 53:41, 53:44, 53:47 architect [2] - 16:11, 16:19 area [5] - 11:40, 11:42, 20:40, 20:45, 28:4 Argh [9] - 52:7, 52:10, 52:12, 53:19, 53:21, 53:22, 54:31, 57:36, 57:41 argh [1] - 52:18 argue [1] - 43:30 army [4] - 7:26, 7:28, 15:44, 18:5 arranged [1] - 33:6 arrival [1] - 55:5 aspects [1] - 11:8 assembly [1] - 8:24 Assessment [1] - 9:9 assist [1] - 53:38 assistance [1] - 8:38 Assisting [3] - 1:20, 1:21, 36:17 associate [1] - 35:28 associated [3] - 8:42, 45:19, 50:22 associates [2] - 35:26, 35:28 association [1] - 60:18 assume [1] - 27:26 assumed [1] - 5:4 assuming [2] - 18:18, 62:23 assumption [2] - 57:24, 57:26 AT [1] - 66:24 attempted [2] - 40:23, 40:44 attempted.. [1] - 40:37 attempting [1] - 40:33 attend [1] - 65:26 attendance [2] - 53:42, 65:39 attended [4] - 22:27,</p>	<p>36:36, 40:46, 53:40 Attie [89] - 10:40, 10:43, 11:17, 11:28, 11:45, 12:14, 13:2, 14:33, 15:15, 15:23, 16:21, 17:3, 17:8, 19:1, 19:8, 19:17, 20:7, 21:16, 21:21, 21:30, 21:33, 22:5, 22:29, 23:4, 23:6, 23:7, 23:44, 24:11, 26:19, 26:22, 26:29, 26:42, 27:17, 27:27, 27:30, 28:36, 30:3, 30:22, 30:28, 30:39, 33:15, 35:10, 35:24, 37:6, 37:12, 37:17, 37:18, 38:10, 38:19, 38:27, 38:34, 39:9, 39:44, 40:34, 40:45, 41:6, 41:29, 42:19, 42:24, 42:28, 42:34, 42:44, 42:45, 42:46, 43:4, 43:33, 45:18, 45:20, 46:4, 46:13, 46:43, 49:14, 50:19, 50:21, 50:22, 52:39, 52:44, 53:5, 53:37, 54:4, 55:14, 55:18, 55:21, 55:28, 55:44, 58:4, 58:19, 60:6 Attie's [6] - 27:4, 28:47, 31:8, 46:16, 49:18, 58:8 AUBURN [1] - 1:13 Auburn [12] - 1:27, 16:30, 16:33, 28:33, 28:36, 30:10, 30:30, 31:26, 34:8, 41:42, 48:21, 53:8 August [1] - 14:25 authorise [1] - 7:13 authorised [1] - 43:26 available [2] - 14:1, 59:16 aware [2] - 60:21, 63:23</p>	<p>Beasley [1] - 1:19 become [1] - 61:27 becoming [1] - 11:8 bedrooms [1] - 19:27 beforehand [1] - 19:17 beginning [2] - 4:9, 28:31 begins [2] - 8:46, 42:3 behalf [4] - 21:35, 23:1, 25:36, 46:4 behind [1] - 57:38 benefit [2] - 11:1, 11:11 best [6] - 14:44, 14:45, 33:9, 41:4, 50:35, 59:20 better [1] - 49:3 between [7] - 5:44, 17:7, 18:17, 18:20, 26:22, 28:32, 61:23 bid [1] - 7:32 big [6] - 15:32, 27:47, 33:45, 35:39, 45:24, 57:38 big" [1] - 26:44 billing [2] - 23:17, 25:30 biscuits [1] - 48:25 bit [2] - 9:2, 33:29 blah [2] - 55:11 blah" [1] - 55:11 blank [2] - 33:29, 34:31 blocked [2] - 48:6, 63:31 bloke [4] - 26:36, 26:46, 45:23, 56:28 Blue [1] - 29:4 Bolster [1] - 1:20 bolster [2] - 2:27, 65:43 BOLSTER [125] - 2:1, 2:17, 2:34, 2:36, 2:42, 3:1, 3:31, 3:35, 3:41, 3:46, 4:5, 5:13, 5:17, 6:30, 6:36, 7:18, 7:25, 7:45, 9:6, 9:12, 9:30, 9:37, 10:3, 10:10, 10:15, 10:22, 10:27, 10:35, 10:39, 11:15, 13:20, 13:24, 13:43, 14:4, 14:9, 14:21, 14:25, 15:14, 16:2, 16:6, 17:29, 18:10, 21:12, 21:16, 21:20, 21:33, 22:5, 22:17, 22:34, 23:17, 24:6, 24:13, 24:18, 24:38, 25:18,</p>	<p>28:22, 29:45, 30:2, 30:12, 30:26, 30:30, 30:34, 30:38, 31:3, 31:8, 31:20, 32:29, 34:20, 36:24, 36:29, 36:33, 36:39, 37:24, 37:41, 38:23, 38:37, 39:25, 39:29, 40:13, 40:17, 40:32, 42:34, 43:15, 43:26, 44:29, 46:15, 46:35, 47:2, 47:23, 47:46, 48:4, 48:13, 48:23, 49:3, 51:37, 51:47, 52:39, 53:47, 54:8, 54:14, 54:18, 54:25, 54:31, 54:44, 55:2, 55:8, 55:18, 57:29, 58:10, 58:14, 58:19, 58:43, 59:43, 60:33, 61:19, 61:30, 61:41, 62:27, 62:45, 63:8, 64:12, 64:34, 64:44, 65:46, 66:20 bookkeeping [2] - 44:26, 44:27 borderline [1] - 63:34 bought [7] - 4:46, 5:32, 7:37, 12:28, 14:46, 16:15 boundary [1] - 25:21 Bousamra [8] - 43:12, 43:19, 43:37, 43:40, 43:42, 45:12, 47:5 boxes [1] - 64:17 branded [1] - 39:46 break [6] - 20:24, 20:27, 20:32, 47:43, 48:11, 48:32 breakfast [22] - 31:27, 32:42, 33:3, 33:11, 33:14, 33:21, 33:23, 33:25, 33:30, 34:22, 35:21, 37:10, 38:19, 38:33, 43:11, 58:21, 58:26, 58:31, 59:13, 59:19, 59:44 briefly [1] - 6:1 bring [3] - 39:45, 40:1, 64:17 build [1] - 26:43 builder [3] - 17:3, 22:45, 42:28 builders [2] - 41:38, 42:13 builders' [1] - 16:35 building [14] - 7:26, 9:15, 9:35, 11:6, 11:24, 11:26, 11:29, 18:5, 19:37, 22:17,</p>
---	---	--	---	---

<p>23:26, 25:27, 41:8, 54:6 bullet [2] - 18:7, 53:39 bumped [1] - 35:11 BUNDLE [1] - 66:14 bundle [19] - 2:36, 2:44, 3:14, 3:15, 4:22, 6:8, 6:23, 8:20, 8:46, 9:44, 14:31, 24:38, 28:25, 36:17, 36:39, 40:8, 41:31, 60:44, 66:9 business [21] - 4:13, 4:45, 5:26, 5:45, 6:11, 6:42, 7:2, 7:4, 7:11, 7:12, 9:17, 12:29, 14:38, 14:46, 15:27, 22:6, 37:32, 44:29, 47:20, 49:35, 50:25 buy [3] - 27:40, 45:37, 45:46 buyer [1] - 46:5 buyers [1] - 46:2 buying [1] - 5:41 BY [1] - 2:34</p>	<p>Centre [1] - 1:26 centre [1] - 5:20 certain [1] - 59:21 certainly [2] - 30:3, 54:21 cetera [1] - 41:12 chain [1] - 28:31 Chamber [3] - 44:1, 44:11, 44:13 Chan [1] - 66:10 CHAN [1] - 66:15 change [12] - 8:23, 10:29, 10:33, 13:17, 13:38, 15:30, 15:31, 15:43, 18:4, 23:10, 24:23, 24:35 changed [3] - 5:33, 23:30, 63:35 changes [4] - 19:37, 23:31, 41:11 changing [1] - 23:8 channels [1] - 27:11 charge [1] - 55:25 checking [1] - 29:13 cheque [2] - 17:23, 17:25 chequebook [1] - 17:24</p>	<p>64:46 commence [1] - 2:19 commenced [1] - 21:28 commencing [1] - 66:9 COMMENCING [1] - 66:14 comment [1] - 15:17 Commerce [1] - 44:1 commercial [18] - 4:46, 4:47, 9:10, 9:23, 9:27, 9:42, 9:46, 11:7, 11:9, 11:11, 12:28, 12:29, 12:30, 14:47, 15:1, 15:24, 45:3 commercially [1] - 8:8 Commission [6] - 2:1, 2:26, 20:36, 28:16, 28:26, 30:2 Commissioner [11] - 1:19, 2:36, 3:12, 3:27, 9:6, 22:25, 28:22, 48:34, 64:35, 64:40, 65:12 COMMISSIONER [135] - 2:5, 2:10, 2:19, 2:40, 3:29, 3:33, 3:38, 3:44, 4:3, 5:11, 5:15, 6:23, 6:27, 6:34, 7:16, 7:36, 7:43, 9:2, 9:8, 9:14, 9:32, 9:44, 10:7, 10:12, 10:17, 10:24, 10:32, 10:37, 10:47, 13:17, 13:22, 13:27, 13:45, 14:7, 14:18, 14:23, 15:3, 15:47, 16:4, 17:21, 18:4, 21:10, 21:14, 21:18, 21:30, 21:39, 22:14, 22:32, 23:15, 24:3, 24:8, 24:15, 24:34, 25:16, 29:43, 30:7, 30:24, 30:28, 30:32, 30:36, 31:1, 31:5, 31:18, 32:25, 33:18, 34:4, 35:44, 36:27, 36:31, 36:35, 36:42, 37:15, 37:22, 37:28, 37:39, 38:17, 38:32, 39:22, 40:10, 40:15, 40:25, 42:32, 43:10, 43:21, 43:46, 44:18, 46:12, 46:33, 46:42, 47:19, 47:38, 48:2, 48:10, 48:16, 48:30, 48:40, 51:33, 51:45, 52:36, 53:36, 54:3,</p>	<p>54:16, 54:23, 54:29, 54:39, 54:46, 55:4, 55:10, 57:24, 58:7, 58:17, 58:30, 58:47, 60:28, 61:17, 61:26, 61:39, 62:12, 62:43, 63:5, 64:3, 64:31, 64:37, 64:42, 64:46, 65:3, 65:14, 65:22, 65:33, 65:38, 65:43, 66:2, 66:9, 66:17, 66:22 Commissions [2] - 2:23, 65:6 communicate [1] - 12:24 communication [1] - 25:36 communications [1] - 2:3 community [8] - 5:19, 11:33, 11:39, 11:40, 11:43, 12:10, 21:37, 38:25 commute [1] - 21:6 company [2] - 5:30, 5:33 competencies [1] - 6:10 complaint [2] - 22:28, 53:39 complaints [1] - 39:43 complete [1] - 47:31 completely [1] - 65:3 compliance [1] - 64:7 Comsec [1] - 12:42 concerned [1] - 8:7 CONCERNING [1] - 66:6 concrete [2] - 27:2 conduct [1] - 52:22 configuration [1] - 25:27 confused [1] - 36:37 confusing [1] - 22:45 connections [3] - 12:37, 15:26, 33:46 consent [12] - 9:26, 9:33, 12:14, 13:3, 13:33, 13:39, 13:46, 14:2, 19:30, 41:6, 41:16 consistent [1] - 18:6 constitutes [1] - 11:12 constructed [1] - 25:20 construction [2] - 6:3, 16:46 Constructions [1] - 29:5</p>	<p>consultant [11] - 8:39, 13:7, 16:11, 16:20, 21:34, 42:34, 43:47, 44:3, 44:6, 44:33 contact [3] - 12:3, 26:19, 53:5 contacted [1] - 27:44 content [1] - 17:18 context [4] - 29:8, 30:17, 36:33, 45:34 continue [1] - 13:35 continued [2] - 22:17, 32:32 continues [1] - 26:8 control [1] - 34:8 controlled [2] - 55:29, 55:31 controls [1] - 4:44 convenient [2] - 20:43, 47:46 conversation [26] - 14:44, 15:14, 15:22, 16:25, 19:1, 19:8, 26:11, 26:41, 35:17, 35:36, 35:45, 38:32, 38:37, 38:47, 41:29, 43:4, 43:7, 47:31, 47:36, 49:27, 50:9, 50:12, 52:12, 52:27, 56:2, 56:41 conversations [3] - 26:33, 40:34, 40:44 convicted [1] - 40:19 copied [1] - 30:39 copies [1] - 42:1 copy [8] - 2:42, 2:43, 17:46, 20:35, 28:17, 29:9, 61:14, 61:15 corner [6] - 3:41, 3:47, 12:36, 12:38, 12:45, 15:25 Correct [1] - 24:16 correct [41] - 3:23, 7:11, 7:29, 8:9, 8:12, 8:13, 8:17, 8:25, 8:30, 8:33, 8:36, 8:39, 9:37, 13:15, 16:46, 17:36, 21:22, 21:26, 22:18, 23:19, 25:21, 25:32, 26:2, 28:41, 31:29, 31:43, 33:3, 33:7, 36:47, 38:15, 39:44, 40:34, 41:44, 42:19, 47:34, 50:1, 52:24, 53:9, 53:22, 53:34, 62:25 correctly [1] - 24:9 correspondence [1] - 22:35 corruption [2] - 39:47,</p>
C				
<p>cafe [5] - 32:47, 33:14, 35:13, 38:29, 58:37 Calm [1] - 33:33 calm [2] - 33:33, 33:39 Canterbury [2] - 43:44, 44:4 capacity [2] - 21:31, 21:46 car [2] - 54:32, 59:36 card [1] - 17:27 cards [2] - 12:3, 12:5 care [1] - 56:3 careful [5] - 53:28, 54:37, 56:24, 56:26, 56:29 carried [3] - 6:39, 6:45, 25:31 carries [1] - 6:42 carry [2] - 6:40 cars [1] - 33:40 case [4] - 30:38, 61:32, 62:3, 62:4 catch [4] - 9:3, 10:8, 32:5, 35:40 caution [1] - 52:1 cavil [1] - 43:29 cease [1] - 9:9 cent [8] - 22:3, 33:43, 36:15, 37:13, 52:34, 58:1, 58:5, 58:22</p>	<p>children [7] - 7:22, 20:15, 20:18, 28:2, 33:24, 64:29 children's [1] - 16:47 China [1] - 26:43 Chinese [1] - 7:13 chitchat [1] - 33:25 chopped [1] - 26:38 chronology [1] - 53:38 church [13] - 5:18, 5:19, 7:16, 7:20, 7:21, 8:24, 11:12, 11:25, 13:36, 15:9, 15:11, 15:44, 24:35 churches [1] - 7:38 City [1] - 41:42 city [2] - 29:23, 29:37 Civic [1] - 1:26 clarify [1] - 15:17 clarity [1] - 49:7 clear [3] - 19:42, 38:6, 58:12 clearly [2] - 37:12, 53:41 client's [1] - 7:3 coffee [11] - 29:22, 29:28, 31:27, 42:47, 43:1, 48:18, 50:26, 50:28, 50:32, 60:2, 60:3 coming [5] - 33:30, 33:31, 50:22, 57:18,</p>	<p>64:46 commence [1] - 2:19 commenced [1] - 21:28 commencing [1] - 66:9 COMMENCING [1] - 66:14 comment [1] - 15:17 Commerce [1] - 44:1 commercial [18] - 4:46, 4:47, 9:10, 9:23, 9:27, 9:42, 9:46, 11:7, 11:9, 11:11, 12:28, 12:29, 12:30, 14:47, 15:1, 15:24, 45:3 commercially [1] - 8:8 Commission [6] - 2:1, 2:26, 20:36, 28:16, 28:26, 30:2 Commissioner [11] - 1:19, 2:36, 3:12, 3:27, 9:6, 22:25, 28:22, 48:34, 64:35, 64:40, 65:12 COMMISSIONER [135] - 2:5, 2:10, 2:19, 2:40, 3:29, 3:33, 3:38, 3:44, 4:3, 5:11, 5:15, 6:23, 6:27, 6:34, 7:16, 7:36, 7:43, 9:2, 9:8, 9:14, 9:32, 9:44, 10:7, 10:12, 10:17, 10:24, 10:32, 10:37, 10:47, 13:17, 13:22, 13:27, 13:45, 14:7, 14:18, 14:23, 15:3, 15:47, 16:4, 17:21, 18:4, 21:10, 21:14, 21:18, 21:30, 21:39, 22:14, 22:32, 23:15, 24:3, 24:8, 24:15, 24:34, 25:16, 29:43, 30:7, 30:24, 30:28, 30:32, 30:36, 31:1, 31:5, 31:18, 32:25, 33:18, 34:4, 35:44, 36:27, 36:31, 36:35, 36:42, 37:15, 37:22, 37:28, 37:39, 38:17, 38:32, 39:22, 40:10, 40:15, 40:25, 42:32, 43:10, 43:21, 43:46, 44:18, 46:12, 46:33, 46:42, 47:19, 47:38, 48:2, 48:10, 48:16, 48:30, 48:40, 51:33, 51:45, 52:36, 53:36, 54:3,</p>	<p>54:16, 54:23, 54:29, 54:39, 54:46, 55:4, 55:10, 57:24, 58:7, 58:17, 58:30, 58:47, 60:28, 61:17, 61:26, 61:39, 62:12, 62:43, 63:5, 64:3, 64:31, 64:37, 64:42, 64:46, 65:3, 65:14, 65:22, 65:33, 65:38, 65:43, 66:2, 66:9, 66:17, 66:22 Commissions [2] - 2:23, 65:6 communicate [1] - 12:24 communication [1] - 25:36 communications [1] - 2:3 community [8] - 5:19, 11:33, 11:39, 11:40, 11:43, 12:10, 21:37, 38:25 commute [1] - 21:6 company [2] - 5:30, 5:33 competencies [1] - 6:10 complaint [2] - 22:28, 53:39 complaints [1] - 39:43 complete [1] - 47:31 completely [1] - 65:3 compliance [1] - 64:7 Comsec [1] - 12:42 concerned [1] - 8:7 CONCERNING [1] - 66:6 concrete [2] - 27:2 conduct [1] - 52:22 configuration [1] - 25:27 confused [1] - 36:37 confusing [1] - 22:45 connections [3] - 12:37, 15:26, 33:46 consent [12] - 9:26, 9:33, 12:14, 13:3, 13:33, 13:39, 13:46, 14:2, 19:30, 41:6, 41:16 consistent [1] - 18:6 constitutes [1] - 11:12 constructed [1] - 25:20 construction [2] - 6:3, 16:46 Constructions [1] - 29:5</p>	<p>consultant [11] - 8:39, 13:7, 16:11, 16:20, 21:34, 42:34, 43:47, 44:3, 44:6, 44:33 contact [3] - 12:3, 26:19, 53:5 contacted [1] - 27:44 content [1] - 17:18 context [4] - 29:8, 30:17, 36:33, 45:34 continue [1] - 13:35 continued [2] - 22:17, 32:32 continues [1] - 26:8 control [1] - 34:8 controlled [2] - 55:29, 55:31 controls [1] - 4:44 convenient [2] - 20:43, 47:46 conversation [26] - 14:44, 15:14, 15:22, 16:25, 19:1, 19:8, 26:11, 26:41, 35:17, 35:36, 35:45, 38:32, 38:37, 38:47, 41:29, 43:4, 43:7, 47:31, 47:36, 49:27, 50:9, 50:12, 52:12, 52:27, 56:2, 56:41 conversations [3] - 26:33, 40:34, 40:44 convicted [1] - 40:19 copied [1] - 30:39 copies [1] - 42:1 copy [8] - 2:42, 2:43, 17:46, 20:35, 28:17, 29:9, 61:14, 61:15 corner [6] - 3:41, 3:47, 12:36, 12:38, 12:45, 15:25 Correct [1] - 24:16 correct [41] - 3:23, 7:11, 7:29, 8:9, 8:12, 8:13, 8:17, 8:25, 8:30, 8:33, 8:36, 8:39, 9:37, 13:15, 16:46, 17:36, 21:22, 21:26, 22:18, 23:19, 25:21, 25:32, 26:2, 28:41, 31:29, 31:43, 33:3, 33:7, 36:47, 38:15, 39:44, 40:34, 41:44, 42:19, 47:34, 50:1, 52:24, 53:9, 53:22, 53:34, 62:25 correctly [1] - 24:9 correspondence [1] - 22:35 corruption [2] - 39:47,</p>

<p>41:26 council [52] - 2:37, 6:18, 7:8, 7:45, 8:16, 9:4, 9:25, 9:34, 10:18, 12:13, 12:37, 13:25, 14:28, 15:1, 15:26, 16:31, 17:8, 18:32, 21:36, 22:7, 22:9, 22:34, 23:36, 23:44, 24:39, 25:10, 25:36, 25:41, 26:1, 28:5, 28:6, 29:27, 29:30, 29:33, 29:34, 29:41, 30:3, 30:16, 39:36, 39:40, 40:18, 41:12, 41:16, 42:42, 43:44, 44:4, 53:40, 53:42, 60:17, 60:18, 62:24 Council [9] - 9:20, 16:31, 16:33, 22:40, 28:33, 28:36, 30:10, 30:30, 40:28 council's [2] - 17:7, 40:17 councillor [8] - 11:46, 21:46, 40:45, 40:46, 42:19, 52:30, 55:37, 58:8 Councillor [2] - 41:42, 55:21 Councillors [1] - 42:41 councillors [4] - 42:44, 45:25, 55:29, 55:32 Counsel [1] - 1:20 counsel [1] - 36:17 counter [2] - 60:3, 60:4 couple [5] - 15:5, 19:17, 44:13, 62:15, 65:30 course [2] - 36:31, 52:40 court [5] - 40:28, 59:16, 61:32, 62:3, 62:4 created [1] - 52:37 credit [1] - 17:26 Crescent [1] - 4:28 criminal [1] - 39:46 critically [1] - 31:13 crossing [1] - 35:13 Cumberland [2] - 40:28, 62:24 current [1] - 61:22 customer's [2] - 15:19, 15:22 cut [1] - 27:1</p>	<p style="text-align: center;">D</p> <p>DA [4] - 16:4, 16:26, 24:34, 42:35 Daniel [1] - 11:21 darker [3] - 28:43, 28:45, 28:47 Darren [1] - 1:21 date [5] - 18:14, 19:40, 36:25, 53:31, 65:16 dated [1] - 66:10 DATED [1] - 66:15 dates [2] - 19:32, 65:25 daughter [1] - 20:14 days [4] - 32:32, 38:35, 63:31, 63:33 deal [5] - 6:10, 22:7, 47:47, 59:4, 60:9 dealing [1] - 49:6 dealings [2] - 11:25, 37:41 dealt [1] - 61:32 December [2] - 61:8, 61:14 decision [2] - 4:7, 39:30 definitely [1] - 54:25 definition [1] - 9:22 delay [1] - 59:12 demand [10] - 43:33, 45:16, 45:27, 47:27, 47:33, 49:13, 49:18, 49:23, 58:4, 58:20 demanded [1] - 52:30 demanding [2] - 40:2, 46:43 demands [1] - 46:25 density [1] - 5:15 describe [1] - 6:2 design [1] - 41:11 detail [1] - 45:35 details [2] - 12:3, 16:11 determination [1] - 17:40 developer [1] - 22:45 developers [1] - 28:4 developing [1] - 37:33 development [14] - 8:23, 9:26, 10:20, 10:42, 12:14, 13:2, 13:32, 15:39, 18:36, 19:4, 19:30, 24:4, 24:9, 33:36 diagnosed [1] - 44:47 diagonal [1] - 3:41 different [10] - 7:38, 16:32, 30:34, 37:35,</p>	<p>49:28, 49:29, 49:31, 49:32, 49:47, 52:6 digesting [1] - 45:5 dinner [1] - 35:41 direct [2] - 59:17, 65:5 direction [4] - 2:22, 2:24, 3:42, 65:5 directly [1] - 28:15 discuss [3] - 14:33, 26:21, 41:40 discussion [5] - 14:36, 17:36, 37:9, 39:14, 59:27 discussions [2] - 13:6, 65:36 divorce [1] - 25:2 document [11] - 6:20, 7:46, 8:1, 8:2, 8:13, 9:3, 13:24, 25:9, 40:26, 45:3, 53:45 documentation [2] - 6:9, 60:43 documents [6] - 2:36, 6:7, 60:47, 61:4, 66:3, 66:9 DOCUMENTS [2] - 66:6, 66:14 dollars [3] - 38:12, 38:19, 47:30 done [9] - 15:12, 15:18, 17:26, 23:26, 23:43, 41:40, 54:10, 59:2 door [4] - 35:29, 55:5, 55:12, 63:19 doorstep [4] - 28:8, 57:36, 63:2, 63:5 down [11] - 7:14, 9:47, 26:38, 27:1, 33:33, 33:39, 48:18, 48:30, 49:43, 62:35 Dr [1] - 13:10 drain [1] - 3:47 drainage [1] - 3:46 drinks [3] - 11:41, 12:8, 48:25 drive [1] - 21:6 drives [2] - 45:23, 45:24 dropped [1] - 54:32 Drummoyne [9] - 4:20, 4:28, 14:27, 20:10, 20:21, 20:37, 20:39, 20:41, 21:25 during [3] - 40:47, 41:6, 52:40 dyslexia [1] - 44:47 dyslexic [2] - 44:40, 44:41</p>	<p style="text-align: center;">E</p> <p>early [5] - 45:32, 45:34, 56:5, 62:19 easement [1] - 3:46 east [1] - 3:42 eastern [1] - 25:21 Easy [1] - 22:39 eat [2] - 48:19, 51:5 Eddie [1] - 37:47 effect [8] - 10:28, 12:26, 26:42, 33:26, 41:5, 50:41, 53:28, 56:27 effects [2] - 8:46, 13:31 Effects [3] - 17:21, 17:35, 18:18 eggs [1] - 33:15 eight [3] - 37:34, 53:11, 58:32 either [5] - 4:20, 11:18, 21:6, 41:15, 47:5 email [5] - 2:14, 23:1, 25:35, 53:37, 66:10 EMAIL [1] - 66:14 emailed [1] - 38:42 emails [1] - 65:46 employ [1] - 16:19 employee [2] - 64:9, 64:10 end [8] - 15:27, 18:36, 25:10, 27:15, 28:10, 51:11, 56:35, 57:6 ends [1] - 60:9 engaged [6] - 13:11, 13:30, 41:38, 42:13, 44:18, 44:32 engaging [1] - 21:39 engineering [1] - 6:16 English [2] - 7:22, 7:41 enrolments [1] - 9:16 ensued [1] - 65:36 entered [1] - 5:44 entire [1] - 47:35 environmental [2] - 8:45, 13:31 Environmental [4] - 9:8, 17:21, 17:35, 18:18 er [1] - 51:47 erection [1] - 9:12 essentially [3] - 24:19, 25:30, 27:29 established [1] - 28:3 estate [1] - 63:17 et [1] - 41:12</p>	<p>events [1] - 31:14 evidence [16] - 3:9, 21:21, 24:9, 37:18, 38:17, 40:33, 40:44, 41:20, 43:3, 48:17, 49:1, 60:30, 60:39, 61:26, 65:6, 65:17 exact [5] - 11:2, 12:33, 19:32, 39:11, 57:44 exactly [2] - 40:13, 58:25 EXAMINATION [1] - 2:34 example [3] - 23:13, 40:1, 41:25 exchange [1] - 28:32 excused [3] - 48:38, 65:3, 65:39 EXHIBIT [2] - 66:6, 66:14 exhibits [1] - 66:2 exist [1] - 9:27 existing [6] - 5:32, 9:25, 11:1, 13:34, 13:35, 15:32 expecting [1] - 58:47 experience [2] - 41:39, 48:8 explanation [1] - 40:11 express [1] - 5:3 extension [2] - 10:12, 10:19 extent [1] - 23:31 extort [2] - 32:37, 57:13 extra [1] - 26:47 extract [1] - 9:45</p> <p style="text-align: center;">F</p> <p>face [2] - 59:27 face-to-face [1] - 59:27 facility [3] - 8:6, 8:24, 24:36 facing [2] - 60:7 fact [4] - 3:15, 6:8, 10:4, 28:1 facts [1] - 10:8 fail [2] - 45:42, 45:45 fair [2] - 5:2, 45:3 fairly [2] - 38:28, 51:5 falls [1] - 9:22 familiar [1] - 16:32 family [4] - 51:43, 56:20, 56:28, 64:28 far [2] - 25:25, 55:10 fast [1] - 9:2</p>
--	---	--	---	---

<p>fear [10] - 39:45, 40:5, 49:44, 51:43, 57:10, 57:12, 57:15, 57:16, 57:17, 60:12</p> <p>February [3] - 4:36, 4:38, 14:28</p> <p>fellow [2] - 16:22, 37:32</p> <p>fence [12] - 25:20, 25:42, 25:45, 26:35, 26:36, 26:37, 26:41, 26:44, 26:46, 27:1</p> <p>fencing [1] - 26:47</p> <p>few [11] - 5:40, 17:33, 32:32, 33:47, 35:22, 35:32, 37:46, 38:30, 39:23, 56:19</p> <p>fifth [2] - 32:23, 34:30</p> <p>fight [1] - 28:6</p> <p>figure [1] - 36:6</p> <p>file [7] - 6:18, 13:25, 17:7, 36:18, 36:24, 37:17, 52:37</p> <p>files [1] - 17:7</p> <p>fine [5] - 15:34, 18:29, 20:26, 42:36</p> <p>fined [2] - 39:19, 40:19</p> <p>fines [1] - 15:27</p> <p>finish [1] - 7:34</p> <p>finished [6] - 22:19, 22:21, 33:25, 33:30, 59:13, 59:19</p> <p>first [31] - 2:15, 3:19, 6:4, 11:17, 12:12, 16:26, 22:26, 24:18, 34:23, 34:27, 36:6, 36:8, 36:39, 37:3, 40:26, 45:6, 45:34, 46:15, 46:39, 46:40, 46:43, 49:39, 50:7, 57:12, 57:27, 60:10, 60:12, 60:13, 65:24, 66:11</p> <p>first-aid [1] - 6:4</p> <p>fixed [2] - 20:29, 65:16</p> <p>flower [4] - 32:47, 33:14, 35:13, 38:29</p> <p>flowers [1] - 60:5</p> <p>focus [1] - 18:14</p> <p>folder [2] - 65:46, 66:3</p> <p>FOLDER [1] - 66:6</p> <p>followed [1] - 46:13</p> <p>following [5] - 13:33, 22:27, 27:4, 41:5, 47:5</p> <p>Following [1] - 53:39</p> <p>food [1] - 11:41</p> <p>forget [1] - 53:16</p> <p>forgot [1] - 62:47</p>	<p>forgotten [1] - 66:18</p> <p>form [2] - 24:10, 43:23</p> <p>formal [3] - 2:20, 21:31, 65:14</p> <p>formally [1] - 65:46</p> <p>former [3] - 18:5, 40:45, 40:46</p> <p>forward [3] - 2:11, 25:41, 55:10</p> <p>four [23] - 26:36, 26:37, 28:4, 28:5, 34:7, 40:47, 41:2, 46:21, 46:36, 46:39, 49:11, 49:26, 49:28, 49:29, 49:31, 49:32, 49:46, 50:17, 55:32, 60:26, 63:31, 63:33</p> <p>fourth [1] - 56:11</p> <p>Francis [3] - 10:18, 22:28, 53:37</p> <p>Freddy [10] - 52:7, 52:10, 52:12, 53:19, 53:21, 53:26, 57:36, 57:37, 57:41</p> <p>free [1] - 15:10</p> <p>free" [1] - 26:47</p> <p>fresh [2] - 16:4, 23:29</p> <p>fridge [1] - 48:24</p> <p>friend [4] - 20:25, 37:31, 37:47, 50:42</p> <p>friend's [1] - 64:29</p> <p>friends [1] - 12:36</p> <p>FROM [1] - 66:15</p> <p>front [4] - 15:12, 37:20, 45:4, 57:46</p> <p>frontage [1] - 3:23</p> <p>fuck [3] - 33:37, 33:42, 34:2</p> <p>full [1] - 3:1</p> <p>fully [1] - 61:27</p> <p>function [2] - 11:32, 11:39</p> <p>funerals [1] - 63:19</p> <p>funny [1] - 44:7</p>	<p>George [5] - 43:12, 43:19, 43:37, 43:40, 44:12</p> <p>George's [1] - 4:27</p> <p>given [17] - 10:39, 10:43, 14:1, 14:18, 14:25, 14:31, 18:24, 24:10, 29:10, 29:17, 39:40, 52:23, 56:46, 60:40, 61:14, 65:5, 65:6</p> <p>God [1] - 43:40</p> <p>goody [1] - 57:20</p> <p>Gosford [1] - 21:4</p> <p>Gough [3] - 39:37, 40:27, 41:19</p> <p>government [1] - 22:8</p> <p>grand [1] - 36:1</p> <p>granted [3] - 2:10, 10:12, 10:19</p> <p>great [1] - 10:5</p> <p>Great [1] - 26:43</p> <p>groups [2] - 15:9, 15:11</p> <p>GST [4] - 4:46, 12:28, 14:47, 15:24</p> <p>guardian [1] - 63:19</p> <p>guy [6] - 45:21, 45:24, 51:6, 51:20, 57:35, 57:38</p>	<p>headache" [1] - 27:37</p> <p>headquarters [1] - 7:26</p> <p>heads [1] - 3:42</p> <p>hear [1] - 41:23</p> <p>heard [3] - 38:18, 38:19, 38:21</p> <p>HEARING [3] - 1:33, 66:7, 66:24</p> <p>hearing [8] - 2:21, 2:25, 39:44, 48:45, 65:7, 65:38, 66:2, 66:12</p> <p>hearings [1] - 65:25</p> <p>heavy [2] - 56:20, 56:29</p> <p>Held [1] - 1:26</p> <p>hell [1] - 33:39</p> <p>hello [1] - 12:10</p> <p>helmet [1] - 45:23</p> <p>help [4] - 45:12, 59:9, 62:3, 62:4</p> <p>Henry [22] - 3:5, 3:22, 3:31, 3:33, 3:47, 4:8, 4:11, 4:16, 4:32, 6:45, 13:34, 19:21, 36:19, 40:47, 52:19, 62:46, 63:5, 63:6, 64:16, 64:20, 64:22, 64:24</p> <p>Hicham [12] - 33:36, 34:11, 37:45, 37:46, 38:20, 38:23, 38:24, 42:46, 47:24, 47:29, 55:43, 56:27</p> <p>high [5] - 25:22, 26:35, 26:37, 27:1, 44:43</p> <p>himself [1] - 57:22</p> <p>historical [2] - 11:8, 11:11</p> <p>historically [1] - 7:25</p> <p>hmm [8] - 29:6, 46:18, 49:9, 49:19, 50:30, 51:27, 52:20, 58:15</p> <p>Holroyd [1] - 22:40</p> <p>home [14] - 4:27, 12:47, 15:4, 15:44, 18:8, 24:27, 24:28, 33:38, 58:41, 59:39, 63:8, 63:38, 64:26, 64:29</p> <p>Homebush [1] - 50:33</p> <p>homeless [1] - 27:46</p> <p>Hornsby [1] - 4:20</p> <p>Hospital [1] - 21:4</p> <p>hot [1] - 54:36</p> <p>hotel [1] - 64:25</p> <p>hour [3] - 58:35, 62:29</p> <p>hours [2] - 62:47, 63:1</p>	<p>house [9] - 3:47, 5:24, 19:18, 27:33, 33:41, 37:2, 40:3, 40:4, 51:26</p>
			I	
				<p>ICAC [13] - 46:37, 56:31, 56:43, 56:47, 57:3, 60:28, 60:31, 60:33, 61:4, 61:7, 61:15, 61:22, 61:24</p> <p>idea [5] - 16:22, 18:28, 29:34, 30:19, 55:47</p> <p>identified [1] - 9:17</p> <p>identify [1] - 3:12</p> <p>imagine [1] - 39:10</p> <p>important [1] - 27:45</p> <p>impossible [1] - 13:22</p> <p>improvements [1] - 23:18</p> <p>include [1] - 45:16</p> <p>including [3] - 9:16, 18:8, 41:42</p> <p>incorrectly [1] - 66:11</p> <p>indicate [1] - 52:3</p> <p>indicated [1] - 39:29</p> <p>indication [1] - 9:4</p> <p>industry [1] - 16:46</p> <p>information [1] - 22:30</p> <p>informing [1] - 62:5</p> <p>initial [1] - 49:13</p> <p>inquiries [1] - 9:17</p> <p>INQUIRY [1] - 1:13</p> <p>inquiry [8] - 2:23, 14:43, 33:9, 61:22, 61:28, 62:32, 65:8, 65:15</p> <p>inside [1] - 60:7</p> <p>inspection [3] - 9:22, 36:19, 37:2</p> <p>inspections [1] - 41:6</p> <p>instantly [1] - 38:39</p> <p>Institute [5] - 5:27, 5:30, 6:1, 6:19, 9:17</p> <p>instructed [1] - 17:25</p> <p>instruction [2] - 43:22, 52:22</p> <p>instructions [1] - 43:21</p> <p>intended [1] - 9:4</p> <p>intention [6] - 4:11, 4:15, 8:11, 26:20, 29:16, 29:18</p> <p>interests [1] - 46:17</p> <p>internal [2] - 22:34, 25:26</p> <p>interpose [1] - 48:4</p>
	G			
	<p>gain [1] - 49:7</p> <p>game [1] - 48:21</p> <p>gangster [1] - 33:45</p> <p>garage [1] - 54:32</p> <p>geez [2] - 35:14, 35:38</p> <p>general [6] - 9:16, 33:25, 40:27, 44:23, 47:16, 47:19</p> <p>generally [1] - 59:16</p> <p>gentleman [3] - 30:8, 51:29, 53:16</p> <p>gentlemen [1] - 49:26</p>	H		
		<p>Hajje [11] - 25:1, 38:38, 39:3, 47:46, 48:13, 56:9, 56:13, 56:15, 56:41, 56:46, 58:28</p> <p>half [6] - 38:12, 38:18, 47:29, 58:35, 62:29</p> <p>hall [9] - 5:18, 5:19, 8:24, 11:12, 13:34, 13:36, 24:35</p> <p>hand [7] - 30:40, 30:41, 31:5, 31:25, 35:4, 60:4, 60:5</p> <p>handle [1] - 25:3</p> <p>handwriting [1] - 9:47</p> <p>hang [1] - 38:17</p> <p>happy [1] - 20:10</p> <p>harassment [1] - 25:3</p> <p>harbour [1] - 20:11</p> <p>hard [1] - 34:41</p> <p>Harley [1] - 45:24</p> <p>Hasham [1] - 13:10</p> <p>Haven [1] - 29:4</p> <p>head [1] - 65:30</p> <p>headache [2] - 45:36, 45:39</p>		

<p>introduce [1] - 11:35 introduced [3] - 11:45, 16:38, 44:2 invite [1] - 19:34 invited [1] - 19:35 involve [1] - 35:37 involved [6] - 18:4, 22:40, 35:18, 42:19, 43:43, 49:43 issue [6] - 5:3, 10:5, 25:11, 26:20, 26:34, 26:40 issued [6] - 2:2, 7:46, 14:16, 25:41, 29:12, 31:34 issues [2] - 26:22, 26:30</p>	<p>31:22, 31:31, 32:16, 32:40, 33:10, 35:45, 37:10, 38:15, 43:10, 46:28, 46:36, 50:10, 50:13, 51:11, 53:5, 58:14, 66:10 June [18] - 10:19, 25:41, 26:23, 27:4, 27:15, 27:26, 28:11, 29:12, 31:35, 39:27, 40:29, 51:15, 61:42, 61:44, 62:1, 62:14, 62:15, 62:19</p>	<p>30:41, 31:25, 32:22, 44:43, 49:6, 58:37, 60:5 left-hand [3] - 30:41, 31:25, 60:5 legal [1] - 22:14 legislation [1] - 22:8 legitimate [1] - 42:23 LEONARD [1] - 2:32 Leonard [2] - 1:35, 3:3 LEP [4] - 9:25, 9:45, 11:8, 18:7 letter [11] - 40:27, 41:29, 43:7, 43:10, 43:15, 45:13, 45:16, 61:13, 61:14, 61:15 licensed [2] - 41:38, 42:13 Lidcombe [18] - 3:5, 3:23, 6:46, 7:26, 7:41, 20:1, 20:8, 20:40, 20:44, 21:20, 24:40, 32:47, 34:8, 40:47, 51:5, 53:12, 64:15, 65:31 lie [1] - 49:43 lighter [2] - 28:44, 28:47 likely [2] - 29:19, 31:39 Limited [1] - 5:30 line [2] - 3:41, 55:19 lines [1] - 45:6 listed [1] - 16:12 listening [1] - 62:38 live [10] - 8:28, 8:32, 8:35, 18:25, 23:19, 24:30, 28:2, 33:38, 36:4, 41:7 lived [1] - 23:22 Liverpool [1] - 16:42 living [8] - 4:16, 4:19, 14:26, 17:44, 20:10, 40:3, 40:4 loan [1] - 33:41 local [3] - 11:21, 22:8, 42:41 located [1] - 4:24 location [1] - 3:14 lodge [2] - 10:42, 13:2 lodged [6] - 10:43, 18:17, 18:19, 18:35, 19:4, 24:10 lodging [1] - 29:35 look [10] - 3:13, 4:22, 6:7, 21:37, 31:25, 36:45, 37:6, 40:26, 54:41, 61:17 looked [4] - 15:28, 33:32, 33:42, 33:44</p>	<p>looking [4] - 8:14, 13:45, 36:36, 63:2 loose [1] - 60:9 louder [1] - 34:1 loved [1] - 20:22 low [1] - 5:15 lunch [1] - 29:22</p>	<p>33:19, 33:22, 35:21, 37:10, 38:34, 43:11, 47:13, 50:19, 52:13, 52:24, 52:29, 52:36, 52:40, 52:42, 53:8, 53:14, 53:15, 53:21, 53:27, 54:3, 55:13, 56:3, 56:37, 57:30, 57:37, 58:19, 58:20, 58:26, 58:31, 59:13, 59:20, 61:7 meetings [1] - 54:1 Mehajer [5] - 57:38, 63:1, 63:17, 63:30, 63:32 Mehajer's [1] - 63:27 member [5] - 21:36, 60:17, 63:11, 63:12, 63:14 members [2] - 42:42, 65:8 memory [1] - 59:10 men [1] - 49:11 mention [1] - 37:17 mentioned [8] - 49:11, 56:11, 56:42, 57:29, 57:31, 57:33, 57:46, 59:24 mentor [1] - 59:32 mess [1] - 58:44 message [3] - 32:19, 32:22, 34:30 messages [7] - 28:16, 28:17, 28:25, 30:18, 30:39, 30:40, 31:26 met [21] - 11:21, 12:6, 16:39, 16:40, 32:42, 33:10, 33:12, 33:13, 33:23, 35:32, 37:29, 37:32, 42:41, 42:46, 43:47, 55:38, 55:40, 55:43, 57:27 metre [1] - 26:37 metres [2] - 12:47, 26:36 Michael [8] - 44:1, 44:11, 44:14, 44:15, 59:31, 59:32, 63:1, 63:16 mid [1] - 62:19 mid-June [1] - 62:19 might [5] - 13:46, 14:1, 45:6, 59:15, 61:17 migraine [1] - 47:40 milestone [1] - 27:47 million [7] - 38:12, 38:18, 45:47, 46:1, 46:6, 47:30 mind [2] - 4:39, 5:2</p>
J	K	<p>kept [3] - 23:8, 33:41, 52:4 kids [5] - 20:13, 20:16, 20:22, 20:39, 20:43 kind [1] - 21:40 kitchen [2] - 15:32 knock [1] - 35:29 knocked [4] - 18:6, 24:19, 55:5, 55:12 knowledge [1] - 41:4 known [4] - 5:26, 50:28, 60:24, 61:27 knows [2] - 16:31, 40:25</p>	M	
		L	<p>magistrate [3] - 40:30, 41:23, 61:32 main [2] - 49:44, 51:4 maintain [1] - 60:11 major [1] - 44:44 man [3] - 8:42, 38:24, 51:4 manager [3] - 40:27, 47:16, 47:19 managers [1] - 64:7 map [3] - 3:14, 4:5, 14:4 March [8] - 17:41, 18:11, 18:12, 18:20, 26:22, 30:22, 53:42, 53:45 market [3] - 24:40, 24:43, 45:41 marks [1] - 32:2 married [1] - 5:40 Marsden [3] - 3:13, 3:15, 6:28 massive [1] - 49:42 maths [2] - 7:22, 7:41 matter [19] - 14:33, 16:20, 21:7, 22:43, 23:44, 36:21, 37:8, 38:2, 39:15, 39:16, 39:19, 49:12, 52:5, 56:31, 56:42, 56:47, 60:30, 61:11, 61:27 matters [1] - 3:9 mayor [7] - 11:34, 11:36, 11:45, 11:47, 12:1, 12:9, 38:25 mayor" [1] - 11:35 mean [7] - 10:1, 30:7, 33:34, 42:44, 42:45, 44:26, 46:33 meaning [1] - 45:5 mechanic [2] - 53:26, 56:2 meet [8] - 11:17, 11:20, 11:28, 11:36, 12:10, 32:1, 33:3, 33:20 meeting [39] - 11:31, 11:32, 17:7, 17:12, 17:18, 17:30, 33:10,</p>	
<p>Jack [20] - 1:35, 2:1, 2:11, 2:26, 3:1, 3:3, 4:7, 6:30, 28:25, 40:26, 40:37, 40:46, 48:16, 48:23, 48:24, 48:45, 49:3, 51:39, 60:29, 66:12 JACK [4] - 2:30, 2:32, 66:7, 66:15 jack [19] - 2:7, 3:1, 10:4, 10:17, 30:38, 31:10, 40:22, 40:41, 41:4, 42:7, 44:36, 46:43, 48:38, 55:5, 55:13, 55:15, 65:8, 65:10, 66:10 Jack's [1] - 49:1 Jake [1] - 16:35 James [4] - 3:23, 3:27, 3:35, 4:1 Jason [1] - 18:32 job [2] - 15:19, 15:22 jog [1] - 59:9 John [11] - 25:1, 38:45, 39:2, 39:3, 56:8, 56:9, 56:13, 56:15, 56:18, 56:19, 59:15 joke [1] - 44:10 Joseph [1] - 12:46 Josie [3] - 63:33, 64:4, 64:7 joy [1] - 6:30 judge [1] - 39:46 Julie [2] - 47:16, 47:19 July [29] - 1:29, 2:22, 10:43, 14:13, 24:8, 26:12, 26:16, 26:20, 26:23, 27:5, 31:15,</p>	<p>lady [2] - 7:13, 7:39 land [1] - 7:28 landscaping [1] - 6:15 Lang [1] - 48:24 largely [1] - 2:37 last [11] - 5:23, 15:17, 35:34, 35:36, 38:9, 40:4, 40:11, 41:34, 41:47, 49:21, 51:11 law [1] - 11:8 lawyer [1] - 25:1 lead [2] - 40:33, 40:44 leading [1] - 41:20 lease [6] - 5:44, 20:24, 20:27, 20:29, 20:32, 20:35 least [5] - 33:37, 39:6, 41:2, 45:38, 50:4 leave [3] - 2:7, 2:10, 32:19 leave.. [1] - 40:23 Lebanese [5] - 43:47, 44:11, 44:13, 55:32, 57:41 led [1] - 19:8 left [10] - 3:33, 12:6,</p>			

<p>mine [1] - 20:25 minute [2] - 58:47, 59:1 minutes [3] - 31:42, 58:35 missed [5] - 31:1, 32:30, 34:26, 34:27 Mmm-hmm [1] - 52:20 mmm-hmm [7] - 29:6, 46:18, 49:9, 49:19, 50:30, 51:27, 58:15 mobile [3] - 28:39, 59:35, 59:37 moment [8] - 10:22, 26:26, 40:4, 47:41, 49:46, 51:47, 59:6, 65:22 money [8] - 23:35, 32:37, 33:40, 36:8, 40:2, 43:33, 45:17, 52:30 month [5] - 26:31, 35:12, 50:14, 50:16 months [6] - 7:34, 20:22, 35:12, 35:22, 35:32, 56:20 Moon [3] - 11:21, 11:34, 11:40 moon [1] - 11:23 mooney [1] - 37:18 Mooney [31] - 7:45, 8:4, 10:3, 18:33, 26:12, 36:18, 37:12, 41:30, 46:44, 51:21, 51:23, 51:25, 52:13, 52:15, 52:18, 52:22, 52:23, 52:29, 52:44, 53:43, 54:4, 55:19, 55:20, 55:28, 56:4, 57:31, 57:33, 57:34, 57:43, 57:47, 58:3 Mooney's [1] - 54:42 morning [10] - 28:26, 31:27, 32:6, 32:23, 32:40, 33:6, 33:13, 34:21, 34:31 most [1] - 30:3 mouth [2] - 35:39, 50:2 move [11] - 18:23, 18:28, 18:39, 19:18, 20:8, 20:44, 21:16, 23:19, 23:34, 24:19, 25:9 Move [1] - 18:29 moved [8] - 18:21, 21:20, 22:21, 22:23, 23:22, 23:29, 41:12, 54:18 moving [5] - 17:39,</p>	<p>19:9, 19:10, 19:47, 23:35 MR [136] - 2:1, 2:7, 2:14, 2:17, 2:30, 2:34, 2:36, 2:42, 2:46, 3:1, 3:31, 3:35, 3:41, 3:46, 4:5, 5:13, 5:17, 6:30, 6:36, 7:18, 7:25, 7:45, 9:6, 9:12, 9:30, 9:37, 10:3, 10:10, 10:15, 10:22, 10:27, 10:35, 10:39, 11:15, 13:20, 13:24, 13:43, 14:4, 14:9, 14:21, 14:25, 15:14, 16:2, 16:6, 17:29, 18:10, 21:12, 21:16, 21:20, 21:33, 22:5, 22:17, 22:34, 23:17, 24:6, 24:13, 24:18, 24:38, 25:18, 28:20, 28:22, 29:45, 30:2, 30:12, 30:26, 30:30, 30:34, 30:38, 31:3, 31:8, 31:20, 32:29, 34:20, 36:24, 36:29, 36:33, 36:39, 37:24, 37:41, 38:23, 38:37, 39:25, 39:29, 40:13, 40:17, 40:32, 42:34, 43:15, 43:26, 44:29, 46:15, 46:35, 47:2, 47:23, 47:46, 48:4, 48:13, 48:23, 48:38, 48:43, 49:3, 51:37, 51:47, 52:39, 53:47, 54:8, 54:14, 54:18, 54:25, 54:31, 54:44, 55:2, 55:8, 55:18, 57:29, 58:10, 58:14, 58:19, 58:43, 59:43, 60:33, 61:19, 61:30, 61:41, 62:27, 62:45, 63:8, 64:12, 64:34, 64:40, 64:44, 65:12, 65:46, 66:7, 66:15, 66:20 muffins [1] - 33:15 must [4] - 6:20, 13:41, 50:12, 55:8</p>	<p>58:8, 64:1 named [4] - 37:6, 37:12, 45:21, 57:35 names [1] - 60:9 nature [2] - 49:8, 50:2 near [4] - 20:39, 20:40, 20:41, 35:13 nearly [1] - 39:20 Ned [24] - 10:40, 16:21, 18:29, 19:44, 28:32, 28:36, 30:7, 30:8, 30:15, 30:30, 30:44, 31:26, 31:31, 33:45, 38:10, 40:45, 42:44, 42:45, 42:46, 43:4, 55:44, 57:1, 57:13 Ned's [1] - 46:25 need [15] - 10:33, 11:3, 15:35, 22:10, 22:11, 27:11, 27:36, 28:29, 40:11, 45:25, 47:47, 64:31, 65:15, 65:44 needed [4] - 10:28, 12:24, 15:11, 48:32 needs [1] - 63:17 never [7] - 5:22, 6:45, 6:47, 36:9, 36:15, 44:13, 57:26 new [2] - 11:10, 65:25 next [9] - 4:29, 12:36, 15:25, 30:40, 35:10, 47:15, 48:40, 60:6, 63:19 nice [2] - 51:6, 56:28 night [1] - 32:31 nights [2] - 7:40, 38:30 Nino [5] - 8:42, 13:7, 13:9, 13:11, 16:22 no-one [2] - 38:6, 60:2 nods [1] - 51:31 none [3] - 17:4, 20:18, 44:7 north/south [1] - 3:36 notation [1] - 10:4 note [11] - 14:13, 17:7, 22:26, 26:11, 30:2, 36:18, 36:24, 37:17, 39:1, 52:37, 58:7 nothing [3] - 17:3, 39:16, 66:17 notice [12] - 8:11, 9:40, 12:12, 12:27, 18:11, 18:24, 18:27, 25:10, 25:24, 26:20, 29:16, 29:17 notification [1] - 17:40 notify [1] - 65:17</p>	<p>November [18] - 36:19, 36:29, 36:36, 36:45, 37:3, 46:33, 46:44, 51:22, 51:25, 52:37, 53:15, 53:17, 53:33, 54:31, 56:3, 56:37, 57:30, 61:12 nowhere [1] - 18:25 NSW [1] - 1:27 number [9] - 28:39, 31:5, 31:6, 31:8, 60:24, 63:18, 63:23, 63:27, 63:31 numbered [1] - 66:11 numerous [5] - 41:41, 42:18, 45:18, 46:12, 55:35</p>	<p>26:31, 36:9, 55:43 one [34] - 6:27, 10:3, 11:6, 11:32, 13:17, 19:30, 20:37, 22:3, 28:4, 28:22, 32:30, 33:43, 35:26, 35:28, 36:15, 38:6, 45:6, 46:15, 49:24, 49:29, 53:16, 54:35, 55:2, 55:6, 55:29, 55:32, 55:38, 55:39, 55:47, 60:2, 63:45, 64:7 One [1] - 28:22 one-on-one [1] - 11:32 ones [2] - 30:44 Ong [2] - 17:8, 17:12 onsite [3] - 15:12, 15:18, 56:4 open [2] - 49:41 operate [11] - 4:13, 4:45, 12:27, 12:29, 14:38, 14:46, 15:3, 15:23, 15:26, 24:27, 24:29 operating [2] - 11:25, 16:43 opinion [1] - 9:20 opposite [1] - 11:29 order [36] - 2:20, 8:11, 9:4, 9:14, 14:16, 14:25, 17:34, 25:11, 25:14, 25:24, 25:25, 25:41, 26:1, 26:8, 27:8, 27:14, 27:15, 27:16, 27:20, 27:26, 27:27, 27:28, 27:32, 28:10, 28:12, 29:10, 29:12, 29:16, 31:34, 31:40, 36:40, 43:23, 65:9, 65:15, 66:3 ordered [3] - 33:14, 33:15, 58:25 orders [3] - 26:21, 40:30 original [1] - 49:23 originally [2] - 5:23, 33:2 Oueik [1] - 55:43 outside [2] - 47:46, 48:16 overseas [1] - 10:18 own [2] - 4:16, 50:41 owner [3] - 63:2, 63:17, 63:47 owns [1] - 51:4</p>
O				
<p>o'clock [3] - 33:12, 33:13, 58:32 objections [1] - 25:7 observed [1] - 22:26 obtain [1] - 12:3 obtained [1] - 10:27 occasion [7] - 46:40, 51:18, 52:3, 52:7, 56:11, 60:12, 63:41 occasions [5] - 40:47, 41:2, 45:38, 55:35, 60:11 occupation [1] - 43:46 occur [2] - 7:3, 35:21 occurred [5] - 11:6, 23:31, 34:21, 49:13, 58:20 occurs [1] - 7:3 October [11] - 18:21, 18:40, 18:42, 22:21, 22:22, 22:23, 54:12, 54:14, 54:18 OF [2] - 66:6, 66:14 Off-record [1] - 65:36 offer [1] - 35:30 offered [1] - 45:47 offering [1] - 45:47 office [8] - 13:35, 13:38, 13:46, 15:4, 15:6, 15:44, 24:27, 24:29 officer [1] - 17:8 Officer [1] - 1:21 officers [2] - 53:40, 53:42 offices [1] - 4:41 often [1] - 26:29 OH&S [1] - 6:3 once [5] - 21:41,</p>	<p style="text-align: center;">N</p> <p>name [22] - 3:1, 5:33, 5:35, 5:36, 12:41, 16:35, 28:8, 35:28, 37:17, 46:4, 49:39, 49:47, 51:29, 52:9, 52:29, 53:16, 53:18, 57:29, 57:33, 57:46,</p>	<p>named [4] - 37:6, 37:12, 45:21, 57:35 names [1] - 60:9 nature [2] - 49:8, 50:2 near [4] - 20:39, 20:40, 20:41, 35:13 nearly [1] - 39:20 Ned [24] - 10:40, 16:21, 18:29, 19:44, 28:32, 28:36, 30:7, 30:8, 30:15, 30:30, 30:44, 31:26, 31:31, 33:45, 38:10, 40:45, 42:44, 42:45, 42:46, 43:4, 55:44, 57:1, 57:13 Ned's [1] - 46:25 need [15] - 10:33, 11:3, 15:35, 22:10, 22:11, 27:11, 27:36, 28:29, 40:11, 45:25, 47:47, 64:31, 65:15, 65:44 needed [4] - 10:28, 12:24, 15:11, 48:32 needs [1] - 63:17 never [7] - 5:22, 6:45, 6:47, 36:9, 36:15, 44:13, 57:26 new [2] - 11:10, 65:25 next [9] - 4:29, 12:36, 15:25, 30:40, 35:10, 47:15, 48:40, 60:6, 63:19 nice [2] - 51:6, 56:28 night [1] - 32:31 nights [2] - 7:40, 38:30 Nino [5] - 8:42, 13:7, 13:9, 13:11, 16:22 no-one [2] - 38:6, 60:2 nods [1] - 51:31 none [3] - 17:4, 20:18, 44:7 north/south [1] - 3:36 notation [1] - 10:4 note [11] - 14:13, 17:7, 22:26, 26:11, 30:2, 36:18, 36:24, 37:17, 39:1, 52:37, 58:7 nothing [3] - 17:3, 39:16, 66:17 notice [12] - 8:11, 9:40, 12:12, 12:27, 18:11, 18:24, 18:27, 25:10, 25:24, 26:20, 29:16, 29:17 notification [1] - 17:40 notify [1] - 65:17</p>	<p>November [18] - 36:19, 36:29, 36:36, 36:45, 37:3, 46:33, 46:44, 51:22, 51:25, 52:37, 53:15, 53:17, 53:33, 54:31, 56:3, 56:37, 57:30, 61:12 nowhere [1] - 18:25 NSW [1] - 1:27 number [9] - 28:39, 31:5, 31:6, 31:8, 60:24, 63:18, 63:23, 63:27, 63:31 numbered [1] - 66:11 numerous [5] - 41:41, 42:18, 45:18, 46:12, 55:35</p>	<p>26:31, 36:9, 55:43 one [34] - 6:27, 10:3, 11:6, 11:32, 13:17, 19:30, 20:37, 22:3, 28:4, 28:22, 32:30, 33:43, 35:26, 35:28, 36:15, 38:6, 45:6, 46:15, 49:24, 49:29, 53:16, 54:35, 55:2, 55:6, 55:29, 55:32, 55:38, 55:39, 55:47, 60:2, 63:45, 64:7 One [1] - 28:22 one-on-one [1] - 11:32 ones [2] - 30:44 Ong [2] - 17:8, 17:12 onsite [3] - 15:12, 15:18, 56:4 open [2] - 49:41 operate [11] - 4:13, 4:45, 12:27, 12:29, 14:38, 14:46, 15:3, 15:23, 15:26, 24:27, 24:29 operating [2] - 11:25, 16:43 opinion [1] - 9:20 opposite [1] - 11:29 order [36] - 2:20, 8:11, 9:4, 9:14, 14:16, 14:25, 17:34, 25:11, 25:14, 25:24, 25:25, 25:41, 26:1, 26:8, 27:8, 27:14, 27:15, 27:16, 27:20, 27:26, 27:27, 27:28, 27:32, 28:10, 28:12, 29:10, 29:12, 29:16, 31:34, 31:40, 36:40, 43:23, 65:9, 65:15, 66:3 ordered [3] - 33:14, 33:15, 58:25 orders [3] - 26:21, 40:30 original [1] - 49:23 originally [2] - 5:23, 33:2 Oueik [1] - 55:43 outside [2] - 47:46, 48:16 overseas [1] - 10:18 own [2] - 4:16, 50:41 owner [3] - 63:2, 63:17, 63:47 owns [1] - 51:4</p>

P				Q
<p>page [59] - 3:15, 4:22, 6:12, 6:14, 6:20, 7:46, 8:20, 8:46, 9:44, 10:20, 13:13, 13:24, 13:28, 14:13, 14:16, 15:38, 15:47, 16:2, 16:12, 17:6, 17:33, 17:34, 17:39, 22:26, 23:2, 24:4, 24:34, 24:39, 25:10, 26:11, 28:30, 29:24, 29:26, 29:45, 29:47, 30:15, 30:21, 30:24, 30:26, 30:34, 30:39, 31:13, 31:25, 31:26, 32:9, 32:13, 35:4, 36:18, 36:20, 36:42, 36:45, 40:8, 40:20, 40:39, 42:7, 53:36, 66:11</p> <p>pages [4] - 6:7, 7:7, 17:33, 17:42</p> <p>paginated [1] - 28:29</p> <p>paid [3] - 4:46, 12:28, 14:47</p> <p>Pandzic [2] - 55:5, 55:11</p> <p>papers [1] - 44:16</p> <p>paragraph [7] - 37:3, 41:34, 41:47, 42:3, 54:46, 55:2, 55:8</p> <p>park [2] - 11:29, 11:33</p> <p>parking [1] - 6:15</p> <p>Parramatta [1] - 40:29</p> <p>part [6] - 2:23, 2:25, 15:30, 39:47, 41:26, 65:23</p> <p>particular [6] - 10:29, 22:7, 26:33, 57:15, 60:14</p> <p>particularly [1] - 27:28</p> <p>partitions [2] - 19:26, 24:23</p> <p>pass [3] - 19:18, 19:19, 63:27</p> <p>passed [2] - 55:12, 61:23</p> <p>past [1] - 7:20</p> <p>pastor [3] - 11:21, 11:34, 11:40</p> <p>path [1] - 12:7</p> <p>Paul [1] - 1:20</p> <p>pause [3] - 18:10, 19:21, 49:46</p> <p>pausing [1] - 23:39</p> <p>pay [2] - 15:24, 46:8</p> <p>paying [6] - 4:47,</p>	<p>12:28, 14:47, 15:1, 15:24, 22:2</p> <p>payment [1] - 17:26</p> <p>people [43] - 11:42, 13:8, 15:6, 15:25, 21:35, 22:6, 33:47, 34:39, 37:20, 37:24, 37:35, 40:6, 44:42, 44:45, 45:19, 46:21, 46:25, 46:36, 46:39, 49:17, 49:28, 49:29, 49:31, 49:32, 49:35, 49:39, 49:42, 49:47, 50:22, 50:37, 51:1, 51:6, 51:8, 53:28, 54:36, 56:20, 57:19, 57:21, 60:1, 60:2, 60:10, 60:14</p> <p>per [5] - 37:13, 52:34, 58:1, 58:5, 58:22</p> <p>perform [1] - 9:15</p> <p>perhaps [2] - 40:25, 65:47</p> <p>period [2] - 51:8, 51:9</p> <p>permissible [1] - 13:39</p> <p>person [24] - 16:27, 27:43, 35:18, 43:32, 43:36, 45:18, 47:15, 47:28, 49:21, 49:40, 50:7, 50:28, 50:29, 50:35, 50:39, 50:47, 52:3, 52:6, 53:17, 59:31, 60:12, 60:14, 60:17, 60:24</p> <p>personally [1] - 50:43</p> <p>persons [2] - 2:25, 9:15</p> <p>PH10 [1] - 66:4</p> <p>PH11 [1] - 66:12</p> <p>phone [20] - 28:39, 32:23, 34:23, 34:30, 34:42, 52:39, 52:40, 52:44, 55:15, 55:18, 59:9, 59:27, 59:28, 62:7, 62:19, 62:28, 62:35, 63:18, 63:23, 63:27</p> <p>phoned [3] - 59:34, 61:34, 61:36</p> <p>photographed [1] - 8:5</p> <p>photographs [4] - 7:8, 52:23, 52:26, 53:47</p> <p>photos [1] - 51:26</p> <p>picture [1] - 25:45</p> <p>place [7] - 2:21, 2:24, 4:13, 49:27, 50:24, 53:25, 53:27</p> <p>planning [7] - 4:44,</p>	<p>5:41, 6:16, 8:39, 13:7, 21:40, 22:6</p> <p>Planning [1] - 9:8</p> <p>plans [4] - 4:39, 8:28, 42:1, 42:22</p> <p>play [1] - 11:23</p> <p>plus [1] - 15:44</p> <p>point [3] - 49:21, 52:39, 53:39</p> <p>points [1] - 18:7</p> <p>position [2] - 12:25, 25:31</p> <p>possibly [1] - 19:7</p> <p>powerful [3] - 12:36, 12:37, 15:25</p> <p>Precinct [1] - 1:26</p> <p>precise [2] - 3:14, 59:1</p> <p>precisely [1] - 12:44</p> <p>preference [1] - 19:47</p> <p>premises [20] - 7:2, 7:4, 7:10, 8:5, 8:7, 9:9, 9:10, 9:15, 9:21, 9:23, 9:26, 9:27, 11:7, 11:9, 18:28, 27:9, 41:7, 41:15, 55:12</p> <p>prepare [2] - 13:30, 25:1</p> <p>prepared [2] - 8:45, 13:13</p> <p>present [10] - 2:25, 17:13, 30:44, 37:24, 52:13, 52:19, 52:45, 53:17, 59:43, 65:10</p> <p>presently [1] - 65:23</p> <p>press [1] - 51:45</p> <p>presume [1] - 17:37</p> <p>presuming [1] - 29:9</p> <p>pretty [5] - 12:18, 27:46, 51:13, 56:20, 56:28</p> <p>previous [2] - 20:14, 20:15</p> <p>price [2] - 46:4, 47:29</p> <p>PRIVATE [3] - 1:33, 66:6, 66:24</p> <p>private [5] - 2:24, 48:45, 65:7, 66:2, 66:12</p> <p>problem [5] - 5:4, 5:8, 44:36, 44:44, 63:19</p> <p>problems [2] - 23:43, 35:41</p> <p>proceedings [1] - 65:10</p> <p>professional [1] - 21:40</p> <p>programs [2] - 6:2, 6:38</p>	<p>prohibited [7] - 9:28, 9:35, 9:46, 10:33, 11:10, 13:47, 14:1</p> <p>project [3] - 41:37, 41:40, 42:12</p> <p>proper [1] - 27:11</p> <p>property [34] - 3:8, 3:13, 3:22, 4:24, 4:40, 4:44, 5:17, 5:35, 5:41, 7:33, 8:29, 8:32, 8:35, 14:28, 14:47, 16:16, 19:43, 24:40, 24:43, 25:6, 27:30, 27:40, 27:45, 28:1, 35:25, 40:46, 44:33, 45:41, 46:1, 46:2, 46:8, 46:16, 63:2, 63:20</p> <p>property's [1] - 25:21</p> <p>proposed [2] - 46:4, 61:10</p> <p>proposing [1] - 15:4</p> <p>prosecuted [1] - 39:18</p> <p>prosecution [1] - 54:42</p> <p>provide [2] - 20:35, 60:43</p> <p>provided [4] - 17:46, 22:28, 28:16, 28:26</p> <p>providing [3] - 15:34, 22:6, 24:30</p> <p>provisions [1] - 18:7</p> <p>Pty [1] - 5:30</p> <p>PUBLIC [1] - 1:13</p> <p>public [2] - 44:12, 65:25</p> <p>publication [1] - 65:7</p> <p>purchase [3] - 4:7, 4:31, 5:35</p> <p>purchased [3] - 4:38, 7:28, 14:28</p> <p>purchaser [1] - 11:10</p> <p>purchasing [1] - 4:11</p> <p>purpose [3] - 11:31, 31:35, 33:18</p> <p>purposes [2] - 30:45, 65:10</p> <p>put [18] - 7:13, 7:32, 9:35, 11:3, 12:13, 13:10, 19:29, 23:18, 24:23, 24:43, 25:30, 26:36, 30:40, 32:2, 43:23, 45:3, 58:30, 62:35</p> <p>putting [2] - 19:26, 19:27</p>	<p>qualifications [1] - 6:10</p> <p>query [1] - 22:29</p> <p>questions [1] - 2:28</p> <p>quiet [1] - 50:44</p> <p>quite [2] - 4:5, 33:47</p> <p>R</p> <p>R2 [4] - 9:28, 13:39, 13:47, 15:29</p> <p>racing [1] - 10:7</p> <p>raise [2] - 39:43, 45:34</p> <p>raised [3] - 26:34, 26:40, 36:7</p> <p>ran [1] - 5:26</p> <p>rang [8] - 26:46, 28:39, 32:32, 38:24, 38:41, 38:42, 47:23, 59:21</p> <p>rates [3] - 4:47, 12:29, 15:1</p> <p>rather [3] - 45:20, 51:40, 51:42</p> <p>Ray [9] - 20:37, 24:39, 25:6, 37:25, 37:29, 45:41, 46:2, 51:30, 51:37</p> <p>Raymond [1] - 64:16</p> <p>re [1] - 63:14</p> <p>reaction [1] - 20:9</p> <p>read [5] - 14:30, 17:17, 44:41, 44:45, 45:6</p> <p>reading [3] - 44:36, 44:44, 45:4</p> <p>ready [1] - 2:11</p> <p>real [1] - 63:17</p> <p>realised [2] - 57:17, 57:19</p> <p>really [5] - 21:7, 26:47, 39:16, 42:45, 44:43</p> <p>reason [2] - 21:20, 63:34</p> <p>reasons [5] - 9:14, 14:18, 14:31, 17:42, 28:29</p> <p>reassurance [1] - 42:24</p> <p>reassured [1] - 42:22</p> <p>recalling [1] - 62:1</p> <p>received [9] - 9:40, 12:12, 18:12, 27:32, 28:10, 28:12, 30:41, 49:8, 49:11</p> <p>recollection [3] -</p>

<p>59:12, 59:20, 59:34 recommended [1] - 16:21 record [7] - 29:34, 44:12, 53:37, 53:43, 58:8, 65:34, 65:36 recording [2] - 17:12, 40:29 records [6] - 2:38, 9:25, 17:18, 17:29, 58:7, 59:9 rectify [1] - 8:17 reference [1] - 37:9 referred [3] - 34:6, 34:11, 35:17 referring [1] - 54:3 refers [1] - 37:2 refreshments [1] - 48:31 refused [2] - 16:26, 17:42 regret [1] - 33:31 reinstating [2] - 25:26, 27:8 rejected [2] - 14:9, 14:32 rejection [2] - 14:19, 14:30 relating [1] - 39:16 relation [14] - 2:2, 2:20, 11:23, 16:20, 22:29, 25:36, 26:20, 31:34, 31:39, 39:18, 39:19, 44:33, 56:37, 61:10 relationship [2] - 20:14, 20:15 relay [4] - 38:37, 38:47, 60:39, 63:14 relayed [5] - 10:4, 62:7, 62:31, 63:44 relevant [1] - 7:3 reliable [1] - 23:37 reliance [2] - 21:12, 21:14 remember [20] - 4:31, 8:13, 11:2, 12:5, 12:33, 13:10, 19:40, 35:11, 41:19, 47:39, 47:40, 52:25, 52:26, 56:5, 57:44, 59:5, 59:40, 59:41, 62:14 remembering [1] - 48:7 remove [4] - 4:24, 25:20, 25:42, 27:2 removed [1] - 27:2 renovating [1] - 23:35 renovations [4] - 23:40, 25:31, 26:2,</p>	<p>27:28 renting [3] - 18:25, 18:27, 20:25 report [3] - 13:13, 39:40, 40:17 reported [4] - 38:10, 38:45, 48:13, 60:30 reports [1] - 40:33 represented [1] - 2:3 representing [1] - 48:40 request [2] - 10:19, 33:2 require [1] - 65:16 required [3] - 16:31, 41:7, 65:26 requirements [4] - 16:32, 16:33, 22:8, 30:10 reside [1] - 3:5 residence [5] - 4:16, 15:44, 18:5, 23:18, 41:15 residential [8] - 5:13, 5:15, 5:22, 5:24, 8:8, 19:37, 19:43, 23:34 residential" [1] - 15:29 residing [1] - 64:24 respond [1] - 35:7 response [4] - 10:13, 12:34, 12:35, 22:29 rest [1] - 64:28 restricted [2] - 65:7, 66:3 resumption [2] - 49:1, 65:25 retained [2] - 21:30, 21:35 retention [1] - 17:2 reveal [1] - 9:25 Richard [1] - 1:19 rid [3] - 27:36, 27:39, 28:7 right-hand [4] - 30:40, 31:5, 35:4, 60:4 rights [2] - 11:1, 11:11 ring [8] - 12:17, 14:40, 19:12, 27:20, 58:28, 59:15, 63:14 ringing [1] - 34:39 road [2] - 35:14, 49:44 role [1] - 11:23 Ronney [1] - 55:43 Room [1] - 48:24 room [1] - 48:31 roughly [8] - 21:28, 22:21, 34:20, 35:33, 58:31, 58:32, 59:1, 65:19</p>	<p>roundabout [1] - 12:39 Royal [2] - 2:23, 65:5 run [6] - 4:41, 23:4, 23:6, 28:5, 34:7 rung [4] - 19:13, 27:27, 63:30, 63:31 running [1] - 3:38 runs [2] - 3:35, 6:2</p>	<p>6:12, 6:21, 7:43, 8:45, 13:13, 13:24, 13:27, 14:4, 14:13, 14:16, 15:38, 15:43, 15:45, 16:8, 16:11, 16:35, 17:6, 17:8, 17:10, 17:39, 17:41, 18:10, 22:25, 24:39, 25:11, 25:25, 25:26, 25:40, 25:42, 26:12, 28:31, 29:22, 30:21, 30:36, 31:22, 31:31, 31:42, 32:10, 35:1, 35:2, 37:3, 37:31, 38:47, 40:15, 40:19, 40:22, 40:32, 40:37, 41:28, 41:34, 42:3, 42:15, 44:22, 48:2, 60:36 seek [3] - 2:7, 9:33, 37:35 seeking [2] - 13:17, 13:32 sell [5] - 25:6, 35:25, 45:39, 45:42, 45:45 Sell [1] - 33:40 selling [1] - 46:16 send [3] - 29:9, 57:21 sent [6] - 23:1, 30:18, 41:29, 42:34, 61:13 separate [1] - 60:4 separately [1] - 44:32 separating [1] - 24:47 September [14] - 15:40, 17:10, 18:17, 18:20, 18:36, 19:30, 54:11, 54:12, 54:14, 54:47, 55:2, 55:4, 55:11, 55:13 serve [1] - 60:5 services [1] - 16:47 session [1] - 48:11 set [2] - 5:31, 17:42 settled [1] - 4:31 shaded [2] - 28:43, 29:1 shaking [1] - 33:34 shed [1] - 4:24 shit [2] - 35:15, 35:38 shoes [1] - 57:20 shoot [1] - 44:12 shop [7] - 32:47, 33:14, 35:13, 38:29, 51:4, 60:2, 60:3 short [1] - 48:14 shortly [4] - 18:19, 56:38, 61:42, 61:45 show [6] - 4:5, 6:9, 7:9, 7:10, 7:12, 28:16</p>	<p>showed [1] - 17:16 shows [2] - 3:14, 36:33 shuffles [1] - 44:15 shut [2] - 46:22, 50:2 side [9] - 30:40, 30:41, 31:6, 31:25, 32:9, 35:4, 52:1, 60:4, 60:5 signage [4] - 7:9, 7:10, 7:12, 8:6 significant [1] - 25:25 Simon [4] - 44:2, 44:11, 58:45, 59:31 single [1] - 63:33 site [8] - 10:29, 15:19, 15:21, 18:19, 22:27, 23:25, 53:40, 53:44 sites [2] - 15:19, 15:22 situation [3] - 8:17, 12:23, 15:16 six [5] - 27:46, 35:34, 35:36, 51:9, 53:11 size [1] - 18:8 skim [1] - 40:10 slightly [1] - 17:34 slow [1] - 48:24 small [2] - 15:11, 60:6 social [3] - 11:32, 11:41, 49:36 solicitor [11] - 2:43, 4:43, 38:38, 39:36, 40:18, 47:2, 48:13, 58:40, 59:14, 59:21, 59:35 solution [2] - 33:21, 33:22 Solutions [1] - 22:39 someone [22] - 13:9, 21:36, 22:11, 22:27, 26:45, 27:40, 27:44, 28:7, 28:32, 35:25, 35:29, 37:29, 39:36, 45:37, 45:38, 45:45, 51:18, 51:20, 56:11, 60:24, 62:37, 62:45 sometimes [3] - 19:35, 64:17 somewhere [1] - 28:2 son [1] - 30:17 soon [1] - 65:24 sorry [19] - 6:25, 9:6, 10:10, 10:37, 15:47, 17:23, 25:16, 26:5, 29:23, 30:24, 37:15, 40:35, 42:8, 49:4, 51:35, 62:1, 62:47, 63:47, 64:34 Sorry [1] - 24:3 sort [7] - 4:39, 6:2,</p>
S				
<p>S-C-A-L-I [1] - 2:8 safe [2] - 64:26, 65:31 safety [9] - 6:5, 39:46, 40:5, 49:44, 50:41, 51:43, 57:10, 57:12 sake [1] - 3:12 salvation [4] - 7:26, 7:28, 15:44, 18:5 Sam [9] - 16:12, 16:15, 16:21, 30:7, 30:8, 30:12, 30:13, 30:32, 30:41 Samson [1] - 64:13 Sarkis [5] - 22:35, 22:39, 22:42, 23:3, 37:47 sat [1] - 60:2 satisfy [2] - 17:17, 41:11 saw [4] - 36:39, 51:25, 60:33, 61:33 SC [1] - 1:19 SCALI [8] - 2:7, 2:14, 2:46, 28:20, 48:38, 48:43, 64:40, 65:12 Scali [9] - 2:7, 2:10, 2:26, 2:43, 2:44, 28:17, 64:38, 65:8, 65:27 school [7] - 7:22, 12:38, 12:41, 16:42, 20:43, 44:43 schools [2] - 20:39, 20:40 Sear [3] - 1:21, 48:24, 48:30 search [1] - 6:18 seat [2] - 2:5, 2:12 second [9] - 15:39, 18:35, 19:30, 46:20, 51:18, 53:14, 53:36, 57:27, 60:10 section [4] - 2:22, 5:24, 15:11, 65:5 SEE [2] - 17:19 see [61] - 3:27, 3:29, 3:31, 3:41, 4:23,</p>				

<p>7:23, 33:40, 44:32, 47:39, 60:43 sorted [2] - 36:22, 37:8 sorts [2] - 6:9, 6:38 sought [1] - 39:43 sounds [1] - 62:38 sources [2] - 41:41, 42:18 south [1] - 3:42 south-east [1] - 3:42 speaker [1] - 52:41 speaking [4] - 50:19, 50:20, 54:4, 63:1 speed [1] - 10:24 spell [1] - 43:39 spent [2] - 23:34, 23:39 spoken [7] - 33:20, 37:42, 53:4, 55:14, 56:8, 58:44, 58:45 St [1] - 4:27 staff [8] - 2:26, 7:8, 15:8, 15:9, 42:42, 63:11, 63:12, 63:14 staff's [1] - 10:4 stage [10] - 8:4, 8:28, 13:6, 14:27, 23:4, 27:14, 35:24, 53:22, 54:35, 55:39 stalking [1] - 63:34 stand [2] - 48:18, 48:30 standard [1] - 33:14 start [6] - 7:34, 19:38, 41:37, 42:4, 42:12, 58:31 started [4] - 22:19, 23:17, 23:36, 47:17 Statement [2] - 17:35, 18:18 statement [4] - 8:45, 13:31, 17:21, 54:42 statements [1] - 41:5 statue [2] - 12:6, 12:7 status [1] - 61:22 stay [1] - 65:30 stayed [1] - 21:24 staying [1] - 64:25 step [2] - 48:16, 50:7 still [11] - 7:40, 10:8, 15:1, 16:42, 23:35, 27:4, 29:26, 40:5, 60:11, 61:2, 64:15 stood [1] - 33:47 stop [19] - 15:10, 19:16, 26:16, 41:8, 41:19, 45:36, 46:22, 49:12, 50:3, 50:36, 50:41, 51:38, 52:46,</p>	<p>53:36, 54:37, 54:39, 64:24, 65:33 stopped [3] - 33:27, 33:31, 33:32 stopping [1] - 33:31 storage [1] - 64:17 Storey [2] - 39:37, 40:27 stormwater [1] - 3:46 straightaway [1] - 57:1 street [6] - 35:12, 35:32, 50:25, 51:4, 53:8, 60:7 Street [30] - 1:27, 3:5, 3:13, 3:15, 3:22, 3:23, 3:31, 3:33, 3:35, 4:1, 4:8, 4:11, 4:16, 4:32, 6:28, 6:46, 12:46, 13:34, 19:22, 36:19, 40:47, 52:19, 62:46, 63:5, 64:16, 64:20, 64:22, 64:24 streets [1] - 12:44 structural [3] - 15:33, 24:30, 24:31 structural" [1] - 15:31 structure [1] - 24:24 student [1] - 9:16 studying [1] - 20:47 stuff [10] - 6:4, 7:41, 11:41, 37:33, 38:25, 38:45, 39:12, 44:10, 44:24, 48:26 subject [2] - 3:8, 17:35 subsequent [1] - 39:14 subsequently [5] - 5:7, 8:16, 17:46, 17:47, 39:18 substance [4] - 14:43, 17:29, 60:39, 62:31 substantial [1] - 53:4 substantive [1] - 26:1 suggested [4] - 8:6, 13:9, 45:36, 53:15 summons [2] - 2:2, 65:4 suppose [1] - 54:11 supposed [1] - 21:37 surname [2] - 43:39, 64:12 surprised [1] - 49:36 Susan [1] - 1:27 sushi [1] - 51:4 swap [1] - 12:3 swapped [1] - 12:5 sworn [1] - 2:32</p>	<p style="text-align: center;">T</p> <p>table [4] - 40:23, 40:37, 60:6 table.. [1] - 40:41 tapped [1] - 41:12 tasks [1] - 9:16 teachers [1] - 6:40 teaches [1] - 7:40 teaching [5] - 7:39, 8:24, 16:47, 24:35, 30:16 tender [5] - 2:38, 6:34, 65:43, 65:46, 66:17 tendered [1] - 65:47 term [1] - 20:29 terms [1] - 53:38 terrible [2] - 39:10, 39:12 text [3] - 28:15, 28:17, 28:25 texted [2] - 28:40, 34:41 that" [2] - 26:45, 26:46 THE [157] - 2:5, 2:10, 2:19, 2:40, 3:29, 3:33, 3:38, 3:44, 4:3, 5:11, 5:15, 6:23, 6:25, 6:27, 6:32, 6:34, 7:16, 7:36, 7:43, 9:2, 9:8, 9:14, 9:32, 9:44, 10:7, 10:12, 10:17, 10:24, 10:32, 10:37, 10:47, 13:17, 13:22, 13:27, 13:45, 14:7, 14:18, 14:23, 15:3, 15:47, 16:4, 17:21, 17:23, 18:4, 21:10, 21:14, 21:18, 21:30, 21:39, 22:14, 22:32, 23:15, 24:3, 24:8, 24:15, 24:34, 25:16, 29:43, 29:47, 30:5, 30:7, 30:24, 30:28, 30:32, 30:36, 31:1, 31:5, 31:18, 32:25, 32:27, 33:18, 34:4, 35:44, 36:27, 36:31, 36:35, 36:42, 37:15, 37:22, 37:28, 37:39, 38:17, 38:32, 39:22, 39:27, 40:10, 40:15, 40:25, 42:32, 43:10, 43:21, 43:46, 44:18, 46:12, 46:33, 46:42, 46:47, 47:19, 47:38, 48:2, 48:6, 48:10, 48:16, 48:21, 48:28, 48:30,</p>	<p>48:34, 48:36, 48:40, 51:33, 51:35, 51:45, 52:36, 53:36, 54:3, 54:10, 54:16, 54:23, 54:27, 54:29, 54:39, 54:46, 55:4, 55:10, 57:24, 58:7, 58:12, 58:17, 58:30, 58:47, 60:28, 61:17, 61:26, 61:39, 62:12, 62:43, 63:5, 64:3, 64:31, 64:37, 64:42, 64:46, 65:1, 65:3, 65:14, 65:19, 65:22, 65:29, 65:33, 65:38, 65:41, 65:43, 66:2, 66:9, 66:17, 66:22, 66:24 thereafter [1] - 18:19 therefore [1] - 13:47 thinks [2] - 33:45, 39:47 third [4] - 41:34, 41:47, 53:16, 53:39 third-last [2] - 41:34, 41:47 thousand [1] - 46:9 threat [6] - 46:16, 46:20, 46:36, 49:11, 50:2, 53:15 threatened [1] - 57:35 threatening [2] - 50:43, 50:44 threats [8] - 45:18, 46:12, 49:6, 49:8, 49:47, 50:21, 54:27, 57:17 three [14] - 7:38, 7:40, 15:5, 15:8, 15:9, 18:7, 20:13, 20:16, 20:18, 34:6, 39:2, 46:21, 50:17, 60:26 Thursday [2] - 1:29, 36:35 timing [2] - 49:7, 50:12 TO [1] - 66:15 toast [1] - 33:15 today [4] - 2:21, 60:40, 62:32, 65:39 together [4] - 5:41, 5:42, 11:38, 65:47 tomorrow [1] - 32:5 took [5] - 7:34, 24:3, 51:25, 52:23, 53:27 top [3] - 30:7, 30:30, 36:46 topic [1] - 60:28 track [1] - 42:23 tradespeople [1] - 41:39</p>	<p>traffic [1] - 6:15 train [1] - 21:6 training [16] - 5:19, 6:2, 6:3, 6:4, 6:38, 7:3, 7:21, 8:6, 12:38, 12:41, 15:12, 15:18, 16:41, 16:42, 16:45 Training [7] - 5:27, 5:30, 6:1, 6:19, 9:18, 12:42, 22:39 transcript [1] - 65:6 transcription [1] - 65:33 treatment [1] - 14:5 tried [2] - 32:37, 57:13 trouble [6] - 15:10, 18:32, 23:36, 25:2, 27:33, 25:4 true [1] - 41:1 trusted [1] - 22:12 truth [1] - 35:39 try [1] - 59:15 trying [9] - 9:3, 10:8, 16:40, 33:38, 37:35, 41:19, 44:15, 49:7, 50:44 turn [2] - 5:2, 57:36 turned [1] - 19:35 twice [3] - 26:31, 32:10, 63:32 two [16] - 7:38, 7:39, 15:5, 15:8, 15:9, 20:15, 20:22, 35:12, 37:20, 39:2, 45:6, 45:38, 57:20, 62:47 two-shoes [1] - 57:20</p>
				<p style="text-align: center;">U</p> <p>under [4] - 2:22, 9:8, 9:25, 65:5 underneath [1] - 3:35 understood [4] - 9:39, 22:9, 50:21, 60:29 unfortunately [2] - 12:36, 36:24 unless [2] - 29:13, 33:36 unwell [1] - 65:23 up [33] - 3:38, 4:5, 5:31, 6:20, 7:14, 9:3, 10:8, 10:24, 14:40, 15:27, 19:26, 19:27, 19:35, 23:44, 24:23, 26:26, 26:36, 27:27, 32:5, 33:30, 33:31, 33:47, 35:40, 40:1, 46:13, 46:22, 46:37, 49:41, 57:29, 57:36,</p>

63:14, 63:46 update [2] - 15:32 updated [1] - 14:27 urgent [3] - 63:18 urgently [3] - 63:3	35:34, 35:36, 39:23, 50:17, 53:11, 56:19, 62:15, 65:30 whatsoever [1] - 17:4 white [3] - 24:40, 33:34, 46:2 White [3] - 20:37, 25:6, 45:42 wife [24] - 5:36, 5:45, 16:39, 16:41, 16:47, 19:39, 19:47, 20:7, 20:13, 20:14, 20:45, 20:47, 23:34, 24:47, 27:46, 47:10, 47:12, 57:26, 58:43, 58:44, 59:24, 59:25, 62:37 wish [1] - 41:7 WITH [2] - 66:7, 66:14 withdraw [1] - 37:15 withdrawn [1] - 39:33 WITHDREW [2] - 48:36, 65:41 witness [8] - 2:43, 24:3, 28:23, 40:25, 46:12, 48:17, 48:41, 65:23 WITNESS [21] - 6:25, 6:32, 17:23, 29:47, 30:5, 32:27, 39:27, 46:47, 48:6, 48:21, 48:28, 48:34, 48:36, 51:35, 54:10, 54:27, 58:12, 65:1, 65:19, 65:29, 65:41 word [2] - 12:26, 33:26 words [11] - 3:27, 11:2, 12:24, 26:42, 26:44, 28:43, 28:47, 39:11, 50:40, 53:27, 56:27 works [8] - 13:33, 16:30, 22:9, 22:36, 41:1, 42:22, 43:43, 54:6 works' [1] - 41:8 worms [1] - 49:42 worry [2] - 54:34, 54:35 wow [1] - 62:37 write [4] - 17:25, 43:16, 43:18, 44:42 writer's [1] - 41:4 writing [2] - 44:37, 44:42 written [3] - 17:23, 24:39, 43:12 wrote [3] - 43:15, 43:18, 43:32	Y year [11] - 4:29, 31:18, 37:11, 39:25, 39:27, 44:3, 51:11, 51:15, 53:33, 54:23, 58:17 years [8] - 17:24, 20:22, 27:47, 41:39, 44:14, 60:25, 60:26 yesterday [1] - 64:25 you" [1] - 32:23 Yunan [5] - 37:25, 51:30, 51:37, 52:16, 52:18 yourself [6] - 17:8, 17:17, 33:43, 34:2, 52:18
V		Z
valid [1] - 9:26 various [1] - 13:8 ventures [1] - 41:12 visit [2] - 49:26, 50:25 visited [2] - 23:25, 63:41 visiting [1] - 45:31 visits [3] - 63:44, 64:20 voice [1] - 34:1		Zaiter [11] - 16:12, 16:15, 16:29, 16:30, 16:32, 30:12, 30:13, 30:41, 42:30, 42:32, 42:34 Zod [14] - 28:8, 35:18, 45:21, 45:22, 45:30, 45:34, 51:20, 57:29, 57:33, 57:34, 57:36, 57:43, 57:46 Zod" [1] - 57:37 zone [2] - 13:39, 13:47 zoned [1] - 8:8 zoning [6] - 5:11, 5:13, 9:35, 10:33, 11:9, 14:4 Zraika [21] - 33:36, 37:41, 37:43, 37:45, 38:5, 38:9, 38:18, 38:27, 38:33, 39:8, 39:9, 39:14, 47:24, 47:33, 49:22, 49:27, 50:8, 50:19, 50:21, 55:43, 56:20 Zraika's [2] - 47:29, 50:12
W		
wait [3] - 57:9, 62:12, 63:46 Waitara [1] - 14:26 waited [1] - 57:6 walk [3] - 55:24, 55:27, 60:3 walked [4] - 34:2, 35:14, 35:41, 35:42 walking [1] - 35:13 walks [1] - 57:38 Wall [1] - 26:43 wants [2] - 41:25, 63:18 warn [1] - 50:44 warned [2] - 51:19, 52:6 warning [1] - 60:13 warnings [1] - 54:27 WARREN [2] - 2:32, 66:7 warren [1] - 1:35 Warren [19] - 2:1, 3:1, 3:3, 9:47, 11:35, 28:3, 32:22, 33:20, 33:38, 34:30, 39:11, 43:23, 48:45, 50:2, 53:27, 56:28, 63:16, 63:47, 66:12 WAS [1] - 66:24 water [2] - 6:21, 48:25 website [2] - 44:20, 44:23 week [11] - 5:23, 7:40, 39:2, 43:4, 47:23, 47:25, 49:22, 49:24, 62:15, 62:17 weeks [9] - 5:40,		