

## 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 9.30am

1 THE COMMISSIONER: Have we got Mr Zraika or Mr Yang?

2

3 MR BOLSTER: Could Mr Zraika come back into the witness  
4 box again.

5

6 THE COMMISSIONER: You're under your previous oath,  
7 Mr Zraika.

8

9 <HICHAM ZRAIKA, on former oath: [9.30am]

10

11 <EXAMINATION BY MR BOLSTER CONTINUING:

12

13 MR BOLSTER: Q. Mr Zraika, when we concluded yesterday  
14 we were discussing the advice that Mr Gough had been  
15 providing counsel in the lead up to the last council  
16 meeting that dealt with the John Street contract on  
17 2 December last year. Do you recall that?

18

A. (Nods).

19

20 Q. You were suggesting, correct me if I am wrong, that at  
21 that meeting, that last meeting where the issue was  
22 discussed, it sounded to you like Mr Gough had changed his  
23 advice to councillors about proceeding with the proposal  
24 that Mr Mehajer had had on the table at that time?

25

26 A. Yes, what appeared at the meeting, that after the  
27 debate took place, or the debate started to take place,  
28 what was discussed about putting the terms of reference and  
29 going forward, that I think the impression that I got was  
30 eventually up to the council to decide what to do with it.

30

31 Q. You remember yesterday we looked at some advice that  
32 he gave, some written advice in September?

33

A. Correct.

34

35 Q. Do you recall that advice was, "Don't proceed with  
36 this purchaser"?

37

A. Correct.

38

39 Q. "Put it to the public tender" or some other means of  
40 selling it?

41

A. Correct.

42

43 Q. Essentially, bring this chapter of dealing with  
44 Mr Mehajer's company to an end. Do you recall that?

45

A. Yes.

46

47 Q. I want to suggest to you at that meeting Mr Gough

1 never deviated from his previous advice, that September  
2 advice. What do you say about that?

3 A. Initially, with the advice brought in, yes, but when  
4 the debate took place it seemed that - he gave me the  
5 impression that it was up to the council and I've noticed  
6 that when the discussion started to take place and midway  
7 through it, they were discussing the terms of that new  
8 contract. It appeared to me it was okay to proceed and  
9 that's the impression I got, there was a general consensus  
10 about that at that particular meeting.

11  
12 Q. I want to suggest to you that Mr Gough provided advice  
13 about the way in which council could move forward if it  
14 decided to go further with Mr Mehajer, but that he never  
15 said that is what you should do from a legal perspective?

16 A. Yes, he did provide an advice to that meeting, but, as  
17 I said, throughout the, when the debate started and halfway  
18 through, it gave the impression to me, because the  
19 discussion did take place and when I saw - it was a general  
20 consensus about discussing the terms of that new contract  
21 and, it appeared to me from Mr Gough that, okay, it's up to  
22 the council to decide. I think that was said at that  
23 meeting and luckily we had some - I think it was Darren at  
24 that particular meeting, the representative from local  
25 government, I think it was Darren, and we had him, and  
26 there was a general consensus at that particular meeting  
27 and, in fact, I recall clearly that Simms was heavily  
28 involved in those terms of references.

29  
30 Q. Mr Zraika, Ms Simms was only involved in defining  
31 certain minimum terms that she wanted in any future deal if  
32 the deal were to go ahead; correct?

33 A. Well, she was involved in probably most of the terms  
34 of reference.

35  
36 Q. She didn't want the deal to go ahead, she wanted  
37 contract to be brought to an end there and then; didn't  
38 she?

39 A. That's not how I perceived it at that meeting.

40  
41 Q. Mr Sear was there just to observe the meeting, he  
42 didn't take part in it whatsoever did he?

43 A. No, he didn't.

44  
45 Q. He didn't give you any reason to suggest that --

46 A. I said he was observing, sorry.  
47

1 Q. He was just an observer?  
2 A. Yes.  
3  
4 Q. What was the point of telling the inquiry that Mr Sear  
5 was an observer?  
6 A. I am saying we had a representative of the department  
7 of local government that was there.  
8  
9 Q. Did that play any role in your consideration of  
10 whether this contract should be rescinded or a new contract  
11 entered into?  
12 A. Oh, no.  
13  
14 Q. All right. You see, Mr Attie was very vocal in that  
15 meeting in support of doing a further deal, wasn't he?  
16 A. Well, he was discussing the terms of reference with  
17 Simms and --  
18  
19 THE COMMISSIONER: Q. The terms reference, you mean the  
20 terms of the contract?  
21 A. Yes, sorry, the terms of the contract, yes.  
22  
23 MR BOLSTER: Q. Those are the terms that appear at page  
24 400 - let me get --  
25  
26 THE COMMISSIONER: I think the witness has the bundle.  
27  
28 MR BOLSTER: Could the witness have the John Street  
29 bundle, page 417 and 418. It is fairly well towards the  
30 back.  
31 A. 417, correct?  
32  
33 Q. 417, 418.  
34 A. Got it, thanks.  
35  
36 Q. Do you see the dot points on 418?  
37 A. Yes.  
38  
39 Q. They were the things that Councillor Simms was having  
40 an input in; correct?  
41 A. Correct.  
42  
43 Q. Do you see on the vote she ended up voting against the  
44 resolution, didn't she?  
45 A. She did. Can I explain what happened there?  
46  
47 Q. Well --

1 A. She did, yes.  
2  
3 Q. If you could briefly, yes.  
4 A. What happened there was, she was - it gave the  
5 impression - everybody was - there was a consensus as to  
6 what appeared to me about those terms of the contract that  
7 she was involved in and when it came to the vote, I recall  
8 clearly Councillor Campbell stood up and went and whispered  
9 in Councillor Simms' ear, I don't know what he whispered,  
10 and then when it came to the vote, right just before the  
11 vote, and that's when - and those councillor Batik-Dunbar,  
12 Oldfield and Simms voted against it.  
13  
14 Q. Mr Zraika, it was apparent to you at the commencement  
15 of that meeting that the vote was split four-four, wasn't  
16 it?  
17 A. It wasn't, because when the debate took place and when  
18 they negotiated the terms of that contract, at that  
19 meeting, it appeared to me there was a general consensus  
20 because --  
21  
22 THE COMMISSIONER: Q. About what?  
23 A. About giving, awarding the contract because she was  
24 heavily involved in negotiating the terms of that contract.  
25  
26 Q. One possibility is, isn't it, that Councillor Simms  
27 may have perceived that the vote was likely to go against  
28 the advice that had been given by Mr Gough and, therefore,  
29 she was attempting to argue for terms in the contract that  
30 would be the least worst case scenario from her point of  
31 view?  
32 A. It didn't appear that to be me, to be honest.  
33  
34 MR BOLSTER: Q. Mr Zraika, let's just go back a step.  
35 The start of the consideration of John Street that night,  
36 Councillor Lam declared an interest; correct - in the  
37 chamber?  
38 A. Let me check. Probably she did, yes  
39  
40 Q. Then Councillor Mehajer refused to leave the chamber,  
41 wanted to sit in the deputy mayoral position and act as  
42 mayor; correct?  
43 A. Correct.  
44  
45 Q. There was a bit of to and fro about that?  
46 A. Correct.  
47

1 Q. People said, "You can't stay because it's your  
2 development". Ultimately, he left?  
3 A. There was a censure motion, I think it was.  
4  
5 Q. Let's not worry about that. Ultimately he left the  
6 chair?  
7 A. Yes. He was --  
8  
9 Q. The mayor and the deputy mayor had left the chamber.  
10 You needed an acting mayor, didn't you?  
11 A. Yes, but the censure motion, let me go back to the  
12 censure motion, which I supported by the way, to make sure  
13 that he gets out of the room. I supported that censure  
14 motion put by Councillor Campbell, because I didn't find it  
15 appropriate for him to sit in the room.  
16  
17 Q. There was never any issue that Councillor Mehajer had  
18 to leave the chamber for the the purpose of dealing with  
19 the --  
20 A. Well, it was a matter for him Mr Bolster, but  
21 I supported that censure motion put in by Mr Campbell,  
22 because I didn't find it appropriate that he did, so, yes.  
23  
24 Q. Then there was a ballot, wasn't there, for who would  
25 be chair of the meeting, who would act as mayor?  
26 A. Correct.  
27  
28 Q. And that was the two blocks of four put up a  
29 candidate, didn't they?  
30 A. I wouldn't say blocks, but I would say people nominate  
31 candidates, yes.  
32  
33 Q. Mr Attie stood against Councillor Simms; correct?  
34 A. Yes.  
35  
36 Q. And the ballot was tied four-four; correct?  
37 A. From memory, probably that's the case, yes.  
38  
39 Q. When it was tied four-four you had a pretty good idea,  
40 didn't you, that that was going to be the vote on the  
41 substantive issue to deal with Mr Mehajer's contract?  
42 A. How would I know whose name would come out of a hat,  
43 Mr Bolster.  
44  
45 Q. No, no, before that Mr Zraika?  
46 A. How would I know.  
47

1 Q. You knew when the vote was tied four-four and then the  
2 name had to come out of the hat, you knew then --  
3 A. No, I didn't.  
4  
5 Q. Let me ask the question, please.  
6 A. Sorry.  
7  
8 Q. You knew then, that the substantive issue about  
9 Mr Mehajer's proposal for a fresh contract, would be dealt  
10 with on the same basis, didn't you?  
11 A. Look, no, because there was a vote and there were two  
12 names put up. I supported one of those two and it went to  
13 the hat and it was a fifty-fifty chance. It came out of a  
14 hat.  
15  
16 Q. Before the vote went to the hat and it was tied  
17 four-four, you appreciated, didn't you, that each of  
18 Councillor Simms, Oldfield, Batik-Dunbar and Campbell were  
19 there to oppose the resolution, any resolution that gave  
20 Mr Mehajer more time; correct?  
21 A. Would it be possible, yes.  
22  
23 Q. Come on Mr Zraika, you knew that was the case?  
24 A. Well, possible, like, anything could happen in the  
25 chamber.  
26  
27 Q. The critical thing was to get the chairmanship at that  
28 ballot; correct?  
29 A. No, I didn't see it that way.  
30  
31 Q. Because that gave the casting vote?  
32 A. No, I didn't see it that way.  
33  
34 Q. You didn't see it that way?  
35 A. No.  
36  
37 Q. Do you say that, if the casting vote had gone to  
38 Councillor Simms, the resolution on page 417 and 418 would  
39 have been passed?  
40 A. I wouldn't be able to tell you. From what I saw, at  
41 that particular meeting, there was a general consensus with  
42 her being heavily involved in negotiating the terms of that  
43 contract, it seems to me there was a - there was a - I was  
44 given the impression that it was given the - it was awarded  
45 the contract.  
46  
47 Q. The only consensus was, that if Mr Mehajer's cause,

1 having been assisted by Mr Attie getting the casting vote,  
2 on that basis, and on that basis that the proposal would go  
3 ahead, that Councillor Simms was simply seeking to get the  
4 best possible deal for the council?  
5 A. I didn't see it that way.  
6  
7 Q. You didn't see it that way?  
8 A. No.  
9  
10 Q. Let me take you back to some evidence you gave  
11 yesterday about South Auburn and the rescission motion that  
12 you lodged in advance of the 20 May meeting. I don't know  
13 whether you have had a chance to have a look at the  
14 business papers?  
15 A. Yes, I did.  
16  
17 Q. You've seen that?  
18 A. Yes.  
19  
20 Q. That has been circulated throughout the chamber.  
21 Mr Commissioner, might I provide you with a copy? I've  
22 marked it as 413A to go into the South Auburn bundle as  
23 page 413A. You have seen that minute?  
24 A. Yes, I have.  
25  
26 Q. You see it refers to you having lodged a notice of  
27 rescission, together with Councillors Oueik and Yang?  
28 A. Yes, it seems to --  
29  
30 Q. A piece of paper that was the rescission motion, which  
31 you actually have to put your name and sign it, you have to  
32 refer to the item number that you are seeking to rescind,  
33 who prepared that?  
34 A. To be honest, I don't recall.  
35  
36 Q. You don't recall?  
37 A. No.  
38  
39 Q. When you signed it --  
40 A. I did sign it yes, obviously, from what it seems to  
41 me, that I have signed it, yes.  
42  
43 Q. Did Mr Oueik sign it first and give it to you or did  
44 you sign it first and give to him?  
45 A. I honestly don't recall what happened. I don't even  
46 recall that I did, but obviously I did.  
47



1 Q. How did the three of you come to agree that a  
2 rescission motion should be lodged and that the three of  
3 you should sign it?  
4 A. In most case it is happens right after the meeting,  
5 like, right at the meeting when the decision is not - sort  
6 of gets adopted, then, in most cases, from my recollection,  
7 being on council, it just happens right then and there.  
8  
9 Q. Do you have any specific recollection of how it  
10 happened on this occasion?  
11 A. Well, if it had - obviously it did happen, so  
12 obviously it happened at that particular meeting.  
13  
14 Q. You'll note from the business paper that it says that  
15 you gave the notice on 15 April, which was the actual date  
16 of the meeting?  
17 A. It would have been - if that's the case, it would have  
18 been signed there and then on the day it was given.  
19 I don't know.  
20  
21 Q. When it was signed, do you recall the discussion you  
22 had with Mr Oueik and Mr Yang?  
23 A. No.  
24  
25 Q. Do you agree you would have discussed it with them?  
26 A. Disagree, because what happened - because once - if a  
27 motion doesn't get adopted, and that's the common practice  
28 here, from my experience, obviously, straightaway there  
29 would be a rescission motion put forward. It would be  
30 circulated by the instigator of the rescission motion and  
31 get signed by three different councillors, and I think  
32 that's what happened at that particular meeting.  
33  
34 Q. Did it occur to you that Mr Yang was signing a  
35 rescission motion in relation to a motion that he just  
36 voted?  
37 A. You have got to ask him. Sorry, he could have signed  
38 after me, I don't know.  
39  
40 Q. This is why it is important, I want to know what was  
41 discussed when he came to sign that document?  
42 A. Certainly, I haven't discussed that with --  
43  
44 Q. Did you place that in front of him?  
45 A. I don't recall that I did actually, no.  
46  
47 Q. It doesn't strike you, sitting there today, as odd

1 that he would sign on 15 April a rescission motion?  
2 A. It happened before.  
3  
4 Q. It's happened before, has it?  
5 A. Yes, well people vote one way at one particular  
6 meeting and then they change their minds at the next  
7 meeting.  
8  
9 Q. How many times do you recall someone signing a  
10 rescission motion on the same day and at the same meeting,  
11 as a motion that they had voted in favour of themselves?  
12 A. Well, I have seen the rescission motion by Mr Mehajer  
13 on his application, I think it was.  
14  
15 Q. No, Mr Zraika --  
16 A. You've asked me for an example. I gave you an  
17 example.  
18  
19 Q. Mr Mehajer moved a rescission motion in relation to an  
20 earlier motion with the support of Mr Oueik and Mr Attie.  
21 Mr Mehajer's position, though, had always been the same,  
22 even though he hadn't taken part in the vote?  
23 A. Correct.  
24  
25 Q. He moved a motion --  
26 A. Correct.  
27  
28 Q. -- to rescind a decision that was made by council that  
29 was adverse to his interests on John Street; correct?  
30 A. Correct.  
31  
32 Q. You know about that, do you?  
33 A. No --  
34  
35 Q. Did you know that he had moved that rescission motion?  
36 A. No, I didn't, but I've seen the minutes afterwards,  
37 that's how I knew.  
38  
39 Q. You saw the minutes that are in evidence in this  
40 inquiry?  
41 A. That's what I saw.  
42  
43 Q. But this situation is different. On the 15th, Mr Yang  
44 voted in favour of a motion moved by Councillor Simms, that  
45 there would be no action taken in relation to the  
46 South Auburn proposal and your evidence today, is that  
47 immediately after that vote, he signed a notice of

1 rescission of the very same motion?  
2 A. You have got to ask Mr Yang, sorry.  
3  
4 Q. I'm going to, but I want to know why you --  
5 A. I signed it because - because it didn't get up, so we  
6 need to --  
7  
8 Q. You didn't discuss it with Mr Yang?  
9 A. I did not discuss it with Mr Yang, no.  
10  
11 Q. The document wasn't handed to Mr Yang by someone?  
12 A. Certainly it wasn't by me.  
13  
14 Q. It wasn't by you?  
15 A. Yes. I don't recall giving it to him, no.  
16  
17 Q. All right.  
18 A. No.  
19  
20 MR BOLSTER: Mr Commissioner, might formally that page be  
21 included as 413A in the bundle?  
22  
23 THE COMMISSIONER: 413A of the South Auburn bundle, yes.  
24  
25 MR BOLSTER: Q. Mr Zraika, I want to suggest to you that  
26 your voting in relation to the Grey Street, Silverwater  
27 proposal in October of last year, your voting in relation  
28 to the South Auburn planning proposal in April and May of  
29 2014, that your voting in relation to the Marsden Street  
30 planning proposal, and I want to suggest to you, that your  
31 voting in relation to the John Street conveyance after -  
32 after - the point in time when you agreed to the return of  
33 half of the deposit on the terms proposed by Mr Mehajer,  
34 that each of those decisions were based on your  
35 relationships with Councillor Attie, Councillor Lam,  
36 Councillor Mehajer and Councillor Oueik and  
37 Councillor Yang. What do you say about that?  
38 A. I totally disagree.  
39  
40 Q. In the case of Grey Street you acted contrary to  
41 advice, can I suggest?  
42 A. Well, I wouldn't say - well, there was a  
43 recommendation to support the B1, but as I said before,  
44 I saw fit to support what has been proposed, yes, I have.  
45  
46 Q. And you voted to support Mr Attie's motion moved on  
47 the floor of council without any engagement with the

1 process of what was involved in that about motion?  
2 A. I supported the merits of the proposal.  
3  
4 Q. In the case of South Auburn, you voted to support a  
5 reduced B4 zone along Auburn Road, despite the fact that  
6 had you previously, on numerous occasions, supported an  
7 extended B4 zone along Auburn Road?  
8 A. Supported the staff recommendation.  
9  
10 Q. And you did that, can I suggest, because you and  
11 Mr Oueik had discussed this matter and wanted that  
12 reduction?  
13 A. I totally disagree.  
14  
15 Q. I want to suggest to you that there was no reasonable  
16 planning justification for such a small B4 zone along  
17 Auburn Road. What do you say about that?  
18 A. I supported the staff recommendation.  
19  
20 MR BOLSTER: I have nothing further, thank you  
21 Commissioner.  
22  
23 THE COMMISSIONER: Just before you finish, there's  
24 something I am not quite following.  
25  
26 Q. If you go to 417, this is back on the John Street  
27 matter, you were asking the witness questions about 417 of  
28 the bundle. Do you see there's a resolution on the motion  
29 of Councillor Attie, seconded by Councillor Oueik, that the  
30 council's resolution of minute number C01315 relating to  
31 John Street be rescinded and that was passed?  
32  
33 MR BOLSTER: Yes.  
34  
35 THE COMMISSIONER: That minute, C01315, that's the one, is  
36 it, at --  
37  
38 MR BOLSTER: At 395.  
39  
40 THE COMMISSIONER: 395 - which is terminating the  
41 contract?  
42  
43 MR BOLSTER: Yes, and then the rescission motion to deal  
44 with that is --  
45  
46 THE COMMISSIONER: Yes, and that's at 401; is that right?  
47

1 MR BOLSTER: Yes, that's the motion that Mr Attie --  
2  
3 THE COMMISSIONER: Yes, but that's council unanimously  
4 terminating the contract at 395.  
5  
6 MR BOLSTER: Yes.  
7  
8 THE COMMISSIONER: Q. Was that you voting or were you  
9 not there at that meeting?  
10 A. Can I have a look? I'm not - sorry --  
11  
12 Q. Page 395?  
13 A. Page 395.  
14  
15 THE COMMISSIONER: Yes.  
16  
17 MR BOLSTER: At that meeting the numbers were affected by  
18 the absence of one of the councillors.  
19  
20 THE COMMISSIONER: That's a unanimous resolution, it says?  
21  
22 MR BOLSTER: Yes.  
23  
24 THE WITNESS: That's right, yes.  
25  
26 THE COMMISSIONER: Q. So everyone voted to --  
27 A. Was present, yes.  
28  
29 Q. And you voted to terminate the contract there?  
30 A. Based on what has been said at that meeting and how  
31 the debate took place, yes, I did support it.  
32  
33 Q. Mr Gough gave his legal advice there --  
34  
35 MR BOLSTER: Just on that point, would you go back to 368.  
36  
37 THE COMMISSIONER: 368, yes.  
38  
39 MR BOLSTER: You will see that at this November meeting  
40 Councillor --  
41  
42 THE COMMISSIONER: Oueik wasn't there.  
43  
44 MR BOLSTER: Councillor Attie and Councillor Oueik weren't  
45 there.  
46  
47 THE COMMISSIONER: Councillor Attie excused himself,

1 didn't he?  
2  
3 MR BOLSTER: Sorry, no, Councillor Lam, for the first  
4 time, in relation to John Street --  
5  
6 THE COMMISSIONER: She declared a non-pecuniary interest,  
7 all right.  
8  
9 MR BOLSTER: That was the first occasion. The publicity  
10 on her account was publicity arose about her  
11 relationship --  
12  
13 THE COMMISSIONER: For some reason, if you go back to 395,  
14 Councillor Attie didn't vote or he left the chamber and  
15 didn't vote.  
16  
17 MR BOLSTER: Yes.  
18  
19 THE COMMISSIONER: Councillor Oueik wasn't there and all  
20 the other councillors voted to rescind the contract.  
21  
22 MR BOLSTER: Q. Ultimately, Mr Zraika, there was no need  
23 for a vote, was there, because the numbers weren't there to  
24 support Mr Mehajer on that occasion?  
25 A. I disagree because, as I said, the way the debate took  
26 place, see, the legal advice is an advice given but at the  
27 same time you're relying on what has been said in the  
28 chamber and what has been - how the debate took place, it  
29 favoured what has been advice, but when we came back to the  
30 following meeting, it was sort of a different atmosphere.  
31  
32 THE COMMISSIONER: Q. The legal advice you're talking  
33 about was like an oral version of the written advice of 25  
34 September, which is on 328 of the bundle? If you would go  
35 to that, there is a written advice by Storey on Gough?  
36 A. Correct, yes.  
37  
38 Q. Which on page 329 at part 3 says, council shouldn't  
39 engineer a new contract and, part 4 says, if you do, this  
40 is what you should do?  
41 A. That's right.  
42  
43 Q. Then on 18 November 2015, there's unanimously rescind  
44 the contract, the same day, at 401, there is a notice of  
45 rescission motion signed by three of the councillors?  
46 A. Correct, yes.  
47

1 Q. Then you go back to the 2 December meeting?  
2 A. Correct.  
3  
4 Q. There's a motion of Councillor Attie, seconded by  
5 Councillor Oueik, to rescind the decision to terminate the  
6 contract. What I was getting to, though, was that  
7 Councillor Simms was against rescinding that, so what made  
8 you think she was in favour of a new contract?  
9 A. Well, when it came to the meeting, that's what  
10 I thought, because at the last meeting when she was  
11 involved in the negotiations of the terms of the contract  
12 --  
13  
14 Q. Yes, but that's different, Mr Zraika.  
15 Councillor Simms is clearly with Councillors Campbell,  
16 Oldfield and Batik-Dunbar voted to not rescind the previous  
17 unanimous decision of council to terminate the contract?  
18 A. Correct, yes.  
19  
20 Q. But she voted that way, so what made you think she was  
21 in favour of the opposite of that?  
22 A. Well, as I said, because the fact that she was  
23 involved in the negotiations, it only gave me the  
24 impression that she probably changed her mind once the  
25 debate took place. If she really rejected, outright, she  
26 wouldn't have participated and said, "Look, I don't want to  
27 deal with this." That's the impression that I got.  
28  
29 Q. That wouldn't be a sensible --  
30 A. That's the impression I got.  
31  
32 Q -- position to take by any councillor. Clearly once  
33 this motion on 2 December has been passed, to override the  
34 previous motion to terminate the contract, it would be  
35 looking fairly clear as though there will be a new contract  
36 and therefore, one view of things is, she's just  
37 participating in a debate, well, it's clear my view of  
38 things isn't going to prevail, so I will debate what the  
39 new contract terms should be. Is that not a reasonable --  
40 A. It could be, but that's not the impression --  
41  
42 Q. That was not the impression you got?  
43 A. Honestly, it wasn't, no.  
44  
45 Q. In relation to the advice given by Mr Gough, I am  
46 right, he never changed his advice that council shouldn't -  
47 his primary advice was council should not enter into a new

1 contract and that never changed did it? Do you say it did?  
2 A. In writing it didn't, but when it was here verbally,  
3 it appeared to me, he gave the impression it was up to the  
4 council to decide - I am more than happy to assist in that  
5 process.

6  
7 Q. He would not have ever have advised you're bound to  
8 accept his advice. He wouldn't have said that?

9 A. Yes, that's what I --

10

11 Q. Tell me if I am wrong, but was what he was doing was  
12 saying, "My advice is don't enter into a new contract, but  
13 if you do, here is my advice about terms of the new  
14 contract"?

15 A. Yes, that would be probably correct, yes.

16

17 THE COMMISSIONER: All right. Does anything flow from  
18 that?

19

20 <EXAMINATION BY MR BOLSTER:

21

22 MR BOLSTER: Q. I just wanted to clarify one thing.  
23 Back in November, when Councillor Lam declared an interest  
24 and Councillor Mehajer was out, when you needed a  
25 chairperson to sit in the mayor's position, there was no  
26 ballot, was there?

27 A. I don't recall --

28

29 Q. Councillor Simms was nominated as mayor and Councillor  
30 Attie was nominated to be acting mayor. Councillor Attie  
31 declined, didn't he?

32 A. I don't recall. Did he?

33

34 Q. Let's have a look at the minutes?

35 A. Well, if he did, he did, yes. So who nominated?

36

37 Q. Go to 395.

38 A. Yes.

39

40 Q. You will see there that Councillor Campbell nominated  
41 Councillor Simms?

42 A. Yes.

43

44 Q. She accepted the nomination to be acting chair?

45 A. Yes.

46

47 Q. Councillor Attie nominated Councillor Campbell. He



1 declined. No-one nominated anyone else acting mayor?  
2 A. Correct, yes.  
3  
4 Q. I want to suggest, the reason for that was obvious,  
5 because it wouldn't have mattered if you or Mr Attie or  
6 Mr Yang was nominated, you didn't have the numbers on that  
7 occasion, because Councillor Oueik was away; correct?  
8 A. Well, look, it's possible but I don't know what  
9 happens in the chamber. It could be a possibility, yes.  
10  
11 Q. And that was the only reason that, can I suggest, that  
12 you voted to rescind on that occasion, because you didn't  
13 have the numbers?  
14 A. No, the reason I supported it was because of the way  
15 the debate took place, that's why I supported what has been  
16 supported at that meeting.  
17  
18 Q. So you say, that based on the advice, you formed your  
19 own independent view, that the contract should be rescinded  
20 on 18 November; correct?  
21 A. Well --  
22  
23 Q. Is that your evidence?  
24 A. Sorry?  
25  
26 Q. You formed a view on 18 November, that the contract  
27 should be rescinded?  
28 A. Well, from the legal advice was there to assist.  
29 Then, I relied on what has been said at that meeting and  
30 from what has been said, yes, I support what has been said.  
31  
32 Q. And you changed your mind between 18 November and  
33 2 December. Why?  
34 A. Well, at that - I changed my mind at that particular  
35 meeting when we sat down in the chamber in December and, as  
36 I said, because of the way that the discussion was taking  
37 place, that's why I changed my mind.  
38  
39 MR BOLSTER: I have nothing further, thank you.  
40  
41 THE COMMISSIONER: I will start with Mr Watson. Do you  
42 have any questions?  
43  
44 MR WATSON: I have no questions of this witness, thank  
45 you, Commissioner.  
46  
47 MR DUGGAN: I have a few, thank you Commissioner.

1 <EXAMINATION BY MR MR DUGGAN:  
2

3 MR DUGGAN: Q. You would be well aware, being on council  
4 so long, the code of conduct?

5 A. (Nods).  
6

7 Q. I wont take you to it, but I'll just refer to a couple  
8 of clauses. 3.4 talks about fairness and equity, "You must  
9 consider issues consistently, promptly and fairly". You're  
10 well aware of that?

11 A. Yes.  
12

13 Q. And the next one, "You must take all relevant facts  
14 known to you or that you should be reasonable aware of into  
15 consideration and have regard to the particular merits of  
16 each case". That would be obvious to you?

17 A. Yes.  
18

19 Q. In terms of the merits of the 13 John Street car park,  
20 were you aware that the site was a particularly difficult  
21 site to develop?

22 A. Correct, on its own, yes.  
23

24 Q. Why was that a difficult site?

25 A. To do with the access.  
26

27 Q. And it was the fact, wasn't it, that there were two  
28 particularly narrow access points and no real street  
29 frontage?

30 A. That's correct, yes.  
31

32 Q. In fact, what that meant was, there weren't many  
33 people who would be interested in acquiring that site,  
34 perhaps other than Mr Mehajer's company, who owned some  
35 adjacent land?

36 A. Yes, the adjacent property owners, yes.  
37

38 Q. And there was one other potential adjacent landowner  
39 who might be interested in the site?

40 A. Correct.  
41

42 Q. Realistically or commercially, there wasn't really  
43 anyone else in the market that you were aware of that would  
44 have been interested in acquiring that site; is that  
45 correct?

46 A. Correct.  
47

1 Q. In terms of the conditions that council were imposing  
2 on Mr Mehajer's company, in terms of the contract, one of  
3 them involved the supermarket as part of the development?

4 A. Yes.

5

6 Q. Would you regard that as a particularly onerous  
7 condition to impose on a developer?

8 A. I think it's an important condition and that's - the  
9 main reason why we supported that, there was a lot of  
10 people in that part of Lidcombe wanting a supermarket,  
11 wanting a butcher, particularly when IGA across the road  
12 closed down, and when I did my street corner meetings, and  
13 one of the Saturdays it was held in that part of Lidcombe,  
14 a lot of members of that community came up and said, "We do  
15 need a grocery store there. We need a supermarket there.  
16 We need a butcher there." Particularly when IGA started to  
17 close down across the road. So, on that basis, it was a  
18 great investment, community investment.

19

20 Q. What was going to happen to this site if this contract  
21 with Mehajer's company fell over?

22 A. Well, I think it would just remain there.

23

24 THE COMMISSIONER: It would be a car park, wouldn't it?

25

26 THE WITNESS: It will stay a car park, but we'll have no  
27 supermarket there.

28

29 MR DUGGAN: Q. You've referred a couple of times to the  
30 supermarket and the good that that would do for the people  
31 of Auburn. That was obviously one of the merits that you  
32 took into account when you voted on 2 December, I think it  
33 was?

34 A. Definitely, yes.

35

36 Q. Was that the main one or were there others?

37 A. That's - that's the main one and my recollection tells  
38 me there's - part of that was going to be an open parking  
39 for the community and that's - that's great for the locals  
40 over there.

41

42 Q. Obviously, when you are sitting on council, when you  
43 look at a commercial contract that council is going to  
44 enter into, in this circumstance a property contract, you  
45 have looked to the commercial terms, I suspect?

46 A. What's been available, yes.

47

1 Q. Ordinarily, the most important or one of the most  
2 important terms would be the price?  
3 A. Yes.  
4  
5 Q. Can I take you to page 397 of the John Street bundle.  
6 A. Yes.  
7  
8 Q. It is a letter dated 30 November 2015, from some  
9 solicitors acting on behalf of Mr Mehajer's company?  
10 A. Correct, yes.  
11  
12 Q. And sent to Storey & Gough. Do you see that?  
13 A. Yes.  
14  
15 Q. I want to take you in particular to numbered  
16 paragraph 2 there. Do you see it says "Purchase Price" in  
17 bold. It says:  
18  
19 *... the price to be the higher of*  
20 *\$6.5 million and the price noted in an*  
21 *independent valuation of the property by a*  
22 *registered valuer which may be obtained by*  
23 *council. The valuation must be based on*  
24 *the property's current state and zoning.*  
25  
26 What that's suggesting is Mr Mehajer's company would make  
27 an offer of \$6.5 million or if there was an independent  
28 valuation that was higher, would pay the valuation price?  
29 A. Correct, yes.  
30  
31 Q. Would you consider that as a fairly good commercial  
32 offer?  
33 A. Well, yes, depending on the market value, yes.  
34  
35 Q. This letter is dated 30 November 2015. Were you aware  
36 of this letter as at the meeting on --  
37 A. It was distributed at the meeting, I believe.  
38  
39 Q. Sorry?  
40 A. It was distributed at the meeting.  
41  
42 Q. It was?  
43 A. That is what I recall, yes.  
44  
45 Q. This obviously wasn't available at the previous  
46 meeting, to state the obvious, by reference to the date?  
47 A. No, it was just available at that particular meeting,

1 yes.

2

3 Q. I've asked you some questions about the merits of this  
4 particular John Street deal, if I can put it that way. Did  
5 Storey and Gough provide any advice about the commercial  
6 merits as opposed to the legal merits, at the meeting on  
7 2 December?

8 A. I don't recall that.

9

10 Q. Did they say anything about or advise about the  
11 difficulty of site access at any stage?

12 A. I don't recall that, no.

13

14 Q. Did they advise, not about the mechanics but of the  
15 merits of the supermarket term?

16 A. I don't recall that, no.

17

18 Q. Is that a matter that is more for council rather than  
19 the legal advisers, in your understanding?

20 A. Probably more to do with the council and that's why --

21

22 THE COMMISSIONER: Mr Gough wouldn't be purporting to give  
23 commercial advice would he?

24

25 MR DUGGAN: He wouldn't.

26

27 THE COMMISSIONER: Wouldn't.

28

29 MR DUGGAN: Well no, that's the point I am --

30

31 THE WITNESS: And that's why it relied on the councillors  
32 to decide what to do with it. I mean --

33

34 MR DUGGAN: Q. So Storey & Gough can say, "this is the  
35 structure, these are the terms that you might expect in a  
36 particular property contract of this type, but the merits  
37 are for the councillors"?

38 A. Correct.

39

40 THE COMMISSIONER: Q. What is the zoning of the car  
41 park? What zone is it in?

42

43 MR DUGGAN: I don't know.

44

45 THE COMMISSIONER: Don't worry - I've caught you off  
46 guard. I should know myself, but anyway, keep going. I'm  
47 just wondering because it says, "valuation must be base on

1 the property's current state and zoning". That may not  
2 necessarily result in a proper market value, because the  
3 zoning might not be the highest and best use of the current  
4 zoning, but I'm just wondering what the zoning was. Was a  
5 supermarket permissible on the current zoning?  
6

7 MR BOLSTER: B4 mixed use.  
8

9 THE COMMISSIONER: It was, yes.  
10

11 MR BOLSTER: Page 330, 340.  
12

13 THE COMMISSIONER: You wouldn't get a higher zoning, yes.  
14 Sorry, go ahead.  
15

16 MR DUGGAN: I don't have any further questions, thank you.  
17

18 MR SMARK: No, Commissioner.  
19

20 MS FISHER: No Commissioner.  
21

22 MR CHESHIRE: No questions.  
23

24 **<EXAMINATION BY MR PRICE:**  
25

26 MR PRICE: Q. Mr Zraika, you were asked some questions  
27 by Counsel Assisting yesterday in relation to whether or  
28 not you had supported Mr Oueik in the state election and  
29 you gave some evidence that that was not correct and you  
30 actually in fact supported the Labor Party and you helped  
31 out a neighbouring candidate on her request in that  
32 election, who was put up by the Labor Party; correct?  
33 A. Correct.  
34

35 Q. Who was that candidate and how did you assist?  
36 A. Julia Finn, she was running for the state seat of  
37 Granville, and she asked me to - knowing what happened here  
38 in Auburn, and I assumed she thought it was a bit awkward  
39 for me to be around, so she said come out and help me in  
40 Granville, which I did, and I was there most of the day,  
41 distributing pamphlets and getting people to support the  
42 Labor Party.  
43

44 Q. When you say knowing what had happened to you, it was  
45 common knowledge that you were to be pre-selected for this  
46 area and Mr Foley was parachuted in over the top of you;  
47 correct?

1 A. Correct. Actually, we had a pre-selection downstairs  
2 in December.  
3  
4 Q. And you obviously were disappointed with that, but you  
5 accepted it, you copped it on the chin?  
6 A. I copped it on the chin and get moving.  
7  
8 Q. All right. You still maintained your support for the  
9 Labor Party?  
10 A. I sure did.  
11  
12 Q. And you were active in that support?  
13 A. I was, yes.  
14  
15 Q. All right. You were born in the Auburn area; correct?  
16 A. I was, yes, Auburn hospital.  
17  
18 Q. You grew up in the Auburn area?  
19 A. I did.  
20  
21 Q. You still live in the Auburn evidence, there's been  
22 some evidence about where you live?  
23 A. Yes, I live in Berala, yes.  
24  
25 Q. You raised your family there?  
26 A. I do, yes.  
27  
28 Q. In the house and next door you run your physiotherapy  
29 practice out of there?  
30 A. Correct.  
31  
32 Q. And that's a practice that you do some work there and  
33 you do other work in other areas --  
34 A. Or medical centres.  
35  
36 Q. -- in neighbouring suburbs?  
37 A. That's correct, yes.  
38  
39 Q. Your physiotherapy business has been going for how  
40 long?  
41 A. It has been going on for some years, I think, since  
42 2008 here, but I've been a physio since 2004.  
43  
44 Q. 2004. You went to Sydney University, you're a  
45 qualified physiotherapist?  
46 A. Sydney University, Cumberland campus, yes.  
47

1 Q. Your business is successful?  
2 A. It's good.  
3  
4 Q. That's how you earn your living?  
5 A. Correct.  
6  
7 Q. You have no difficulty supporting your family on that  
8 income?  
9 A. Quite definitely, yes.  
10  
11 Q. You stood for council, you've been a council member  
12 here at Auburn until it was all shut town, since 2004;  
13 correct?  
14 A. Correct.  
15  
16 Q. And you've been elected to three terms, haven't you?  
17 A. Yes.  
18  
19 Q. Are you proud of your achievements as a councillor -  
20 official in Auburn?  
21 A. Definitely, yes.  
22  
23 Q. Would you indicate to the inquiry some of the  
24 achievements that you are most proud of in that 12-year  
25 period?  
26 A. Well, a number of them, obviously with the support of  
27 the council. I've - particularly the last achievement, in  
28 my last term, having to instigate and establish the  
29 Auburn Bus Loop Service. We're short of - we were short of  
30 transport, bus transport services in the Auburn Local  
31 Government Area, so I've started the Auburn Bus Loop  
32 Service which transports the elderly, senior citizens that  
33 is, and people with disabilities, free of charge. We've  
34 got - we managed to get support from the council and some  
35 big businesses, like Dooleys, to allow a loop service  
36 within the Auburn Local Government Area from one point to  
37 the other, Auburn Hospital, the train stations locally and  
38 some key service areas, to allow the senior citizens and  
39 people with disabilities to be transferred from one spot  
40 throughout the day and I believe it's run every day and  
41 that's one of my biggest achievements here, I'm very proud  
42 of that, and I'm well known to be a supporter of sporting  
43 clubs here. I've overlooked and managed to secure a new  
44 clubhouse for one of the local sporting clubs, as part of  
45 my term, but obviously with support of the council.  
46  
47 Q. What motivated you in the first instance to stand for



1 council?  
2 A. Oh, look, I was born and raised in Auburn, I love this  
3 suburb and I want to give back, you know. Australia has  
4 given me and my family a lot.  
5  
6 Q. How would you describe your political philosophy?  
7 Would you say you were progressive in matters of  
8 development?  
9 A. I am.  
10  
11 Q. Would you say you're pro-business or  
12 pro-small business?  
13 A. Very.  
14  
15 Q. Pro-investment?  
16 A. I am.  
17  
18 Q. Is it the case that you're supportive of most  
19 development as long as it doesn't harm the community in any  
20 way?  
21 A. Definitely. My views are well known and I've been  
22 elected on council three times.  
23  
24 Q. Would people who know you expect that unless, again,  
25 there's any harm to the community, that you would support  
26 progressive development in this area?  
27  
28 MR BOLSTER: I object. We are getting into speculation  
29 now. I am happy to have his record put before council but  
30 how people might expect him to --  
31  
32 THE COMMISSIONER: I am not sure I understand the term  
33 "progressive development", in any event, so I'm not sure  
34 the answer would help. I don't want to cut you off  
35 entirely from this. It is not strictly relevant but I'm  
36 still happy to hear a little bit of this evidence.  
37  
38 MR PRICE: Q. Could I just put it this way - you make no  
39 secret of your pro-development stance, do you?  
40 A. It's well known on council.  
41  
42 Q. There would be no need for any secret arrangement or  
43 deal with any person to secure your vote --  
44 A. Definitely not --  
45  
46 Q. -- for a development application?  
47 A. Definitely not - and some councillors are well known

1 for those views and some aren't; it's just the way it is.

2

3 Q. Your position has been consistent since 2004, since  
4 you were first elected?

5 A. Correct.

6

7 Q. And you've been re-voted in at least on two occasions  
8 on that platform, on that stance; correct?

9 A. Correct.

10

11 MR PRICE: I have nothing further, thank you.

12

13 MR BOLSTER: Something does arise out of that.

14

15 <EXAMINATION BY MR BOLSTER:

16

17 MR BOLSTER: Q. You were voted mayor on a completely  
18 different stance according to your agreement with  
19 Councillor Oldfield and your agreement with  
20 Councillor Campbell; correct?

21 A. No, because when we did the mayoral deal we've never  
22 had any discussions about - except to do with the  
23 arrangement itself, the mayor, deputy mayor and that's it  
24 over the four years.

25

26 Q. Do you say that your position about changes to  
27 development controls in the Auburn Local Government Area in  
28 those two agreements was inconsistent with the position  
29 that you publicly put forward to people?

30 A. Those conditions were imposed on me on the day of my  
31 mayoral election.

32

33 Q. You didn't consider yourself bound by them; is that  
34 right?

35 A. It felt like I was put under duress at the time  
36 because I needed the vote, as I said.

37

38 THE COMMISSIONER: Q. You have always been an officially  
39 endorsed Labor candidate?

40 A. I was, yes.

41

42 Q. From 2004?

43 A. Correct, yes.

44

45 MR BOLSTER: I don't think I can take it further.

46

47 THE COMMISSIONER: All right. Thank you, Mr Zraika,

1 you're excused. Thank you.

2

3 <THE WITNESS WITHDREW

4

5 MR BOLSTER: Could Mr Yang come back to the witness box?  
6 I think we have a fresh interpreter today, Mr Commissioner.

7

8 THE COMMISSIONER: All right.

9

10 <STEVE YANG, on former oath: [10.19am]

11

12 <GINA KANG, affirmed to interpret:

13

14 <EXAMINATION BY MR BOLSTER:

15

16 MR BOLSTER: Q. Mr Yang, when you left us yesterday we  
17 were discussing the John Street Lidcombe contract. Do you  
18 recall that?

19 A. Yes.

20

21 Q. We were talking about your reasons in October,  
22 November, December 2015 to reject some advice that Mr Gough  
23 had given about that contract. Do you recall that?

24 A. Yes.

25

26 Q. Do you recall in one of your answers you said that,  
27 "Everything should be considered in respect of  
28 accountability and finance and delivery time is very  
29 important." Do you recall that?

30 A. Yes.

31

32 Q. By "delivery time" I take it you mean the delivery to  
33 the residents of Auburn of a shopping centre and car park  
34 at the site of 13 John Street, Lidcombe?

35 A. Yes, that sort of thing.

36

37 Q. You still considered that as being important in  
38 November and December 2015; correct?

39 A. Yes.

40

41 Q. Did you regard it as being likely that the purchaser  
42 under the contract would be able to deliver that shopping  
43 centre and car park for the citizens of Lidcombe in the  
44 near future?

45 A. Yes. That we - I understand we provided under  
46 special condition number 1 the shopping centre, secondly, a  
47 car park, more extend, I think we had 400 or 300, I'm not

1 sure; I look at the document. Anyway, park, space of the  
2 parking area community they require, that's why.

3  
4 Q. By December 2015 the contract had been in place, in  
5 one form or another, since 2011; correct?

6 A. Yes.

7  
8 Q. And there was no sign of the purchaser being able to  
9 deliver the supermarket and car park that you wanted the  
10 residents of Lidcombe to have; correct?

11 A. Mostly councillor they require and the community as  
12 well they request it, so, accordingly, we adopt under the  
13 special condition.

14  
15 Q. Mr Yang, please listen to my question.

16 In December 2015 there was no suggestion, was there, that  
17 the purchaser would be able to deliver a supermarket and  
18 car park as part of this development in the near future?

19  
20 MR DUGGAN: I object to that question. The basis of the  
21 objection is this, as I understand it, the main issue was  
22 the development approval process, it wasn't the ability to  
23 build a supermarket or deliver a supermarket and so if it's  
24 put on an approval basis then it should be more  
25 specifically put. The suggestion is that my client or his  
26 company couldn't build a supermarket, which seems to be  
27 putting --

28  
29 MR BOLSTER: All right, I'll put it the other way.

30  
31 Q. In December 2015 there was little likelihood, was  
32 there, that Mr Mehajer would be able to gain the approvals  
33 that were necessary from the JRPP to deliver the  
34 supermarket and car park that you wanted the residents of  
35 Lidcombe to have; correct?

36 A. Yes.

37  
38 Q. Why then did you vote to give him a further contract?

39 A. At the beginning --

40  
41 Q. Mr Yang, I don't want to know about the beginning.  
42 I want to know why in December --

43  
44 MR GARDINER: He should be allowed to answer the question.

45  
46 MR BOLSTER: He's not answering the question.

1 MR GARDINER: We don't know that yet.  
2  
3 MR BOLSTER: With respect, he doesn't know.  
4  
5 MR GARDINER: We have to allow him some opportunity --  
6  
7 MR BOLSTER: Q. Please answer the question.  
8 A. Look at the document, then correctly I can remember,  
9 then I can make clear to what you mentioned.  
10  
11 Q. We will show you the document. Could the John Street  
12 bundle be shown to Mr Yang, opened at page 417, please. Do  
13 you see pages 417 and 418? Right at the bottom of 417 is  
14 the resolution and over on page 418 are the conditions.  
15 A. I agree, all right, I remember that.  
16  
17 Q. Why, if there was little likelihood of approval being  
18 given for that development to proceed, did you vote to give  
19 Mr Mehajer more time?  
20 A. Before we contract - I understand we reject to the  
21 Mehajer contract. The last final one, that if we reject  
22 problem start again all soon with the DA and the getting  
23 approval. I think it will take time, so the EOI may be  
24 delayed, so I think about the availability of time, so the  
25 EOI is delayed in case the community not dislike, because  
26 the waiting and the waiting community for the parking area  
27 and supermarket sort of thing, that's why I agreed second  
28 option, second - I put the motion.  
29  
30 Q. Did you understand the advice that was given by  
31 Mr Gough before you made that decision, the legal advice  
32 about what council should do from a legal perspective?  
33  
34 MR GARDINER: I object to that question.  
35  
36 THE COMMISSIONER: Which aspect of the advice and which  
37 element of it?  
38  
39 MR BOLSTER: Q. What did you understand Mr Gough's  
40 advice to council to be at that time when you made that  
41 decision, his legal advice?  
42 A. The general thing, which one could plan exactly, how  
43 can we support the community, that's the sort of thing,  
44 just we --  
45  
46 THE COMMISSIONER: Q. Mr Yang, wait a second. The  
47 question - and please use the interpreter if you need to -

1 was what did you understand to be Mr Gough's legal advice?  
2 Just focus on what your understanding was about the legal  
3 advice that council was receiving regarding the contract?  
4 A. (Through interpreter). The reason they agreed is it  
5 will happen after the negotiations.  
6

7 Q. No. The question is what was Mr Yang's understanding  
8 about the legal advice that Mr Gough was giving to the  
9 council? If he can't remember, he can say he can't  
10 remember.

11 A. (Through interpreter). I can't remember clearly about  
12 the legal advice at the moment.  
13

14 THE COMMISSIONER: You can take him to it to refresh his  
15 memory.  
16

17 INTERPRETER: I'm sorry, "I don't remember", not "can't",  
18 sorry, "I don't remember".  
19

20 THE COMMISSIONER: You don't remember. All right.  
21

22 MR BOLSTER: Q. It was the case, wasn't it, Mr Yang,  
23 that in November Mr Gough came along to council and gave  
24 advice that council should rescind the contract; correct?  
25 A. (Through interpreter). Yes, I do remember.  
26

27 Q. He gave the same advice in December; correct?  
28 A. Yes.  
29

30 Q. He also gave advice that if council didn't want to  
31 rescind the contract, that there were certain terms and  
32 conditions that council might like to consider insisting  
33 upon if council wanted to take the matter further; correct?  
34 A. Yes.  
35

36 Q. Why did you reject his advice about rescinding the  
37 contract in December when you agreed that a new contract  
38 should be entered into?  
39 A. As you mentioned, the court say consider about for the  
40 matter, so that's why we are consider.  
41

42 Q. All right. I want to go back briefly, before  
43 I conclude, to South Auburn. We have finished with that  
44 folder. Could Mr Sear give you the South Auburn bundle,  
45 please. Does that folder have the new page in it, Mr Sear?  
46

47 MR SEAR: Yes, it does.

1  
2 MR BOLSTER: Thank you.  
3  
4 Q. Mr Yang, I want to ask you some questions. If you  
5 could open the bundle up please to page 406 in  
6 South Auburn. You will see at 405 and 406 they're the  
7 minutes of the meeting on 15 April?  
8 A. Yes.  
9  
10 Q. Would you go over, please, one page to 407.  
11 A. 407.  
12  
13 Q. You will see there, about two-thirds of the way down  
14 the page, under the heading "Foreshadowed Motion" --  
15 A. Yes.  
16  
17 Q. Do you see that Councillor Attie foreshadowed a  
18 motion?  
19 A. Yes.  
20  
21 Q. That you seconded?  
22 A. Yes, I second.  
23  
24 Q. Councillor Attie's motion would have adopted  
25 option 2(a). I want you to assume that for the purposes of  
26 this question. Do you remember what option 2(a) was?  
27 A. Yes.  
28  
29 THE COMMISSIONER: It's easier to go to 284, isn't it?  
30  
31 THE WITNESS: This one Berala. Berala?  
32  
33 MR BOLSTER: No, this is South Auburn.  
34  
35 THE WITNESS: South Auburn, yes.  
36  
37 MR BOLSTER: Q. Option 2(a), do you remember what that  
38 involved?  
39 A. Yes.  
40  
41 Q. Just to be clear, you'll find option 2(a) at 284.  
42 A. 284 - it's different.  
43  
44 Q. Don't lose the other page. Do you see 2(a)?  
45 A. Oh, yes. Yesterday you mentioned about this.  
46  
47 Q. Yes, I did. Go back to 407, please. You will see

1 that foreshadowed motion which you seconded; correct?

2 A. Yes.

3

4 Q. Go over to page 408. You will see that you then voted  
5 to support a motion by Councillor Simms that no further  
6 action be taken?

7 A. Yes.

8

9 Q. Could you explain to the inquiry why, having seconded  
10 Councillor Attie's motion to proceed with option 2(a), you  
11 then voted to support Councillor Simms who said that there  
12 should be no option and that there should be no rezoning?

13

14 THE COMMISSIONER: Was it Councillor Attie or  
15 Councillor Zraika?

16

17 MR BOLSTER: Councillor Zraika, yes.

18

19 THE COMMISSIONER: Maybe you should put the question again  
20 so it's clear.

21

22 MR BOLSTER: Q. Mr Yang, could you just listen to me,  
23 it's a very important question. Can you tell the inquiry  
24 why, having seconded a motion put forward by  
25 Councillor Zraika to proceed with option 2(a), you then  
26 voted with Councillor Simms to take no further action and  
27 effectively, lead to there being no rezoning at that time?

28 A. (Interpreted). As described the motion, this proposal  
29 at that time I remember that agreed, so that simple because  
30 we are - councillor position always we make good harmony,  
31 as well as integrate the thinking about, so that's why  
32 I put the motion seconded - not seconded, so "for", I put  
33 the motion "for".

34

35 Q. When you seconded the motion, did you support the  
36 substance of the motion?

37 A. No, second the motion, put the - yes, if we put the -  
38 second the motion, we have to, yes, should be put the  
39 motion "for", not "against".

40

41 Q. I am sorry, I don't understand your answer. Perhaps  
42 if you could give the answer through the interpreter, it  
43 would assist. It's a very important issue, Mr Yang. Why  
44 did you --

45

46 THE COMMISSIONER: Can you go step by step? Just take  
47 Mr Yang to what happened in the first vote and his



1 acknowledgment that he understands what happens there and  
2 then --

3  
4 MR BOLSTER: Yes, there's only one vote.

5  
6 THE COMMISSIONER: Well, break it up, I think.

7  
8 THE WITNESS: That's the negotiation, yes, same thing  
9 about.

10  
11 MR BOLSTER: Q. At the meeting, Mr Zraika moved that  
12 motion which was substantially in the terms recommended by  
13 council staff; correct?

14 A. Yes.

15  
16 Q. And you seconded the motion; correct?

17 A. Yes.

18  
19 Q. And then there was debate on the floor of council;  
20 correct?

21 A. Yes.

22  
23 Q. And then at the end of that debate, or during that  
24 debate, Councillor Simms said, "I don't want to have any  
25 rezoning in South Auburn"; correct?

26 A. Yes.

27  
28 Q. She moved a motion there should be no further action  
29 taken; correct?

30 A. Yes.

31  
32 Q. And you voted with her on that?

33 A. So repeat again - I thought the negotiation same  
34 thing.

35  
36 Q. What was the negotiation? What was involved in this  
37 negotiation?

38 A. Which one better - which one we make to integrate the  
39 plan.

40  
41 Q. Is this your evidence, that after a period of  
42 negotiation during the debate you thought that doing  
43 nothing, that is, there being no planning proposal proceed,  
44 was the best option; is that right?

45 A. Repeat again, sorry?

46  
47 Q. Did you form the view after the debate, after the

1 negotiation, that there should be no planning proposal that  
2 should proceed?

3 A. (Interpreted). Anyway, we follow up, according to  
4 this document, we are showing on document, I took action at  
5 that time.

6  
7 Q. Wasn't it the case, Mr Yang, that you didn't support  
8 option 2(a) because you had all along supported option 1  
9 and option 1 you'll see at page --

10 A. First time I option 1 proposed, but the second we are  
11 negotiation option 2(a), that one situation, that in case  
12 what we have to do, the result, just all, not only by me,  
13 everybody, every councillor depend on his decision; that we  
14 follow up.

15  
16 Q. Mr Yang, the problem I have is this: back in 2013 you  
17 put forward option 1; correct?

18 A. Yes, at that time, yes.

19  
20 Q. Option 2 came before council on the recommendation of  
21 staff in April 2015; correct?

22 A. Yes.

23  
24 Q. Mr Zraika moved that council should proceed with  
25 option 2(a); correct?

26 A. Zraika, I think, he has pecuniary conflict; I think he  
27 didn't attend.

28  
29 THE COMMISSIONER. I think you should go through the  
30 interpreter. I didn't understand that.

31  
32 THE WITNESS: (Through interpreter). Mr Zraika didn't  
33 attend the meeting.

34  
35 MR BOLSTER: Q. Mr Yang, the minutes show that he did  
36 and the minutes show that he moved option 2(a) in  
37 April 2015? Do you see page 407?

38 A. (Interpreted).

39  
40 Q. I want you to assume from me because it is the fact  
41 that Mr Zraika did not declare an interest in relation to  
42 South Auburn at any stage?

43  
44 THE COMMISSIONER: That was Mr Mehajer, wasn't it? Yes.

45  
46 MR BOLSTER: Q. Just going back to my question, Mr Yang,  
47 you seconded Mr Zraika's motion to proceed with

1 option 2(a); correct?  
2 A. Yes.  
3  
4 Q. You voted against that --  
5 A. Yes.  
6  
7 Q. -- at the same meeting; correct?  
8 A. Yes.  
9  
10 Q. After that meeting, you signed a rescission motion  
11 against the motion that you had voted for; correct?  
12 A. Yes.  
13  
14 Q. Then in May, when that rescission motion was voted  
15 upon, you supported the rescission motion; correct?  
16 A. Yes.  
17  
18 Q. Have a look at page 412, in the middle of the page.  
19 Do you see that?  
20 A. The rescission motion, you mean?  
21  
22 Q. The rescission motion, yes. Do you understand my  
23 point, Mr Yang?  
24 A. Yes.  
25  
26 Q. You voted to rescind a motion that you voted in  
27 support of at the previous meeting. Why was that?  
28 A. A few times now I already mentioned, first, we are  
29 proposal gateway and so close to the station, so I agreed  
30 with this proposal, so first and the second and the  
31 whatever. The next time I think I look at the situation  
32 who - agree who against about the thinking. In that case,  
33 I thought which one is the best choice, I thought that, and  
34 then I put the motion such as here.  
35  
36 Q. Did you discuss the matter with Mr Oueik before you  
37 made that vote on 20 May?  
38 A. Yes.  
39  
40 Q. What did you say to him when you discussed it with  
41 him?  
42 A. Not discussed.  
43  
44 Q. No discussion?  
45 A. No, because the first time - first time we have a  
46 workshop and next time we have a briefing and then we can -  
47 third time I remember that we have - we get an agenda; then

1 according to agenda, just we read out, then we put the  
2 motion, like, proceed we have done.

3

4 Q. Did you yourself have any applications before council  
5 in May, June, July, August of 2015?

6

7 THE COMMISSIONER: What do you mean by "applications"?

8

9 MR BOLSTER: Q. Did you have any applications to council  
10 for any development consents in May, June, July, August,  
11 September 2015?

12 A. Applications I didn't check out but we adjourned in  
13 the meeting. I all check out, read out, then we attend in  
14 the chamber, then we put the - we discussion, we have  
15 discuss, then we can adopt which one best choice.

16

17 Q. I don't think you understood my question.

18

19 THE COMMISSIONER: Perhaps go through the interpreter.

20

21 MR BOLSTER: Q. Go through the interpreter, I think.  
22 Madam Interpreter, could you please interpret this. Did  
23 you personally have an application before council in May,  
24 June, July, August, September of 2015 in which you had an  
25 interest?

26 A. (Through interpreter). I didn't - yes, I didn't see  
27 it.

28

29 Q. Weren't you the applicant in relation to a development  
30 application in Gallipoli Street, Lidcombe - yes or no?

31 A. Gallipoli Street, which number?

32

33 THE COMMISSIONER: No, no, through the interpreter.

34

35 MR BOLSTER: I think the number is 61.

36

37 THE COMMISSIONER: Through the interpreter, please.

38

39 MR BOLSTER: Q. Madam Interpreter. Did you not make --

40 A. 61. No.

41

42 Q. Did you not make an application in relation to a  
43 property in Gallipoli Street, Lidcombe, for development  
44 consent during 2015?

45 A. (Through interpreter). Please let me know the exact  
46 number on Gallipoli Street.

47

1 Q. Mr Yang, please answer my question. Did you have an  
2 application in relation to a property on Gallipoli Street,  
3 Lidcombe, during 2015?

4 A. (Through interpreter). Yes, I'm just asking you the  
5 specific house number on Gallipoli Street. There are many,  
6 many, you know, houses on Gallipoli Street. I want to know  
7 are you referring to my own house or something else because  
8 I want to clarify which number you're referring at?

9

10 Q. I want you, Mr Yang, to tell me about any development  
11 application that you made for any property in  
12 Gallipoli Street, Lidcombe?

13 A. (Through interpreter). Yes, I've done for my own  
14 house.

15

16 Q. Yes. When did you make that application, Mr Yang?

17 A. (Through interpreter). As far as I remember, that's  
18 2013. I first did lodge in year 2009 and it has been  
19 approved in three years later.

20

21 Q. I want to suggest to you, Mr Yang, it was approved in  
22 November 2015. What do you say about that?

23 A. (Through interpreter). No, we should go through with  
24 the history. In regards to my own house, I lodged the  
25 application in 2009. It has been approved in --

26

27 Q. In 2013?

28 A. No, in three years.

29

30 THE INTERPRETER: He said in three years.

31

32 MR GARDINER: I am going to object to this line of  
33 questioning, Mr Commissioner, on the ground that --

34

35 (Witness speaks Korean)

36

37 THE COMMISSIONER: Wait a second, Mr Yang, just a second.

38

39 MR GARDINER: It is certainly not within the Terms of  
40 Reference of the Commission of Inquiry.

41

42 THE COMMISSIONER: Relevance?

43

44 MR GARDINER: Relevance is one. In fact, there has been  
45 no suggestion at this stage that this application was ever  
46 considered by the elected body of council. There has been  
47 no suggestion put to Mr Yang that he interfered with the

1 planning staff in any application determination. There has  
2 been no suggestion whatsoever made that he has done  
3 anything untoward in applying for a DA for his own personal  
4 home.

5  
6 MR BOLSTER: There won't be either.

7  
8 MR GARDINER: And if there won't be then this matter is  
9 utterly irrelevant to these proceedings.

10  
11 THE COMMISSIONER: What is the relevance?

12  
13 MR BOLSTER: I want to ask Mr Yang whether the fact that  
14 he had a matter that was determined by council in his  
15 absence, having vacated the chamber on 18 November 2015, in  
16 relation to 62 Gallipoli Street, Lidcombe, whether it had  
17 any bearing on the way in which he voted so irregularly in  
18 April and May 2015 in relation to South Auburn.

19  
20 MR GARDINER: I renew my objection.

21  
22 (Question interpreted)

23  
24 THE COMMISSIONER: Mr Yang, don't give an answer yet. You  
25 want to ask whether because Mr Yang had a development  
26 application before council, that had anything to do with  
27 the way he voted in relation to South Auburn.

28  
29 MR BOLSTER: Let me be clear about this. My submission  
30 will be that Mr Yang has not provided a satisfactory  
31 explanation for the voting patterns on South Auburn that  
32 we've been dealing with for the last 20 minutes. Absent  
33 that explanation, absent some meaningful explanation for  
34 the way he came to vote, I am querying whether his  
35 application that was before council at that time, which was  
36 not determined until November, played any role in his  
37 decision making process.

38  
39 THE COMMISSIONER: No, don't translate that yet. One  
40 explanation for Mr Yang's vote is a mistake, which you  
41 haven't explored.

42  
43 MR BOLSTER: No.

44  
45 THE COMMISSIONER: I think you should. If you want to ask  
46 that question - I am not sure that I'm satisfied that the  
47 witness has fully appreciated what you have put to him

1 regarding the way he voted on the occasion that you've been  
2 asking him questions about, where he seconded  
3 Councillor Zraika's motion and then put things on hold.  
4 Before I'd view your question as being relevant --

5  
6 MR BOLSTER: Yes, I will do that.

7  
8 Q. Mr Yang, is it possible that you voted to support  
9 Councillor Simms, when she said that there should be no  
10 further action taken on the South Auburn planning proposal,  
11 because you were mistaken?

12 A. (Through interpreter). It's not relevant at all. In  
13 regard to the community development, we always deal with  
14 matters reasonably and fairly. That's our policy in  
15 Auburn Council and that's the way we are pursuing.  
16 I don't - that's not relevant at all and I don't have any  
17 private interests about this and that's what I'm stating,  
18 it's not relevant at all.

19  
20 THE COMMISSIONER: Q. Mr Yang, can you go back to  
21 page 407 of the bundle. Go to page 407.

22 A. 410?

23  
24 Q. 407. Tell me when you have that.

25 A. Yes.

26  
27 Q. You've got 407? All right.

28 A. 410? Oh, 407.

29  
30 Q. That's the minutes of the council meeting on 15 April  
31 2015. Do you see that at the top of the page? Do you see  
32 that?

33 A. Yes.

34  
35 Q. All right. We know that you'd always been in favour  
36 of option 1 for South Auburn. Do you know what I mean when  
37 I say that?

38 A. (Through interpreter). Yes.

39  
40 Q. B4 zoning for the whole section of Auburn Road between  
41 Helena Street and Beatrice Street?

42 A. (Through interpreter). Yes.

43  
44 Q. That was your preference?

45 A. (Through interpreter). Yes.

46  
47 Q. And then what Councillor Zraika was moving at page 407

1 on this meeting of 15 April 2015 - and you seconded his  
2 motion - was for a planning proposal in relation to what  
3 was called 2(a), which was for a much smaller section of B4  
4 zoning in Auburn Road, between numbers 74 and 90. You  
5 understood that's what Councillor Zraika was foreshadowing  
6 a motion about? Do you understand that?

7 A. (Through interpreter). Yes, I'm aware of it, yes. In  
8 relation to the development, you know, there's a joining,  
9 so it's relevant to height and in the floor space.

10  
11 THE WITNESS: All Auburn development all changing  
12 environmental plan, so, accordingly, FSR and height and  
13 join as well should be changed.

14  
15 THE COMMISSIONER: Q. Mr Yang, I need you to listen  
16 really carefully to my question, please. Okay?

17 A. (Through interpreter). Yes.

18  
19 Q. Councillor Zraika was foreshadowing a motion  
20 supporting the option 2(a), which I can see you've got open  
21 at page 284.

22 A. Yes.

23  
24 Q. That's what Councillor Zraika is putting forward;  
25 correct?

26 A. Yes.

27  
28 Q. Do you understand that?

29 A. Yes.

30  
31 Q. And you seconded his motion in support of that. Okay?

32 A. Yes, that's right.

33  
34 Q. That's what the minutes record, do you understand  
35 that, at page 407? Understood?

36 A. Yes.

37  
38 Q. All right. And then Councillor Simms put forward a  
39 motion that the council take no further action in relation  
40 to the South Auburn planning proposal. Okay? Do you see  
41 that on page 408?

42 A. Yes.

43  
44 Q. Yes? And you voted in favour of no further action.  
45 Do you understand that?

46 A. Yes.



1 Q. What you've been asked by Councillor Simms is why,  
2 having supported Councillor Zraika in putting forward  
3 option 2(a), you then immediately voted to take no further  
4 action on the planning proposal? Can you explain why you  
5 seconded the foreshadowed motion by Councillor Zraika to  
6 push forward with option 2(a) and then voted in favour of a  
7 motion to take no further action?

8 A. (Interpreted). We had the discussion but the full  
9 knowledge, the full knowledge there each other, so that's  
10 why we are, I think, negotiation thinking. Then I put --  
11

12 Q. Could you please give your answer through the  
13 interpreter because, I'm sorry, I just can't understand.

14 A. (Through interpreter). Yes. We had a discussion with  
15 the councillors. Too many disputes, too many conflicts  
16 between, among councillors for this discussion.  
17

18 THE WITNESS: So I think we make the harmony or integrate  
19 the thinking. (Through interpreter). As far as I know,  
20 because there are too many debates and discussions about  
21 this project, but I put - you know, we or I put harmony or  
22 integration as the priority, that's why I changed my  
23 support.  
24

25 THE COMMISSIONER: All right.  
26

27 MR BOLSTER: Q. Why then did you change back to  
28 option 2(a) in May?

29 A. (Through interpreter). Yes. All plans - I mean all  
30 plans doesn't have only one part. All plans has - all  
31 plans doesn't have one, only one part. It depends on the  
32 situation, it can be flexible; that's the similarity with  
33 our human lives.  
34

35 Q. You were very flexible, Mr Yang. I want to know why  
36 you were flexible about South Auburn between April and  
37 May 2015?  
38

39 THE COMMISSIONER: Don't answer that. Rather than using  
40 "flexible", just put it directly as to the difference  
41 between - having been in favour of option 1, you're really  
42 asking the witness why he, in the end, voted in favour of  
43 2(a).  
44

45 MR BOLSTER: Q. Through the interpreter, please.

46 A. Let me explain it, yes.  
47

1 Q. Through the interpreter. Having put forward option 1,  
2 you voted against option 2(a), then having rescinded or  
3 having sought to rescind that motion to do nothing and then  
4 subsequently voting to support option 2(a), why did you do  
5 that, Mr Yang?

6 A. (Interpreted). As mentioned in the drawing, first one  
7 big plan; second, the 2(a) plan is very reduce the plan, so  
8 reduce plan what - in case flexible, okay --

9  
10 THE COMMISSIONER: Q. You're going to have to give the  
11 answer through the interpreter because the reporter  
12 couldn't follow your answer, so could you give your answer  
13 through the interpreter.

14 A. (Through interpreter). As I can see option 1, B4  
15 represents like a big portion and option 2(a), showing  
16 before, has been reduced, so if the situation has changed  
17 like this then, you know, we should follow the situation  
18 towards change like this.

19  
20 MR BOLSTER: Q. Ultimately, you were happy with 2(a),  
21 were you?

22 A. (Interpreted). 2(a) or option 1 doesn't matter  
23 because B4 is mixed business and residential, so people -  
24 option 2(a) is reduced business area, so that's a simple  
25 thing.

26  
27 THE COMMISSIONER: Do you still want to press your  
28 question about --

29  
30 MR BOLSTER: I am taking it, Mr Commissioner, that an  
31 answer that he gave, despite the objection, is that he  
32 rejects the proposition that it had anything to do with it.

33  
34 THE COMMISSIONER: I think he has already said. I think  
35 he answered your question even though I hadn't ruled it was  
36 relevant.

37  
38 MR BOLSTER: Yes. I am content with his answer and I'll  
39 leave the matter there. I have nothing further.

40  
41 MR WATSON: I don't have any questions. Thank you.

42  
43 MR DUGGAN: I have a couple of questions, thank you,  
44 Commissioner.

45  
46  
47 **<EXAMINATION BY MR DUGGAN:**

1  
2 MR DUGGAN: Q. Mr Yang, do you know  
3 Councillor Batik-Dunbar?  
4 A. Yes, Councillor, yes.  
5  
6 THE COMMISSIONER: I should ask - how long do you think  
7 you'll be?  
8  
9 MR DUGGAN: Five minutes.  
10  
11 THE COMMISSIONER: Do you have any questions, Mr Smark?  
12  
13 MR SMARK: No, Commissioner.  
14  
15 THE COMMISSIONER: Ms Fisher?  
16  
17 MS FISHER: No, Commissioner.  
18  
19 THE COMMISSIONER: We will go on.  
20  
21 MR DUGGAN: Q. I want to ask you about this 15 April  
22 2015 meeting, at page 405. Do you have that? It is in the  
23 South Auburn bundle.  
24  
25 THE COMMISSIONER: Just before you do that - I should have  
26 asked - Mr Gardiner, do you have many questions?  
27  
28 MR GARDINER: I don't.  
29  
30 THE COMMISSIONER: You don't? Please go on.  
31  
32 MR DUGGAN: Thank you.  
33  
34 Q. Do you have that, page 405?  
35 A. 405. Yes.  
36  
37 Q. Do you see at the bottom of the page that  
38 Councillor Batik-Dunbar was an "Apology" for that meeting?  
39 A. "Apologies". Yes, I can look at --  
40  
41 Q. Do you recall her being absent from that meeting in  
42 April last year?  
43 A. (Through interpreter). I can't remember every single  
44 detail, but from what I'm seeing, this minute, yes, it says  
45 "Apologies", like, absent - no attendance due to illness  
46 but I can't recall every single detail.  
47

1 Q. Would you go to page 407. You were asked some  
2 questions about that resolution. Do you recall that?  
3 A. (Through interpreter). Yes.  
4  
5 Q. And Councillor Batik-Dunbar didn't vote on that  
6 resolution, did she; she was absent?  
7 A. (Through interpreter). According to this record, yes,  
8 it shows like that.  
9  
10 Q. Can I take you to page 409 which is the May meeting.  
11 You were asked some questions about that. Do you see that  
12 those present include Councillor Batik-Dunbar? Do you see  
13 that? It is the second line of those present.  
14 A. Yes. No, later she present.  
15  
16 Q. Yes. Would you go to page 412.  
17 A. 412, yes.  
18  
19 Q. You were asked some questions about the rescission  
20 motion on that page. Do you recall that?  
21 A. (Through interpreter). Rescission motion, yes.  
22  
23 Q. Yes. Do you see there that it says:  
24  
25 *Note: Councillor Batik-Dunbar declared a*  
26 *non-pecuniary interest in the matter.*  
27  
28 Do you see that?  
29 A. Yes, in the record, yes.  
30  
31 Q. Do you recall at this meeting in May last year her  
32 declaring a non-pecuniary interest?  
33 A. (Through interpreter). Yes. I don't recall the  
34 content of the meeting from this minute, but obviously  
35 I can read from this minute but I don't recall the details.  
36  
37 Q. Thank you. I want to move to another topic now.  
38 I appear for Mr Mehajer in this inquiry. Do you understand  
39 that?  
40 A. (Through interpreter). Yes.  
41  
42 Q. And he gave some evidence. Did you hear or read his  
43 evidence before this inquiry?  
44 A. (Interpreted).  
45  
46 Q. It is not in that bundle before you. I am just asking  
47 you whether you recall him giving evidence before this

1 inquiry?

2 A. (Through interpreter). I don't recall in particular,  
3 no.

4  
5 Q. He gave evidence and this is as transcript 1249 - I'll  
6 go back a step. He was asked some questions about his  
7 relationship with you.

8 A. (Through interpreter). What kind of relationship are  
9 you referring?

10  
11 Q. I will tell you in a minute. His evidence was - and  
12 this is at page 1249 of the transcript - you don't have it  
13 but I will read it, Mr Mehajer said about you:

14  
15 *I don't understand him. I don't speak to*  
16 *him, that's the honest truth. I actually*  
17 *don't communicate with Councillor Yang.*

18  
19 Is it right that he did not communicate with you?

20 A. (Through interpreter). That's true.

21  
22 MR DUGGAN: I have no further questions, thank you.

23  
24 THE COMMISSIONER: No-one has any questions? Mr Gardiner,  
25 do you have anything?

26  
27 MR GARDINER: I have nothing arising, thank you.

28  
29 MR BOLSTER: No, thank you, Commissioner. Might the  
30 witness be excused?

31  
32 THE COMMISSIONER: Q. Thank you for coming, Mr Yang,  
33 you're excused.

34 A. (Through interpreter). Thank you, Commissioner.

35  
36 **<THE WITNESS WITHDREW**

37  
38 THE COMMISSIONER: That is all the evidence for the public  
39 hearing today. There is at least one further witness who,  
40 for reasons that I have accepted, is not sufficiently well  
41 to give evidence at the moment. I am expecting some  
42 further advice about that soon but I can't give another  
43 date at the moment until that's clarified, but I'll do that  
44 as soon as possible.

45  
46 When the evidence is finished - and I'm not making a  
47 direction about this - my current thinking is that

1 Counsel Assisting will file some written submissions, he'll  
2 go first, and then any interested persons can put on some  
3 written submissions after that.  
4

5 If, though, any interested person takes the view, as a  
6 result of anything that's in Counsel Assisting's written  
7 submissions, that it is important that they be given an  
8 opportunity to make an oral submission, I'll consider that  
9 and if I think that's a reasonable request, we'll fix a day  
10 for oral submissions, but I'll only do that if there's a  
11 request and I think it's reasonable. I won't make any  
12 formal directions about that yet because the evidence  
13 hasn't finished, so I haven't thought about things like  
14 page limits or anything like that. I will make a formal  
15 direction about that when the evidence is actually  
16 concluded.  
17

18 That is all I can do at the moment. As I said, I hope  
19 to give a date for concluding the evidence as soon as  
20 I can. Just on that, you don't have to tell me now,  
21 Mr Cheshire, but do you have anything further from  
22 yesterday?  
23

24 MR CHESHIRE: No. Inquiries are in train, we're waiting  
25 to hear back.  
26

27 THE COMMISSIONER: All right. Does anyone have anything  
28 they want to raise? All right. I will adjourn the public  
29 hearing now and I will adjourn the inquiry until 20 to 12.  
30

31 MR BOLSTER: Thank you.  
32

33 THE COMMISSIONER: Thank you.  
34

35 **AT 11.20AM THE PUBLIC INQUIRY ADJOURNED TO A DATE**  
36 **TO BE FIXED**  
37  
38  
39  
40  
41  
42  
43  
44  
45  
46  
47

<p style="text-align: center;"><b>1</b></p> <p><b>1</b> <sup>[11]</sup> - 1420:27, 1446:46, 1453:8, 1453:9, 1453:10, 1453:17, 1458:36, 1460:41, 1461:1, 1461:14, 1461:22  <b>10.19am</b> <sup>[1]</sup> - 1446:10  <b>11.20AM</b> <sup>[1]</sup> - 1465:35  <b>12</b> <sup>[1]</sup> - 1465:29  <b>12-year</b> <sup>[1]</sup> - 1443:24  <b>1249</b> <sup>[2]</sup> - 1464:5, 1464:12  <b>13</b> <sup>[2]</sup> - 1437:19, 1446:34  <b>14</b> <sup>[1]</sup> - 1420:29  <b>15</b> <sup>[6]</sup> - 1428:15, 1429:1, 1450:7, 1458:30, 1459:1, 1462:21  <b>15th</b> <sup>[1]</sup> - 1429:43  <b>18</b> <sup>[5]</sup> - 1433:43, 1436:20, 1436:26, 1436:32, 1457:15</p>	<p><b>2014</b> <sup>[1]</sup> - 1430:29  <b>2015</b> <sup>[22]</sup> - 1433:43, 1439:8, 1439:35, 1446:22, 1446:38, 1447:4, 1447:16, 1447:31, 1453:21, 1453:37, 1455:5, 1455:11, 1455:24, 1455:44, 1456:3, 1456:22, 1457:15, 1457:18, 1458:31, 1459:1, 1460:37, 1462:22  <b>2016</b> <sup>[1]</sup> - 1420:29  <b>25</b> <sup>[1]</sup> - 1433:33  <b>284</b> <sup>[4]</sup> - 1450:29, 1450:41, 1450:42, 1459:21</p>	<p><b>410</b> <sup>[2]</sup> - 1458:22, 1458:28  <b>412</b> <sup>[3]</sup> - 1454:18, 1463:16, 1463:17  <b>413A</b> <sup>[4]</sup> - 1427:22, 1427:23, 1430:21, 1430:23  <b>417</b> <sup>[9]</sup> - 1423:29, 1423:31, 1423:33, 1426:38, 1431:26, 1431:27, 1448:12, 1448:13  <b>418</b> <sup>[6]</sup> - 1423:29, 1423:33, 1423:36, 1426:38, 1448:13, 1448:14</p>	<p><b>account</b> <sup>[2]</sup> - 1433:10, 1438:32  <b>accountability</b> <sup>[1]</sup> - 1446:28  <b>achievement</b> <sup>[1]</sup> - 1443:27  <b>achievements</b> <sup>[3]</sup> - 1443:19, 1443:24, 1443:41  <b>acknowledgment</b> <sup>[1]</sup> - 1452:1  <b>acquiring</b> <sup>[2]</sup> - 1437:33, 1437:44  <b>act</b> <sup>[2]</sup> - 1424:41, 1425:25  <b>acted</b> <sup>[1]</sup> - 1430:40  <b>acting</b> <sup>[5]</sup> - 1425:10, 1435:30, 1435:44, 1436:1, 1439:9  <b>action</b> <sup>[10]</sup> - 1429:45, 1451:6, 1451:26, 1452:28, 1453:4, 1458:10, 1459:39, 1459:44, 1460:4, 1460:7  <b>active</b> <sup>[1]</sup> - 1442:12  <b>actual</b> <sup>[1]</sup> - 1428:15  <b>adjacent</b> <sup>[3]</sup> - 1437:35, 1437:36, 1437:38  <b>adjourn</b> <sup>[2]</sup> - 1465:28, 1465:29  <b>adjourned</b> <sup>[1]</sup> - 1455:12  <b>ADJOURNED</b> <sup>[1]</sup> - 1465:35  <b>adopt</b> <sup>[2]</sup> - 1447:12, 1455:15  <b>adopted</b> <sup>[3]</sup> - 1428:6, 1428:27, 1450:24  <b>advance</b> <sup>[1]</sup> - 1427:12  <b>adverse</b> <sup>[1]</sup> - 1429:29  <b>advice</b> <sup>[43]</sup> - 1421:14, 1421:23, 1421:31, 1421:32, 1421:35, 1422:1, 1422:2, 1422:3, 1422:12, 1422:16, 1424:28, 1430:41, 1432:33, 1433:26, 1433:29, 1433:32, 1433:33, 1433:35, 1434:45, 1434:46, 1434:47, 1435:8, 1435:12, 1435:13, 1436:18, 1436:28, 1440:5, 1446:22, 1448:30, 1448:31, 1448:36, 1448:40, 1448:41, 1449:1, 1449:3,</p>	<p>1449:8, 1449:12, 1449:24, 1449:27, 1449:30, 1449:36, 1464:42  <b>advise</b> <sup>[3]</sup> - 1440:10, 1440:14, 1440:23  <b>advised</b> <sup>[1]</sup> - 1435:7  <b>advisers</b> <sup>[1]</sup> - 1440:19  <b>affected</b> <sup>[1]</sup> - 1432:17  <b>affirmed</b> <sup>[1]</sup> - 1446:12  <b>afterwards</b> <sup>[1]</sup> - 1429:36  <b>against</b> <sup>[1]</sup> - 1451:39  <b>agenda</b> <sup>[2]</sup> - 1454:47, 1455:1  <b>agree</b> <sup>[4]</sup> - 1428:1, 1428:25, 1448:15, 1454:32  <b>agreed</b> <sup>[6]</sup> - 1430:32, 1448:27, 1449:4, 1449:37, 1451:29, 1454:29  <b>agreement</b> <sup>[2]</sup> - 1445:18, 1445:19  <b>agreements</b> <sup>[1]</sup> - 1445:28  <b>ahead</b> <sup>[4]</sup> - 1422:32, 1422:36, 1427:3, 1441:14  <b>allow</b> <sup>[3]</sup> - 1443:35, 1443:38, 1448:5  <b>allowed</b> <sup>[1]</sup> - 1447:44  <b>answer</b> <sup>[14]</sup> - 1444:34, 1447:44, 1448:7, 1451:41, 1451:42, 1456:1, 1457:24, 1460:12, 1460:39, 1461:11, 1461:12, 1461:31, 1461:38  <b>answered</b> <sup>[1]</sup> - 1461:35  <b>answering</b> <sup>[1]</sup> - 1447:46  <b>answers</b> <sup>[1]</sup> - 1446:26  <b>anyway</b> <sup>[3]</sup> - 1440:46, 1447:1, 1453:3  <b>Apologies</b> <sup>[1]</sup> - 1462:45  <b>Apologies</b> <sup>[1]</sup> - 1462:39  <b>Apology</b> <sup>[1]</sup> - 1462:38  <b>apparent</b> <sup>[1]</sup> - 1424:14  <b>appear</b> <sup>[3]</sup> - 1423:23, 1424:32, 1463:38  <b>appeared</b> <sup>[6]</sup> - 1421:25, 1422:8, 1422:21, 1424:6, 1424:19, 1435:3  <b>applicant</b> <sup>[1]</sup> - 1455:29</p>
<p style="text-align: center;"><b>2</b></p>	<p style="text-align: center;"><b>3</b></p> <p><b>3</b> <sup>[1]</sup> - 1433:38  <b>3.4</b> <sup>[1]</sup> - 1437:8  <b>30</b> <sup>[2]</sup> - 1439:8, 1439:35  <b>300</b> <sup>[1]</sup> - 1446:47  <b>328</b> <sup>[1]</sup> - 1433:34  <b>329</b> <sup>[1]</sup> - 1433:38  <b>330</b> <sup>[1]</sup> - 1441:11  <b>340</b> <sup>[1]</sup> - 1441:11  <b>368</b> <sup>[2]</sup> - 1432:35, 1432:37  <b>395</b> <sup>[7]</sup> - 1431:38, 1431:40, 1432:4, 1432:12, 1432:13, 1433:13, 1435:37  <b>397</b> <sup>[1]</sup> - 1439:5</p>	<p style="text-align: center;"><b>6</b></p>	<p style="text-align: center;"><b>7</b></p>	<p style="text-align: center;"><b>8</b></p>
<p><b>2</b> <sup>[8]</sup> - 1421:17, 1434:1, 1434:33, 1436:33, 1438:32, 1439:16, 1440:7, 1453:20  <b>2(a)</b> <sup>[23]</sup> - 1450:26, 1450:37, 1450:41, 1450:44, 1451:10, 1451:25, 1453:8, 1453:11, 1453:25, 1453:36, 1454:1, 1459:3, 1459:20, 1460:3, 1460:6, 1460:28, 1461:2, 1461:4, 1461:7, 1461:15, 1461:20, 1461:22, 1461:24  <b>2(a)</b> <sup>[2]</sup> - 1450:25, 1460:43  <b>20</b> <sup>[4]</sup> - 1427:12, 1454:37, 1457:32, 1465:29  <b>2004</b> <sup>[5]</sup> - 1442:42, 1442:44, 1443:12, 1445:3, 1445:42  <b>2008</b> <sup>[1]</sup> - 1442:42  <b>2009</b> <sup>[2]</sup> - 1456:18, 1456:25  <b>2011</b> <sup>[1]</sup> - 1447:5  <b>2013</b> <sup>[3]</sup> - 1453:16, 1456:18, 1456:27</p>	<p style="text-align: center;"><b>4</b></p> <p><b>4</b> <sup>[1]</sup> - 1433:39  <b>400</b> <sup>[2]</sup> - 1423:24, 1446:47  <b>401</b> <sup>[2]</sup> - 1431:46, 1433:44  <b>405</b> <sup>[4]</sup> - 1450:6, 1462:22, 1462:34, 1462:35  <b>406</b> <sup>[2]</sup> - 1450:5, 1450:6  <b>407</b> <sup>[12]</sup> - 1450:10, 1450:11, 1450:47, 1453:37, 1458:21, 1458:24, 1458:27, 1458:28, 1458:47, 1459:35, 1463:1  <b>408</b> <sup>[2]</sup> - 1451:4, 1459:41  <b>409</b> <sup>[1]</sup> - 1463:10</p>	<p style="text-align: center;"><b>9</b></p>	<p style="text-align: center;"><b>74</b> <sup>[1]</sup> - 1459:4</p>	<p style="text-align: center;"><b>9</b></p>
		<p style="text-align: center;"><b>A</b></p> <p><b>ability</b> <sup>[1]</sup> - 1447:22  <b>able</b> <sup>[5]</sup> - 1426:40, 1446:42, 1447:8, 1447:17, 1447:32  <b>absence</b> <sup>[2]</sup> - 1432:18, 1457:15  <b>absent</b> <sup>[5]</sup> - 1457:32, 1457:33, 1462:41, 1462:45, 1463:6  <b>accept</b> <sup>[1]</sup> - 1435:8  <b>accepted</b> <sup>[3]</sup> - 1435:44, 1442:5, 1464:40  <b>access</b> <sup>[3]</sup> - 1437:25, 1437:28, 1440:11  <b>according</b> <sup>[4]</sup> - 1445:18, 1453:3, 1455:1, 1463:7  <b>accordingly</b> <sup>[2]</sup> - 1447:12, 1459:12</p>		

<p><b>application</b> [13] - 1429:13, 1444:46, 1455:23, 1455:30, 1455:42, 1456:2, 1456:11, 1456:16, 1456:25, 1456:45, 1457:1, 1457:26, 1457:35</p> <p><b>applications</b> [4] - 1455:4, 1455:7, 1455:9, 1455:12</p> <p><b>applying</b> [1] - 1457:3</p> <p><b>appreciated</b> [2] - 1426:17, 1457:47</p> <p><b>appropriate</b> [2] - 1425:15, 1425:22</p> <p><b>approval</b> [4] - 1447:22, 1447:24, 1448:17, 1448:23</p> <p><b>approvals</b> [1] - 1447:32</p> <p><b>approved</b> [3] - 1456:19, 1456:21, 1456:25</p> <p><b>April</b> [12] - 1428:15, 1429:1, 1430:28, 1450:7, 1453:21, 1453:37, 1457:18, 1458:30, 1459:1, 1460:36, 1462:21, 1462:42</p> <p><b>Area</b> [3] - 1443:31, 1443:36, 1445:27</p> <p><b>area</b> [7] - 1441:46, 1442:15, 1442:18, 1444:26, 1447:2, 1448:26, 1461:24</p> <p><b>areas</b> [2] - 1442:33, 1443:38</p> <p><b>argue</b> [1] - 1424:29</p> <p><b>arise</b> [1] - 1445:13</p> <p><b>arising</b> [1] - 1464:27</p> <p><b>arose</b> [1] - 1433:10</p> <p><b>arrangement</b> [2] - 1444:42, 1445:23</p> <p><b>aspect</b> [1] - 1448:36</p> <p><b>assist</b> [4] - 1435:4, 1436:28, 1441:35, 1451:43</p> <p><b>assisted</b> [1] - 1427:1</p> <p><b>Assisting</b> [4] - 1420:20, 1420:21, 1441:27, 1465:1</p> <p><b>Assisting's</b> [1] - 1465:6</p> <p><b>assume</b> [2] - 1450:25, 1453:40</p> <p><b>assumed</b> [1] - 1441:38</p> <p><b>AT</b> [1] - 1465:35</p>	<p><b>atmosphere</b> [1] - 1433:30</p> <p><b>attempting</b> [1] - 1424:29</p> <p><b>attend</b> [3] - 1453:27, 1453:33, 1455:13</p> <p><b>attendance</b> [1] - 1462:45</p> <p><b>Attie</b> [17] - 1423:14, 1425:33, 1427:1, 1429:20, 1430:35, 1431:29, 1432:1, 1432:44, 1432:47, 1433:14, 1434:4, 1435:30, 1435:47, 1436:5, 1450:17, 1451:14</p> <p><b>Attie's</b> [3] - 1430:46, 1450:24, 1451:10</p> <p><b>AUBURN</b> [1] - 1420:13</p> <p><b>Auburn</b> [45] - 1420:27, 1427:11, 1427:22, 1429:46, 1430:23, 1430:28, 1431:4, 1431:5, 1431:7, 1431:17, 1438:31, 1441:38, 1442:15, 1442:16, 1442:18, 1442:21, 1443:12, 1443:20, 1443:29, 1443:30, 1443:31, 1443:36, 1443:37, 1444:2, 1445:27, 1446:33, 1449:43, 1449:44, 1450:6, 1450:33, 1450:35, 1452:25, 1453:42, 1457:18, 1457:27, 1457:31, 1458:10, 1458:15, 1458:36, 1458:40, 1459:4, 1459:11, 1459:40, 1460:36, 1462:23</p> <p><b>August</b> [3] - 1455:5, 1455:10, 1455:24</p> <p><b>Australia</b> [1] - 1444:3</p> <p><b>availability</b> [1] - 1448:24</p> <p><b>available</b> [3] - 1438:46, 1439:45, 1439:47</p> <p><b>awarded</b> [1] - 1426:44</p> <p><b>awarding</b> [1] - 1424:23</p> <p><b>aware</b> [7] - 1437:3, 1437:10, 1437:14, 1437:20, 1437:43, 1439:35, 1459:7</p> <p><b>awkward</b> [1] - 1441:38</p>	<b>B</b>	<p>1421:13, 1423:23, 1423:28, 1424:34, 1430:20, 1430:25, 1431:20, 1431:33, 1431:38, 1431:43, 1432:1, 1432:6, 1432:17, 1432:22, 1432:35, 1432:39, 1432:44, 1433:3, 1433:9, 1433:17, 1433:22, 1435:20, 1435:22, 1436:39, 1441:7, 1441:11, 1444:28, 1445:13, 1445:15, 1445:17, 1445:45, 1446:5, 1446:14, 1446:16, 1447:29, 1447:46, 1448:3, 1448:7, 1448:39, 1449:22, 1450:2, 1450:33, 1450:37, 1451:17, 1451:22, 1452:4, 1452:11, 1453:35, 1453:46, 1455:9, 1455:21, 1455:35, 1455:39, 1457:6, 1457:13, 1457:29, 1457:43, 1458:6, 1460:27, 1460:45, 1461:20, 1461:30, 1461:38, 1464:29, 1465:31</p> <p><b>born</b> [2] - 1442:15, 1444:2</p> <p><b>bottom</b> [2] - 1448:13, 1462:37</p> <p><b>bound</b> [2] - 1435:7, 1445:33</p> <p><b>box</b> [2] - 1421:4, 1446:5</p> <p><b>break</b> [1] - 1452:6</p> <p><b>briefing</b> [1] - 1454:46</p> <p><b>briefly</b> [2] - 1424:3, 1449:42</p> <p><b>bring</b> [1] - 1421:43</p> <p><b>brought</b> [2] - 1422:3, 1422:37</p> <p><b>build</b> [2] - 1447:23, 1447:26</p> <p><b>bundle</b> [14] - 1423:26, 1423:29, 1427:22, 1430:21, 1430:23, 1431:28, 1433:34, 1439:5, 1448:12, 1449:44, 1450:5, 1458:21, 1462:23, 1463:46</p> <p><b>Bus</b> [2] - 1443:29, 1443:31</p>	<p><b>bus</b> [1] - 1443:30</p> <p><b>business</b> [8] - 1427:14, 1428:14, 1442:39, 1443:1, 1444:11, 1444:12, 1461:23, 1461:24</p> <p><b>businesses</b> [1] - 1443:35</p> <p><b>butcher</b> [2] - 1438:11, 1438:16</p> <p><b>BY</b> [7] - 1421:11, 1435:20, 1437:1, 1441:24, 1445:15, 1446:14, 1461:47</p>
		<b>C</b>	<p><b>Campbell</b> [8] - 1424:8, 1425:14, 1425:21, 1426:18, 1434:15, 1435:40, 1435:47, 1445:20</p> <p><b>campus</b> [1] - 1442:46</p> <p><b>candidate</b> [4] - 1425:29, 1441:31, 1441:35, 1445:39</p> <p><b>candidates</b> [1] - 1425:31</p> <p><b>car</b> [10] - 1437:19, 1438:24, 1438:26, 1440:40, 1446:33, 1446:43, 1446:47, 1447:9, 1447:18, 1447:34</p> <p><b>carefully</b> [1] - 1459:16</p> <p><b>case</b> [14] - 1424:30, 1425:37, 1426:23, 1428:4, 1428:17, 1430:40, 1431:4, 1444:18, 1448:25, 1449:22, 1453:7, 1453:11, 1454:32, 1461:8</p> <p><b>case"</b> [1] - 1437:16</p> <p><b>cases</b> [1] - 1428:6</p> <p><b>casting</b> [3] - 1426:31, 1426:37, 1427:1</p> <p><b>caught</b> [1] - 1440:45</p> <p><b>censure</b> [5] - 1425:3, 1425:11, 1425:12, 1425:13, 1425:21</p> <p><b>centre</b> [3] - 1446:33, 1446:43, 1446:46</p> <p><b>Centre</b> [1] - 1420:26</p> <p><b>centres</b> [1] - 1442:34</p> <p><b>certain</b> [2] - 1422:31, 1449:31</p> <p><b>certainly</b> [3] - 1428:42, 1430:12,</p>	



<p>1456:39  <b>chair</b> [3] - 1425:6,  1425:25, 1435:44  <b>chairmanship</b> [1] -  1426:27  <b>chairperson</b> [1] -  1435:25  <b>chamber</b> [12] -  1424:37, 1424:40,  1425:9, 1425:18,  1426:25, 1427:20,  1433:14, 1433:28,  1436:9, 1436:35,  1455:14, 1457:15  <b>chance</b> [2] - 1426:13,  1427:13  <b>change</b> [3] - 1429:6,  1460:27, 1461:18  <b>changed</b> [10] -  1421:22, 1434:24,  1434:46, 1435:1,  1436:32, 1436:34,  1436:37, 1459:13,  1460:22, 1461:16  <b>changes</b> [1] - 1445:26  <b>changing</b> [1] -  1459:11  <b>chapter</b> [1] - 1421:43  <b>charge</b> [1] - 1443:33  <b>check</b> [3] - 1424:38,  1455:12, 1455:13  <b>CHESHIRE</b> [2] -  1441:22, 1465:24  <b>Cheshire</b> [1] - 1465:21  <b>chin</b> [2] - 1442:5,  1442:6  <b>choice</b> [2] - 1454:33,  1455:15  <b>circulated</b> [2] -  1427:20, 1428:30  <b>circumstance</b> [1] -  1438:44  <b>citizens</b> [3] - 1443:32,  1443:38, 1446:43  <b>Civic</b> [1] - 1420:26  <b>clarified</b> [1] - 1464:43  <b>clarify</b> [2] - 1435:22,  1456:8  <b>clauses</b> [1] - 1437:8  <b>clear</b> [6] - 1434:35,  1434:37, 1448:9,  1450:41, 1451:20,  1457:29  <b>clearly</b> [5] - 1422:27,  1424:8, 1434:15,  1434:32, 1449:11  <b>client</b> [1] - 1447:25  <b>close</b> [2] - 1438:17,  1454:29  <b>closed</b> [1] - 1438:12</p>	<p><b>clubhouse</b> [1] -  1443:44  <b>clubs</b> [2] - 1443:43,  1443:44  <b>CO1315</b> [2] - 1431:30,  1431:35  <b>code</b> [1] - 1437:4  <b>coming</b> [1] - 1464:32  <b>commencement</b> [1] -  1424:14  <b>commercial</b> [5] -  1438:43, 1438:45,  1439:31, 1440:5,  1440:23  <b>commercially</b> [1] -  1437:42  <b>Commission</b> [1] -  1456:40  <b>Commissioner</b> [16] -  1420:19, 1427:21,  1430:20, 1431:21,  1436:45, 1436:47,  1441:18, 1441:20,  1446:6, 1456:33,  1461:30, 1461:44,  1462:13, 1462:17,  1464:29, 1464:34  <b>COMMISSIONER</b> [74]  - 1421:1, 1421:6,  1423:19, 1423:26,  1424:22, 1430:23,  1431:23, 1431:35,  1431:40, 1431:46,  1432:3, 1432:8,  1432:15, 1432:20,  1432:26, 1432:37,  1432:42, 1432:47,  1433:6, 1433:13,  1433:19, 1433:32,  1435:17, 1436:41,  1438:24, 1440:22,  1440:27, 1440:40,  1440:45, 1441:9,  1441:13, 1444:32,  1445:38, 1445:47,  1446:8, 1448:36,  1448:46, 1449:14,  1449:20, 1450:29,  1451:14, 1451:19,  1451:46, 1452:6,  1453:29, 1453:44,  1455:7, 1455:19,  1455:33, 1455:37,  1456:37, 1456:42,  1457:11, 1457:24,  1457:39, 1457:45,  1458:20, 1459:15,  1460:25, 1460:39,  1461:10, 1461:27,  1461:34, 1462:6,</p>	<p>1462:11, 1462:15,  1462:19, 1462:25,  1462:30, 1464:24,  1464:32, 1464:38,  1465:27, 1465:33  <b>common</b> [2] -  1428:27, 1441:45  <b>communicate</b> [2] -  1464:17, 1464:19  <b>community</b> [11] -  1438:14, 1438:18,  1438:39, 1444:19,  1444:25, 1447:2,  1447:11, 1448:25,  1448:26, 1448:43,  1458:13  <b>company</b> [7] -  1421:44, 1437:34,  1438:2, 1438:21,  1439:9, 1439:26,  1447:26  <b>completely</b> [1] -  1445:17  <b>conclude</b> [1] -  1449:43  <b>concluded</b> [2] -  1421:13, 1465:16  <b>concluding</b> [1] -  1465:19  <b>condition</b> [4] - 1438:7,  1438:8, 1446:46,  1447:13  <b>conditions</b> [4] -  1438:1, 1445:30,  1448:14, 1449:32  <b>conduct</b> [1] - 1437:4  <b>conflict</b> [1] - 1453:26  <b>conflicts</b> [1] - 1460:15  <b>consensus</b> [7] -  1422:9, 1422:20,  1422:26, 1424:5,  1424:19, 1426:41,  1426:47  <b>consent</b> [1] - 1455:44  <b>consents</b> [1] -  1455:10  <b>consider</b> [7] - 1437:9,  1439:31, 1445:33,  1449:32, 1449:39,  1449:40, 1465:8  <b>consideration</b> [3] -  1423:9, 1424:35,  1437:15  <b>considered</b> [3] -  1446:27, 1446:37,  1456:46  <b>consistent</b> [1] -  1445:3  <b>consistently</b> [1] -  1437:9</p>	<p><b>content</b> [2] - 1461:38,  1463:34  <b>CONTINUING</b> [1] -  1421:11  <b>contract</b> [52] -  1421:16, 1422:8,  1422:20, 1422:37,  1423:10, 1423:20,  1423:21, 1424:6,  1424:18, 1424:23,  1424:24, 1424:29,  1425:41, 1426:9,  1426:43, 1426:45,  1431:41, 1432:4,  1432:29, 1433:20,  1433:39, 1433:44,  1434:6, 1434:8,  1434:11, 1434:17,  1434:34, 1434:35,  1434:39, 1435:1,  1435:12, 1435:14,  1436:19, 1436:26,  1438:2, 1438:20,  1438:43, 1438:44,  1440:36, 1446:17,  1446:23, 1446:42,  1447:4, 1447:38,  1448:20, 1448:21,  1449:3, 1449:24,  1449:31, 1449:37  <b>contrary</b> [1] - 1430:40  <b>controls</b> [1] - 1445:27  <b>conveyance</b> [1] -  1430:31  <b>copped</b> [2] - 1442:5,  1442:6  <b>copy</b> [1] - 1427:21  <b>corner</b> [1] - 1438:12  <b>correct</b> [74] - 1421:20,  1421:33, 1421:37,  1421:41, 1422:32,  1423:31, 1423:40,  1423:41, 1424:36,  1424:42, 1424:43,  1424:46, 1425:26,  1425:33, 1425:36,  1426:20, 1426:28,  1429:23, 1429:26,  1429:29, 1429:30,  1433:36, 1433:46,  1434:2, 1434:18,  1435:15, 1436:2,  1436:7, 1436:20,  1437:22, 1437:30,  1437:40, 1437:45,  1437:46, 1439:10,  1439:29, 1440:38,  1441:29, 1441:32,  1441:33, 1441:47,  1442:1, 1442:15,</p>	<p>1442:30, 1442:37,  1443:5, 1443:13,  1443:14, 1445:5,  1445:8, 1445:9,  1445:20, 1445:43,  1446:38, 1447:5,  1447:10, 1447:35,  1449:24, 1449:27,  1449:33, 1451:1,  1452:13, 1452:16,  1452:20, 1452:25,  1452:29, 1453:17,  1453:21, 1453:25,  1454:1, 1454:7,  1454:11, 1454:15,  1459:25  <b>correctly</b> [1] - 1448:8  <b>Council</b> [1] - 1458:15  <b>council</b> [53] - 1421:15,  1421:29, 1422:5,  1422:13, 1422:22,  1427:4, 1428:7,  1429:28, 1430:47,  1432:3, 1433:38,  1434:17, 1434:46,  1434:47, 1435:4,  1437:3, 1438:1,  1438:42, 1438:43,  1439:23, 1440:18,  1440:20, 1443:11,  1443:27, 1443:34,  1443:45, 1444:1,  1444:22, 1444:29,  1444:40, 1448:32,  1448:40, 1449:3,  1449:9, 1449:23,  1449:24, 1449:30,  1449:32, 1449:33,  1452:13, 1452:19,  1453:20, 1453:24,  1455:4, 1455:9,  1455:23, 1456:46,  1457:14, 1457:26,  1457:35, 1458:30,  1459:39  <b>council's</b> [1] - 1431:30  <b>Councillor</b> [71] -  1423:39, 1424:8,  1424:9, 1424:26,  1424:36, 1424:40,  1425:14, 1425:17,  1425:33, 1426:18,  1426:38, 1427:3,  1429:44, 1430:35,  1430:36, 1430:37,  1431:29, 1432:40,  1432:44, 1432:47,  1433:3, 1433:14,  1433:19, 1434:4,  1434:5, 1434:7,</p>
--	---	--	---	--

<p>1434:15, 1435:23, 1435:24, 1435:29, 1435:30, 1435:40, 1435:41, 1435:47, 1436:7, 1445:19, 1445:20, 1450:17, 1450:24, 1451:5, 1451:10, 1451:11, 1451:14, 1451:15, 1451:17, 1451:25, 1451:26, 1452:24, 1458:3, 1458:9, 1458:47, 1459:5, 1459:19, 1459:24, 1459:38, 1460:1, 1460:2, 1460:5, 1462:3, 1462:4, 1462:38, 1463:5, 1463:12, 1463:25, 1464:17</p> <p><b>councillor</b> [6] - 1424:11, 1434:32, 1443:19, 1447:11, 1451:30, 1453:13</p> <p><b>Councillors</b> [2] - 1427:27, 1434:15</p> <p><b>councillors</b> [10] - 1421:23, 1428:31, 1432:18, 1433:20, 1433:45, 1440:31, 1440:37, 1444:47, 1460:15, 1460:16</p> <p><b>Counsel</b> [4] - 1420:20, 1441:27, 1465:1, 1465:6</p> <p><b>counsel</b> [1] - 1421:15</p> <p><b>couple</b> [3] - 1437:7, 1438:29, 1461:43</p> <p><b>court</b> [1] - 1449:39</p> <p><b>critical</b> [1] - 1426:27</p> <p><b>Cumberland</b> [1] - 1442:46</p> <p><b>current</b> [5] - 1439:24, 1441:1, 1441:3, 1441:5, 1464:47</p> <p><b>cut</b> [1] - 1444:34</p>	<p><b>deal</b> [12] - 1422:31, 1422:32, 1422:36, 1423:15, 1425:41, 1427:4, 1431:43, 1434:27, 1440:4, 1444:43, 1445:21, 1458:13</p> <p><b>dealing</b> [3] - 1421:43, 1425:18, 1457:32</p> <p><b>dealt</b> [2] - 1421:16, 1426:9</p> <p><b>debate</b> [17] - 1421:26, 1422:4, 1422:17, 1424:17, 1432:31, 1433:25, 1433:28, 1434:25, 1434:37, 1434:38, 1436:15, 1452:19, 1452:23, 1452:24, 1452:42, 1452:47</p> <p><b>debates</b> [1] - 1460:20</p> <p><b>December</b> [16] - 1421:17, 1434:1, 1434:33, 1436:33, 1436:35, 1438:32, 1440:7, 1442:2, 1446:22, 1446:38, 1447:4, 1447:16, 1447:31, 1447:42, 1449:27, 1449:37</p> <p><b>decide</b> [4] - 1421:29, 1422:22, 1435:4, 1440:32</p> <p><b>decided</b> [1] - 1422:14</p> <p><b>decision</b> [8] - 1428:5, 1429:28, 1434:5, 1434:17, 1448:31, 1448:41, 1453:13, 1457:37</p> <p><b>decisions</b> [1] - 1430:34</p> <p><b>declare</b> [1] - 1453:41</p> <p><b>declared</b> [4] - 1424:36, 1433:6, 1435:23, 1463:25</p> <p><b>declaring</b> [1] - 1463:32</p> <p><b>declined</b> [2] - 1435:31, 1436:1</p> <p><b>defining</b> [1] - 1422:30</p> <p><b>definitely</b> [6] - 1438:34, 1443:9, 1443:21, 1444:21, 1444:44, 1444:47</p> <p><b>delayed</b> [2] - 1448:24, 1448:25</p> <p><b>deliver</b> [5] - 1446:42, 1447:9, 1447:17, 1447:23, 1447:33</p> <p><b>delivery</b> [3] - 1446:28,</p>	<p>1446:32</p> <p><b>department</b> [1] - 1423:6</p> <p><b>deposit</b> [1] - 1430:33</p> <p><b>deputy</b> [3] - 1424:41, 1425:9, 1445:23</p> <p><b>describe</b> [1] - 1444:6</p> <p><b>described</b> [1] - 1451:28</p> <p><b>despite</b> [2] - 1431:5, 1461:31</p> <p><b>detail</b> [2] - 1462:44, 1462:46</p> <p><b>details</b> [1] - 1463:35</p> <p><b>determination</b> [1] - 1457:1</p> <p><b>determined</b> [2] - 1457:14, 1457:36</p> <p><b>develop</b> [1] - 1437:21</p> <p><b>developer</b> [1] - 1438:7</p> <p><b>development</b> [19] - 1438:3, 1444:8, 1444:19, 1444:26, 1444:33, 1444:39, 1444:46, 1445:27, 1447:18, 1447:22, 1448:18, 1455:10, 1455:29, 1455:43, 1456:10, 1457:25, 1458:13, 1459:8, 1459:11</p> <p><b>development"</b> [1] - 1425:2</p> <p><b>deviated</b> [1] - 1422:1</p> <p><b>difference</b> [1] - 1460:40</p> <p><b>different</b> [6] - 1428:31, 1429:43, 1433:30, 1434:14, 1445:18, 1450:42</p> <p><b>difficult</b> [2] - 1437:20, 1437:24</p> <p><b>difficulty</b> [2] - 1440:11, 1443:7</p> <p><b>direction</b> [2] - 1464:47, 1465:15</p> <p><b>directions</b> [1] - 1465:12</p> <p><b>directly</b> [1] - 1460:40</p> <p><b>disabilities</b> [2] - 1443:33, 1443:39</p> <p><b>disagree</b> [4] - 1428:26, 1430:38, 1431:13, 1433:25</p> <p><b>disappointed</b> [1] - 1442:4</p> <p><b>discuss</b> [4] - 1430:8, 1430:9, 1454:36, 1455:15</p> <p><b>discussed</b> [8] -</p>	<p>1421:22, 1421:27, 1428:25, 1428:41, 1428:42, 1431:11, 1454:40, 1454:42</p> <p><b>discussing</b> [5] - 1421:14, 1422:7, 1422:20, 1423:16, 1446:17</p> <p><b>discussion</b> [9] - 1422:6, 1422:19, 1428:21, 1436:36, 1454:44, 1455:14, 1460:8, 1460:14, 1460:16</p> <p><b>discussions</b> [2] - 1445:22, 1460:20</p> <p><b>dislike</b> [1] - 1448:25</p> <p><b>disputes</b> [1] - 1460:15</p> <p><b>distributed</b> [2] - 1439:37, 1439:40</p> <p><b>distributing</b> [1] - 1441:41</p> <p><b>document</b> [7] - 1428:41, 1430:11, 1447:1, 1448:8, 1448:11, 1453:4</p> <p><b>done</b> [3] - 1455:2, 1456:13, 1457:2</p> <p><b>Dooleys</b> [1] - 1443:35</p> <p><b>door</b> [1] - 1442:28</p> <p><b>dot</b> [1] - 1423:36</p> <p><b>down</b> [4] - 1436:35, 1438:12, 1438:17, 1450:13</p> <p><b>downstairs</b> [1] - 1442:1</p> <p><b>drawing</b> [1] - 1461:6</p> <p><b>due</b> [1] - 1462:45</p> <p><b>DUGGAN</b> [17] - 1436:47, 1437:1, 1437:3, 1438:29, 1440:25, 1440:29, 1440:34, 1440:43, 1441:16, 1447:20, 1461:43, 1461:47, 1462:2, 1462:9, 1462:21, 1462:32, 1464:22</p> <p><b>Dunbar</b> [8] - 1424:11, 1426:18, 1434:16, 1462:3, 1462:38, 1463:5, 1463:12, 1463:25</p> <p><b>duress</b> [1] - 1445:35</p> <p><b>during</b> [4] - 1452:23, 1452:42, 1455:44, 1456:3</p>	<p style="text-align: center;"><b>E</b></p> <p><b>ear</b> [1] - 1424:9</p> <p><b>earn</b> [1] - 1443:4</p> <p><b>easier</b> [1] - 1450:29</p> <p><b>effectively</b> [1] - 1451:27</p> <p><b>either</b> [1] - 1457:6</p> <p><b>elderly</b> [1] - 1443:32</p> <p><b>elected</b> [4] - 1443:16, 1444:22, 1445:4, 1456:46</p> <p><b>election</b> [3] - 1441:28, 1441:32, 1445:31</p> <p><b>element</b> [1] - 1448:37</p> <p><b>end</b> [4] - 1421:44, 1422:37, 1452:23, 1460:42</p> <p><b>ended</b> [1] - 1423:43</p> <p><b>endorsed</b> [1] - 1445:39</p> <p><b>engagement</b> [1] - 1430:47</p> <p><b>engineer</b> [1] - 1433:39</p> <p><b>enter</b> [3] - 1434:47, 1435:12, 1438:44</p> <p><b>entered</b> [2] - 1423:11, 1449:38</p> <p><b>entirely</b> [1] - 1444:35</p> <p><b>environmental</b> [1] - 1459:12</p> <p><b>EOI</b> [2] - 1448:23, 1448:25</p> <p><b>equity</b> [1] - 1437:8</p> <p><b>essentially</b> [1] - 1421:43</p> <p><b>establish</b> [1] - 1443:28</p> <p><b>event</b> [1] - 1444:33</p> <p><b>eventually</b> [1] - 1421:29</p> <p><b>evidence</b> [20] - 1427:10, 1429:39, 1429:46, 1436:23, 1441:29, 1442:21, 1442:22, 1444:36, 1452:41, 1463:42, 1463:43, 1463:47, 1464:5, 1464:11, 1464:38, 1464:41, 1464:46, 1465:12, 1465:15, 1465:19</p> <p><b>exact</b> [1] - 1455:45</p> <p><b>exactly</b> [1] - 1448:42</p> <p><b>EXAMINATION</b> [7] - 1421:11, 1435:20, 1437:1, 1441:24, 1445:15, 1446:14, 1461:47</p>
<b>D</b>				
<p><b>DA</b> [2] - 1448:22, 1457:3</p> <p><b>Darren</b> [3] - 1420:21, 1422:23, 1422:25</p> <p><b>date</b> [4] - 1428:15, 1439:46, 1464:43, 1465:19</p> <p><b>DATE</b> [1] - 1465:35</p> <p><b>dated</b> [2] - 1439:8, 1439:35</p>				

<p><b>example</b> [2] - 1429:16, 1429:17</p> <p><b>except</b> [1] - 1445:22</p> <p><b>excused</b> [4] - 1432:47, 1446:1, 1464:30, 1464:33</p> <p><b>expect</b> [3] - 1440:35, 1444:24, 1444:30</p> <p><b>expecting</b> [1] - 1464:41</p> <p><b>experience</b> [1] - 1428:28</p> <p><b>explain</b> [4] - 1423:45, 1451:9, 1460:4, 1460:46</p> <p><b>explanation</b> [4] - 1457:31, 1457:33, 1457:40</p> <p><b>explored</b> [1] - 1457:41</p> <p><b>extend</b> [1] - 1446:47</p> <p><b>extended</b> [1] - 1431:7</p>	<p>1427:44, 1433:3, 1433:9, 1443:47, 1445:4, 1451:47, 1453:10, 1454:28, 1454:30, 1454:45, 1456:18, 1461:6, 1465:2</p> <p><b>Fisher</b> [1] - 1462:15</p> <p><b>FISHER</b> [2] - 1441:20, 1462:17</p> <p><b>fit</b> [1] - 1430:44</p> <p><b>five</b> [1] - 1462:9</p> <p><b>fix</b> [1] - 1465:9</p> <p><b>FIXED</b> [1] - 1465:36</p> <p><b>flexible</b> [5] - 1460:32, 1460:35, 1460:36, 1460:40, 1461:8</p> <p><b>floor</b> [3] - 1430:47, 1452:19, 1459:9</p> <p><b>flow</b> [1] - 1435:17</p> <p><b>focus</b> [1] - 1449:2</p> <p><b>folder</b> [2] - 1449:44, 1449:45</p> <p><b>Foley</b> [1] - 1441:46</p> <p><b>follow</b> [4] - 1453:3, 1453:14, 1461:12, 1461:17</p> <p><b>following</b> [2] - 1431:24, 1433:30</p> <p><b>for</b> [1] - 1451:33</p> <p><b>foreshadowed</b> [4] - 1450:14, 1450:17, 1451:1, 1460:5</p> <p><b>foreshadowing</b> [2] - 1459:5, 1459:19</p> <p><b>form</b> [2] - 1447:5, 1452:47</p> <p><b>formal</b> [2] - 1465:12, 1465:14</p> <p><b>formally</b> [1] - 1430:20</p> <p><b>formed</b> [2] - 1436:18, 1436:26</p> <p><b>former</b> [2] - 1421:9, 1446:10</p> <p><b>forward</b> [11] - 1421:28, 1422:13, 1428:29, 1445:29, 1451:24, 1453:17, 1459:24, 1459:38, 1460:2, 1460:6, 1461:1</p> <p><b>four</b> [12] - 1424:15, 1425:28, 1425:36, 1425:39, 1426:1, 1426:17, 1445:24</p> <p><b>four-four</b> [5] - 1424:15, 1425:36, 1425:39, 1426:1, 1426:17</p> <p><b>free</b> [1] - 1443:33</p>	<p><b>fresh</b> [2] - 1426:9, 1446:6</p> <p><b>fro</b> [1] - 1424:45</p> <p><b>front</b> [1] - 1428:44</p> <p><b>frontage</b> [1] - 1437:29</p> <p><b>FSR</b> [1] - 1459:12</p> <p><b>full</b> [2] - 1460:8, 1460:9</p> <p><b>fully</b> [1] - 1457:47</p> <p><b>future</b> [3] - 1422:31, 1446:44, 1447:18</p>	<p><b>great</b> [2] - 1438:18, 1438:39</p> <p><b>grew</b> [1] - 1442:18</p> <p><b>Grey</b> [2] - 1430:26, 1430:40</p> <p><b>grocery</b> [1] - 1438:15</p> <p><b>ground</b> [1] - 1456:33</p> <p><b>guard</b> [1] - 1440:46</p>	<p><b>human</b> [1] - 1460:33</p>
<b>I</b>				
		<b>G</b>	<b>H</b>	<p><b>idea</b> [1] - 1425:39</p> <p><b>IGA</b> [2] - 1438:11, 1438:16</p> <p><b>illness</b> [1] - 1462:45</p> <p><b>immediately</b> [2] - 1429:47, 1460:3</p> <p><b>important</b> [9] - 1428:40, 1438:8, 1439:1, 1439:2, 1446:29, 1446:37, 1451:23, 1451:43, 1465:7</p> <p><b>impose</b> [1] - 1438:7</p> <p><b>imposed</b> [1] - 1445:30</p> <p><b>imposing</b> [1] - 1438:1</p> <p><b>impression</b> [12] - 1421:28, 1422:5, 1422:9, 1422:18, 1424:5, 1426:44, 1434:24, 1434:27, 1434:30, 1434:40, 1434:42, 1435:3</p> <p><b>include</b> [1] - 1463:12</p> <p><b>included</b> [1] - 1430:21</p> <p><b>income</b> [1] - 1443:8</p> <p><b>inconsistent</b> [1] - 1445:28</p> <p><b>independent</b> [3] - 1436:19, 1439:21, 1439:27</p> <p><b>indicate</b> [1] - 1443:23</p> <p><b>input</b> [1] - 1423:40</p> <p><b>inquiries</b> [1] - 1465:24</p> <p><b>inquiry</b> [9] - 1423:4, 1429:40, 1443:23, 1451:9, 1451:23, 1463:38, 1463:43, 1464:1, 1465:29</p> <p><b>Inquiry</b> [1] - 1456:40</p> <p><b>INQUIRY</b> [2] - 1420:13, 1465:35</p> <p><b>insisting</b> [1] - 1449:32</p> <p><b>instance</b> [1] - 1443:47</p> <p><b>instigate</b> [1] - 1443:28</p> <p><b>instigator</b> [1] - 1428:30</p> <p><b>integrate</b> [3] - 1451:31, 1452:38, 1460:18</p> <p><b>integration</b> [1] - 1460:22</p> <p><b>interest</b> [7] - 1424:36, 1433:6, 1435:23, 1453:41, 1455:25, 1463:26, 1463:32</p>
<b>F</b>			<p><b>half</b> [1] - 1430:33</p> <p><b>halfway</b> [1] - 1422:17</p> <p><b>handed</b> [1] - 1430:11</p> <p><b>happy</b> [4] - 1435:4, 1444:29, 1444:36, 1461:20</p> <p><b>harm</b> [2] - 1444:19, 1444:25</p> <p><b>harmony</b> [3] - 1451:30, 1460:18, 1460:21</p> <p><b>hat</b> [5] - 1425:42, 1426:2, 1426:13, 1426:14, 1426:16</p> <p><b>heading</b> [1] - 1450:14</p> <p><b>hear</b> [3] - 1444:36, 1463:42, 1465:25</p> <p><b>hearing</b> [2] - 1464:39, 1465:29</p> <p><b>heavily</b> [3] - 1422:27, 1424:24, 1426:42</p> <p><b>height</b> [2] - 1459:9, 1459:12</p> <p><b>held</b> [1] - 1438:13</p> <p><b>Held</b> [1] - 1420:26</p> <p><b>Helena</b> [1] - 1458:41</p> <p><b>help</b> [2] - 1441:39, 1444:34</p> <p><b>helped</b> [1] - 1441:30</p> <p><b>HICHAM</b> [1] - 1421:9</p> <p><b>higher</b> [3] - 1439:19, 1439:28, 1441:13</p> <p><b>highest</b> [1] - 1441:3</p> <p><b>himself</b> [1] - 1432:47</p> <p><b>history</b> [1] - 1456:24</p> <p><b>hold</b> [1] - 1458:3</p> <p><b>home</b> [1] - 1457:4</p> <p><b>honest</b> [3] - 1424:32, 1427:34, 1464:16</p> <p><b>honestly</b> [2] - 1427:45, 1434:43</p> <p><b>hope</b> [1] - 1465:18</p> <p><b>hospital</b> [1] - 1442:16</p> <p><b>Hospital</b> [1] - 1443:37</p> <p><b>house</b> [5] - 1442:28, 1456:5, 1456:7, 1456:14, 1456:24</p> <p><b>houses</b> [1] - 1456:6</p>	
<p><b>fact</b> [9] - 1422:27, 1431:5, 1434:22, 1437:27, 1437:32, 1441:30, 1453:40, 1456:44, 1457:13</p> <p><b>facts</b> [1] - 1437:13</p> <p><b>fairly</b> [4] - 1423:29, 1434:35, 1439:31, 1458:14</p> <p><b>fairly</b> [1] - 1437:9</p> <p><b>fairness</b> [1] - 1437:8</p> <p><b>family</b> [3] - 1442:25, 1443:7, 1444:4</p> <p><b>far</b> [2] - 1456:17, 1460:19</p> <p><b>favour</b> [9] - 1429:11, 1429:44, 1434:8, 1434:21, 1458:35, 1459:44, 1460:6, 1460:41, 1460:42</p> <p><b>favoured</b> [1] - 1433:29</p> <p><b>fell</b> [1] - 1438:21</p> <p><b>felt</b> [1] - 1445:35</p> <p><b>few</b> [2] - 1436:47, 1454:28</p> <p><b>fifty</b> [2] - 1426:13</p> <p><b>fifty-fifty</b> [1] - 1426:13</p> <p><b>file</b> [1] - 1465:1</p> <p><b>final</b> [1] - 1448:21</p> <p><b>finance</b> [1] - 1446:28</p> <p><b>finish</b> [1] - 1431:23</p> <p><b>finished</b> [3] - 1449:43, 1464:46, 1465:13</p> <p><b>Finn</b> [1] - 1441:36</p> <p><b>first</b> [15] - 1427:43,</p>		<p><b>gain</b> [1] - 1447:32</p> <p><b>Gallipoli</b> [9] - 1455:30, 1455:31, 1455:43, 1455:46, 1456:2, 1456:5, 1456:6, 1456:12, 1457:16</p> <p><b>Gardiner</b> [2] - 1462:26, 1464:24</p> <p><b>GARDINER</b> [11] - 1447:44, 1448:1, 1448:5, 1448:34, 1456:32, 1456:39, 1456:44, 1457:8, 1457:20, 1462:28, 1464:27</p> <p><b>gateway</b> [1] - 1454:29</p> <p><b>general</b> [6] - 1422:9, 1422:19, 1422:26, 1424:19, 1426:41, 1448:42</p> <p><b>GINA</b> [1] - 1446:12</p> <p><b>given</b> [11] - 1424:28, 1426:44, 1428:18, 1433:26, 1434:45, 1444:4, 1446:23, 1448:18, 1448:30, 1465:7</p> <p><b>Gough</b> [17] - 1421:14, 1421:22, 1421:47, 1422:12, 1422:21, 1424:28, 1432:33, 1433:35, 1434:45, 1439:12, 1440:5, 1440:22, 1440:34, 1446:22, 1448:31, 1449:8, 1449:23</p> <p><b>Gough's</b> [2] - 1448:39, 1449:1</p> <p><b>Government</b> [3] - 1443:31, 1443:36, 1445:27</p> <p><b>government</b> [2] - 1422:25, 1423:7</p> <p><b>Granville</b> [2] - 1441:37, 1441:40</p>		

<p><b>interested</b> [5] - 1437:33, 1437:39, 1437:44, 1465:2, 1465:5</p> <p><b>interests</b> [2] - 1429:29, 1458:17</p> <p><b>interfered</b> [1] - 1456:47</p> <p><b>interpret</b> [2] - 1446:12, 1455:22</p> <p><b>interpreted</b> [1] - 1457:22</p> <p><b>interpreted</b> [7] - 1451:28, 1453:3, 1453:38, 1460:8, 1461:6, 1461:22, 1463:44</p> <p><b>INTERPRETER</b> [2] - 1449:17, 1456:30</p> <p><b>interpreter</b> [13] - 1446:6, 1448:47, 1451:42, 1453:30, 1455:19, 1455:21, 1455:33, 1455:37, 1460:13, 1460:45, 1461:1, 1461:11, 1461:13</p> <p><b>Interpreter</b> [2] - 1455:22, 1455:39</p> <p><b>interpreter</b> [30] - 1449:4, 1449:11, 1449:25, 1453:32, 1455:26, 1455:45, 1456:4, 1456:13, 1456:17, 1456:23, 1458:12, 1458:38, 1458:42, 1458:45, 1459:7, 1459:17, 1460:14, 1460:19, 1460:29, 1461:14, 1462:43, 1463:3, 1463:7, 1463:21, 1463:33, 1463:40, 1464:2, 1464:8, 1464:20, 1464:34</p> <p><b>investment</b> [3] - 1438:18, 1444:15</p> <p><b>involved</b> [12] - 1422:28, 1422:30, 1422:33, 1424:7, 1424:24, 1426:42, 1431:1, 1434:11, 1434:23, 1438:3, 1450:38, 1452:36</p> <p><b>irregularly</b> [1] - 1457:17</p> <p><b>irrelevant</b> [1] - 1457:9</p> <p><b>issue</b> [6] - 1421:21, 1425:17, 1425:41, 1426:8, 1447:21,</p>	<p>1451:43</p> <p><b>issues</b> [1] - 1437:9</p> <p><b>item</b> [1] - 1427:32</p> <p><b>itself</b> [1] - 1445:23</p> <p style="text-align: center;"><b>J</b></p> <p><b>John</b> [14] - 1421:16, 1423:28, 1424:35, 1429:29, 1430:31, 1431:26, 1431:31, 1433:4, 1437:19, 1439:5, 1440:4, 1446:17, 1446:34, 1448:11</p> <p><b>join</b> [1] - 1459:13</p> <p><b>joining</b> [1] - 1459:8</p> <p><b>JRPP</b> [1] - 1447:33</p> <p><b>Julia</b> [1] - 1441:36</p> <p><b>July</b> [4] - 1420:29, 1455:5, 1455:10, 1455:24</p> <p><b>June</b> [3] - 1455:5, 1455:10, 1455:24</p> <p><b>justification</b> [1] - 1431:16</p> <p style="text-align: center;"><b>K</b></p> <p><b>KANG</b> [1] - 1446:12</p> <p><b>keep</b> [1] - 1440:46</p> <p><b>key</b> [1] - 1443:38</p> <p><b>kind</b> [1] - 1464:8</p> <p><b>knowing</b> [2] - 1441:37, 1441:44</p> <p><b>knowledge</b> [3] - 1441:45, 1460:9</p> <p><b>known</b> [5] - 1437:14, 1443:42, 1444:21, 1444:40, 1444:47</p> <p><b>Korean</b> [1] - 1456:35</p> <p style="text-align: center;"><b>L</b></p> <p><b>Labor</b> [5] - 1441:30, 1441:32, 1441:42, 1442:9, 1445:39</p> <p><b>Lam</b> [4] - 1424:36, 1430:35, 1433:3, 1435:23</p> <p><b>land</b> [1] - 1437:35</p> <p><b>landowner</b> [1] - 1437:38</p> <p><b>last</b> [11] - 1421:15, 1421:17, 1421:21, 1430:27, 1434:10, 1443:27, 1443:28, 1448:21, 1457:32,</p>	<p>1462:42, 1463:31</p> <p><b>lead</b> [2] - 1421:15, 1451:27</p> <p><b>least</b> [3] - 1424:30, 1445:7, 1464:39</p> <p><b>leave</b> [3] - 1424:40, 1425:18, 1461:39</p> <p><b>left</b> [5] - 1425:2, 1425:5, 1425:9, 1433:14, 1446:16</p> <p><b>legal</b> [14] - 1422:15, 1432:33, 1433:26, 1433:32, 1436:28, 1440:6, 1440:19, 1448:31, 1448:32, 1448:41, 1449:1, 1449:2, 1449:8, 1449:12</p> <p><b>letter</b> [3] - 1439:8, 1439:35, 1439:36</p> <p><b>Lidcombe</b> [12] - 1438:10, 1438:13, 1446:17, 1446:34, 1446:43, 1447:10, 1447:35, 1455:30, 1455:43, 1456:3, 1456:12, 1457:16</p> <p><b>likelihood</b> [2] - 1447:31, 1448:17</p> <p><b>likely</b> [2] - 1424:27, 1446:41</p> <p><b>limits</b> [1] - 1465:14</p> <p><b>line</b> [2] - 1456:32, 1463:13</p> <p><b>listen</b> [3] - 1447:15, 1451:22, 1459:15</p> <p><b>live</b> [3] - 1442:21, 1442:22, 1442:23</p> <p><b>lives</b> [1] - 1460:33</p> <p><b>living</b> [1] - 1443:4</p> <p><b>local</b> [3] - 1422:24, 1423:7, 1443:44</p> <p><b>Local</b> [3] - 1443:30, 1443:36, 1445:27</p> <p><b>locally</b> [1] - 1443:37</p> <p><b>locals</b> [1] - 1438:39</p> <p><b>lodge</b> [1] - 1456:18</p> <p><b>lodged</b> [4] - 1427:12, 1427:26, 1428:2, 1456:24</p> <p><b>Look</b> [1] - 1434:26</p> <p><b>look</b> [12] - 1426:11, 1427:13, 1432:10, 1435:34, 1436:8, 1438:43, 1444:2, 1447:1, 1448:8, 1454:18, 1454:31, 1462:39</p> <p><b>looked</b> [2] - 1421:31, 1438:45</p>	<p><b>looking</b> [1] - 1434:35</p> <p><b>Loop</b> [2] - 1443:29, 1443:31</p> <p><b>loop</b> [1] - 1443:35</p> <p><b>lose</b> [1] - 1450:44</p> <p><b>love</b> [1] - 1444:2</p> <p><b>luckily</b> [1] - 1422:23</p> <p style="text-align: center;"><b>M</b></p> <p><b>madam</b> [2] - 1455:22, 1455:39</p> <p><b>main</b> [4] - 1438:9, 1438:36, 1438:37, 1447:21</p> <p><b>maintained</b> [1] - 1442:8</p> <p><b>managed</b> [2] - 1443:34, 1443:43</p> <p><b>marked</b> [1] - 1427:22</p> <p><b>market</b> [3] - 1437:43, 1439:33, 1441:2</p> <p><b>Marsden</b> [1] - 1430:29</p> <p><b>matter</b> [12] - 1425:20, 1431:11, 1431:27, 1440:18, 1449:33, 1449:40, 1454:36, 1457:8, 1457:14, 1461:22, 1461:39, 1463:26</p> <p><b>mattered</b> [1] - 1436:5</p> <p><b>matters</b> [2] - 1444:7, 1458:14</p> <p><b>mayor</b> [11] - 1424:42, 1425:9, 1425:10, 1425:25, 1435:29, 1435:30, 1436:1, 1445:17, 1445:23</p> <p><b>mayor's</b> [1] - 1435:25</p> <p><b>mayoral</b> [3] - 1424:41, 1445:21, 1445:31</p> <p><b>mean</b> [7] - 1423:19, 1440:32, 1446:32, 1454:20, 1455:7, 1458:36, 1460:29</p> <p><b>meaningful</b> [1] - 1457:33</p> <p><b>means</b> [1] - 1421:39</p> <p><b>meant</b> [1] - 1437:32</p> <p><b>mechanics</b> [1] - 1440:14</p> <p><b>medical</b> [1] - 1442:34</p> <p><b>meeting</b> [58] - 1421:16, 1421:21, 1421:25, 1421:47, 1422:10, 1422:16, 1422:23, 1422:24, 1422:26, 1422:39, 1422:41, 1423:15,</p>	<p>1424:15, 1424:19, 1425:25, 1426:41, 1427:12, 1428:4, 1428:5, 1428:12, 1428:16, 1428:32, 1429:6, 1429:7, 1429:10, 1432:9, 1432:17, 1432:30, 1432:39, 1433:30, 1434:1, 1434:9, 1434:10, 1436:16, 1436:29, 1436:35, 1439:36, 1439:37, 1439:40, 1439:46, 1439:47, 1440:6, 1450:7, 1452:11, 1453:33, 1454:7, 1454:10, 1454:27, 1455:13, 1458:30, 1459:1, 1462:22, 1462:38, 1462:41, 1463:10, 1463:31, 1463:34</p> <p><b>meetings</b> [1] - 1438:12</p> <p><b>Mehajer</b> [17] - 1421:24, 1422:14, 1424:40, 1425:17, 1426:20, 1429:12, 1429:19, 1430:33, 1430:36, 1433:24, 1435:24, 1447:32, 1448:19, 1448:21, 1453:44, 1463:38, 1464:13</p> <p><b>Mehajer's</b> [10] - 1421:44, 1425:41, 1426:9, 1426:47, 1429:21, 1437:34, 1438:2, 1438:21, 1439:9, 1439:26</p> <p><b>member</b> [1] - 1443:11</p> <p><b>members</b> [1] - 1438:14</p> <p><b>memory</b> [2] - 1425:37, 1449:15</p> <p><b>mentioned</b> [5] - 1448:9, 1449:39, 1450:45, 1454:28, 1461:6</p> <p><b>merits</b> [9] - 1431:2, 1437:15, 1437:19, 1438:31, 1440:3, 1440:6, 1440:15, 1440:36</p> <p><b>middle</b> [1] - 1454:18</p> <p><b>midway</b> [1] - 1422:6</p> <p><b>might</b> [8] - 1427:21, 1430:20, 1437:39, 1440:35, 1441:3,</p>
--	---	--	--	---

<p>1444:30, 1449:32, 1464:29  <b>million</b> [2] - 1439:20, 1439:27  <b>mind</b> [4] - 1434:24, 1436:32, 1436:34, 1436:37  <b>minds</b> [1] - 1429:6  <b>minimum</b> [1] - 1422:31  <b>minute</b> [7] - 1427:23, 1431:30, 1431:35, 1462:44, 1463:34, 1463:35, 1464:11  <b>minutes</b> [10] - 1429:36, 1429:39, 1435:34, 1450:7, 1453:35, 1453:36, 1457:32, 1458:30, 1459:34, 1462:9  <b>mistake</b> [1] - 1457:40  <b>mistaken</b> [1] - 1458:11  <b>mixed</b> [2] - 1441:7, 1461:23  <b>moment</b> [4] - 1449:12, 1464:41, 1464:43, 1465:18  <b>most</b> [8] - 1422:33, 1428:4, 1428:6, 1439:1, 1441:40, 1443:24, 1444:18  <b>mostly</b> [1] - 1447:11  <b>motion</b> [71] - 1425:3, 1425:11, 1425:12, 1425:14, 1425:21, 1427:11, 1427:30, 1428:2, 1428:27, 1428:29, 1428:30, 1428:35, 1429:1, 1429:10, 1429:11, 1429:12, 1429:19, 1429:20, 1429:25, 1429:35, 1429:44, 1430:1, 1430:46, 1431:1, 1431:28, 1431:43, 1432:1, 1433:45, 1434:4, 1434:33, 1434:34, 1448:28, 1450:18, 1450:24, 1451:1, 1451:5, 1451:10, 1451:24, 1451:28, 1451:32, 1451:33, 1451:35, 1451:36, 1451:37, 1451:38, 1451:39, 1452:12, 1452:16, 1452:28, 1453:47, 1454:10, 1454:11, 1454:14,</p>	<p>1454:15, 1454:20, 1454:22, 1454:26, 1454:34, 1455:2, 1458:3, 1459:2, 1459:6, 1459:19, 1459:31, 1459:39, 1460:5, 1460:7, 1461:3, 1463:20, 1463:21  <b>Motion</b> [1] - 1450:14  <b>motivated</b> [1] - 1443:47  <b>move</b> [2] - 1422:13, 1463:37  <b>moved</b> [9] - 1429:19, 1429:25, 1429:35, 1429:44, 1430:46, 1452:11, 1452:28, 1453:24, 1453:36  <b>moving</b> [2] - 1442:6, 1458:47  <b>MR</b> [107] - 1421:3, 1421:11, 1421:13, 1423:23, 1423:28, 1424:34, 1430:20, 1430:25, 1431:20, 1431:33, 1431:38, 1431:43, 1432:1, 1432:6, 1432:17, 1432:22, 1432:35, 1432:39, 1432:44, 1433:3, 1433:9, 1433:17, 1433:22, 1435:20, 1435:22, 1436:39, 1436:44, 1436:47, 1437:1, 1437:3, 1438:29, 1440:25, 1440:29, 1440:34, 1440:43, 1441:7, 1441:11, 1441:16, 1441:18, 1441:22, 1441:24, 1441:26, 1444:28, 1444:38, 1445:11, 1445:13, 1445:15, 1445:17, 1445:45, 1446:5, 1446:14, 1446:16, 1447:20, 1447:29, 1447:44, 1447:46, 1448:1, 1448:3, 1448:5, 1448:7, 1448:34, 1448:39, 1449:22, 1449:47, 1450:2, 1450:33, 1450:37, 1451:17, 1451:22, 1452:4, 1452:11, 1453:35, 1453:46, 1455:9, 1455:21, 1455:35, 1455:39,</p>	<p>1456:32, 1456:39, 1456:44, 1457:6, 1457:8, 1457:13, 1457:20, 1457:29, 1457:43, 1458:6, 1460:27, 1460:45, 1461:20, 1461:30, 1461:38, 1461:41, 1461:43, 1461:47, 1462:2, 1462:9, 1462:13, 1462:21, 1462:28, 1462:32, 1464:22, 1464:27, 1464:29, 1465:24, 1465:31  <b>MS</b> [2] - 1441:20, 1462:17  <b>must</b> [4] - 1437:8, 1437:13, 1439:23, 1440:47</p> <p style="text-align: center;"><b>N</b></p> <p><b>name</b> [3] - 1425:42, 1426:2, 1427:31  <b>names</b> [1] - 1426:12  <b>narrow</b> [1] - 1437:28  <b>near</b> [2] - 1446:44, 1447:18  <b>necessarily</b> [1] - 1441:2  <b>necessary</b> [1] - 1447:33  <b>need</b> [8] - 1430:6, 1433:22, 1438:15, 1438:16, 1444:42, 1448:47, 1459:15  <b>needed</b> [3] - 1425:10, 1435:24, 1445:36  <b>negotiated</b> [1] - 1424:18  <b>negotiating</b> [2] - 1424:24, 1426:42  <b>negotiation</b> [8] - 1452:8, 1452:33, 1452:36, 1452:37, 1452:42, 1453:1, 1453:11, 1460:10  <b>negotiations</b> [3] - 1434:11, 1434:23, 1449:5  <b>neighbouring</b> [2] - 1441:31, 1442:36  <b>never</b> [6] - 1422:1, 1422:14, 1425:17, 1434:46, 1435:1, 1445:21  <b>new</b> [13] - 1422:7, 1422:20, 1423:10,</p>	<p>1433:39, 1434:8, 1434:35, 1434:39, 1434:47, 1435:12, 1435:13, 1443:43, 1449:37, 1449:45  <b>next</b> [5] - 1429:6, 1437:13, 1442:28, 1454:31, 1454:46  <b>night</b> [1] - 1424:35  <b>no-one</b> [2] - 1436:1, 1464:24  <b>nods</b> [2] - 1421:18, 1437:5  <b>nominate</b> [1] - 1425:30  <b>nominated</b> [7] - 1435:29, 1435:30, 1435:35, 1435:40, 1435:47, 1436:1, 1436:6  <b>nomination</b> [1] - 1435:44  <b>non</b> [3] - 1433:6, 1463:26, 1463:32  <b>non-pecuniary</b> [3] - 1433:6, 1463:26, 1463:32  <b>note</b> [2] - 1428:14, 1463:25  <b>noted</b> [1] - 1439:20  <b>nothing</b> [7] - 1431:20, 1436:39, 1445:11, 1452:43, 1461:3, 1461:39, 1464:27  <b>notice</b> [4] - 1427:26, 1428:15, 1429:47, 1433:44  <b>noticed</b> [1] - 1422:5  <b>November</b> [14] - 1432:39, 1433:43, 1435:23, 1436:20, 1436:26, 1436:32, 1439:8, 1439:35, 1446:22, 1446:38, 1449:23, 1456:22, 1457:15, 1457:36  <b>NSW</b> [1] - 1420:27  <b>number</b> [9] - 1427:32, 1431:30, 1443:26, 1446:46, 1455:31, 1455:35, 1455:46, 1456:5, 1456:8  <b>numbered</b> [1] - 1439:15  <b>numbers</b> [5] - 1432:17, 1433:23, 1436:6, 1436:13, 1459:4  <b>numerous</b> [1] - 1431:6</p>	<p style="text-align: center;"><b>O</b></p> <p><b>oath</b> [3] - 1421:6, 1421:9, 1446:10  <b>object</b> [4] - 1444:28, 1447:20, 1448:34, 1456:32  <b>objection</b> [3] - 1447:21, 1457:20, 1461:31  <b>observe</b> [1] - 1422:41  <b>observer</b> [2] - 1423:1, 1423:5  <b>observing</b> [1] - 1422:46  <b>obtained</b> [1] - 1439:22  <b>obvious</b> [3] - 1436:4, 1437:16, 1439:46  <b>obviously</b> [12] - 1427:40, 1427:46, 1428:11, 1428:12, 1428:28, 1438:31, 1438:42, 1439:45, 1442:4, 1443:26, 1443:45, 1463:34  <b>occasion</b> [6] - 1428:10, 1433:9, 1433:24, 1436:7, 1436:12, 1458:1  <b>occasions</b> [2] - 1431:6, 1445:7  <b>occur</b> [1] - 1428:34  <b>October</b> [2] - 1430:27, 1446:21  <b>odd</b> [1] - 1428:47  <b>offer</b> [2] - 1439:27, 1439:32  <b>Officer</b> [1] - 1420:21  <b>official</b> [1] - 1443:20  <b>officially</b> [1] - 1445:38  <b>Oldfield</b> [4] - 1424:12, 1426:18, 1434:16, 1445:19  <b>once</b> [3] - 1428:26, 1434:24, 1434:32  <b>one</b> [41] - 1424:26, 1426:12, 1429:5, 1431:35, 1432:18, 1434:36, 1435:22, 1436:1, 1437:13, 1437:38, 1438:2, 1438:13, 1438:31, 1438:36, 1438:37, 1439:1, 1443:36, 1443:39, 1443:41, 1443:44, 1446:26, 1447:5, 1448:21, 1448:42, 1450:10, 1450:31, 1452:4,</p>
---	---	--	--	--

<p>1452:38, 1453:11, 1454:33, 1455:15, 1456:44, 1457:39, 1460:30, 1460:31, 1461:6, 1464:24, 1464:39</p> <p><b>onerous</b> [1] - 1438:6</p> <p><b>open</b> [3] - 1438:38, 1450:5, 1459:20</p> <p><b>opened</b> [1] - 1448:12</p> <p><b>opportunity</b> [2] - 1448:5, 1465:8</p> <p><b>oppose</b> [1] - 1426:19</p> <p><b>opposed</b> [1] - 1440:6</p> <p><b>opposite</b> [1] - 1434:21</p> <p><b>option</b> [32] - 1448:28, 1450:25, 1450:26, 1450:37, 1450:41, 1451:10, 1451:12, 1451:25, 1452:44, 1453:8, 1453:9, 1453:10, 1453:11, 1453:17, 1453:20, 1453:25, 1453:36, 1454:1, 1458:36, 1459:20, 1460:3, 1460:6, 1460:28, 1460:41, 1461:1, 1461:2, 1461:4, 1461:14, 1461:15, 1461:22, 1461:24</p> <p><b>oral</b> [3] - 1433:33, 1465:8, 1465:10</p> <p><b>ordinarily</b> [1] - 1439:1</p> <p><b>Oueik</b> [14] - 1427:27, 1427:43, 1428:22, 1429:20, 1430:36, 1431:11, 1431:29, 1432:42, 1432:44, 1433:19, 1434:5, 1436:7, 1441:28, 1454:36</p> <p><b>outright</b> [1] - 1434:25</p> <p><b>overlooked</b> [1] - 1443:43</p> <p><b>override</b> [1] - 1434:33</p> <p><b>own</b> [6] - 1436:19, 1437:22, 1456:7, 1456:13, 1456:24, 1457:3</p> <p><b>owned</b> [1] - 1437:34</p> <p><b>owners</b> [1] - 1437:36</p>	<p>1433:38, 1439:5, 1441:11, 1448:12, 1448:14, 1449:45, 1450:5, 1450:10, 1450:14, 1450:44, 1451:4, 1453:9, 1453:37, 1454:18, 1458:21, 1458:31, 1458:47, 1459:21, 1459:35, 1459:41, 1462:22, 1462:34, 1462:37, 1463:1, 1463:10, 1463:16, 1463:20, 1464:12, 1465:14</p> <p><b>pages</b> [1] - 1448:13</p> <p><b>pamphlets</b> [1] - 1441:41</p> <p><b>paper</b> [2] - 1427:30, 1428:14</p> <p><b>papers</b> [1] - 1427:14</p> <p><b>parachuted</b> [1] - 1441:46</p> <p><b>paragraph</b> [1] - 1439:16</p> <p><b>park</b> [11] - 1437:19, 1438:24, 1438:26, 1440:41, 1446:33, 1446:43, 1446:47, 1447:1, 1447:9, 1447:18, 1447:34</p> <p><b>parking</b> [3] - 1438:38, 1447:2, 1448:26</p> <p><b>part</b> [12] - 1422:42, 1429:22, 1433:38, 1433:39, 1438:3, 1438:10, 1438:13, 1438:38, 1443:44, 1447:18, 1460:30, 1460:31</p> <p><b>participated</b> [1] - 1434:26</p> <p><b>participating</b> [1] - 1434:37</p> <p><b>particular</b> [14] - 1422:10, 1422:24, 1422:26, 1426:41, 1428:12, 1428:32, 1429:5, 1436:34, 1437:15, 1439:15, 1439:47, 1440:4, 1440:36, 1464:2</p> <p><b>particularly</b> [6] - 1437:20, 1437:28, 1438:6, 1438:11, 1438:16, 1443:27</p> <p><b>Party</b> [4] - 1441:30, 1441:32, 1441:42, 1442:9</p> <p><b>passed</b> [3] - 1426:39,</p>	<p>1431:31, 1434:33</p> <p><b>patterns</b> [1] - 1457:31</p> <p><b>Paul</b> [1] - 1420:20</p> <p><b>pay</b> [1] - 1439:28</p> <p><b>pecuniary</b> [4] - 1433:6, 1453:26, 1463:26, 1463:32</p> <p><b>people</b> [13] - 1425:1, 1425:30, 1429:5, 1437:33, 1438:10, 1438:30, 1441:41, 1443:33, 1443:39, 1444:24, 1444:30, 1445:29, 1461:23</p> <p><b>perceived</b> [2] - 1422:39, 1424:27</p> <p><b>perhaps</b> [3] - 1437:34, 1451:41, 1455:19</p> <p><b>period</b> [2] - 1443:25, 1452:41</p> <p><b>permissible</b> [1] - 1441:5</p> <p><b>person</b> [2] - 1444:43, 1465:5</p> <p><b>personal</b> [1] - 1457:3</p> <p><b>personally</b> [1] - 1455:23</p> <p><b>persons</b> [1] - 1465:2</p> <p><b>perspective</b> [2] - 1422:15, 1448:32</p> <p><b>philosophy</b> [1] - 1444:6</p> <p><b>physio</b> [1] - 1442:42</p> <p><b>physiotherapist</b> [1] - 1442:45</p> <p><b>physiotherapy</b> [2] - 1442:28, 1442:39</p> <p><b>piece</b> [1] - 1427:30</p> <p><b>place</b> [14] - 1421:26, 1422:4, 1422:6, 1422:19, 1424:17, 1428:44, 1432:31, 1433:26, 1433:28, 1434:25, 1436:15, 1436:37, 1447:4</p> <p><b>plan</b> [7] - 1448:42, 1452:39, 1459:12, 1461:7, 1461:8</p> <p><b>planning</b> [10] - 1430:28, 1430:30, 1431:16, 1452:43, 1453:1, 1457:1, 1458:10, 1459:2, 1459:40, 1460:4</p> <p><b>plans</b> [4] - 1460:29, 1460:30, 1460:31</p> <p><b>platform</b> [1] - 1445:8</p> <p><b>play</b> [1] - 1423:9</p> <p><b>played</b> [1] - 1457:36</p> <p><b>point</b> [7] - 1423:4,</p>	<p>1424:30, 1430:32, 1432:35, 1440:29, 1443:36, 1454:23</p> <p><b>points</b> [2] - 1423:36, 1437:28</p> <p><b>policy</b> [1] - 1458:14</p> <p><b>political</b> [1] - 1444:6</p> <p><b>portion</b> [1] - 1461:15</p> <p><b>position</b> [8] - 1424:41, 1429:21, 1434:32, 1435:25, 1445:3, 1445:26, 1445:28, 1451:30</p> <p><b>possibility</b> [2] - 1424:26, 1436:9</p> <p><b>possible</b> [6] - 1426:21, 1426:24, 1427:4, 1436:8, 1458:8, 1464:44</p> <p><b>potential</b> [1] - 1437:38</p> <p><b>practice</b> [3] - 1428:27, 1442:29, 1442:32</p> <p><b>pre</b> [2] - 1441:45, 1442:1</p> <p><b>pre-selected</b> [1] - 1441:45</p> <p><b>pre-selection</b> [1] - 1442:1</p> <p><b>Precinct</b> [1] - 1420:26</p> <p><b>preference</b> [1] - 1458:44</p> <p><b>prepared</b> [1] - 1427:33</p> <p><b>present</b> [4] - 1432:27, 1463:12, 1463:13, 1463:14</p> <p><b>press</b> [1] - 1461:27</p> <p><b>pretty</b> [1] - 1425:39</p> <p><b>prevail</b> [1] - 1434:38</p> <p><b>previous</b> [6] - 1421:6, 1422:1, 1434:16, 1434:34, 1439:45, 1454:27</p> <p><b>previously</b> [1] - 1431:6</p> <p><b>price</b> [4] - 1439:2, 1439:19, 1439:20, 1439:28</p> <p><b>PRICE</b> [4] - 1441:24, 1441:26, 1444:38, 1445:11</p> <p><b>Price</b> [1] - 1439:16</p> <p><b>primary</b> [1] - 1434:47</p> <p><b>priority</b> [1] - 1460:22</p> <p><b>private</b> [1] - 1458:17</p> <p><b>pro</b> [4] - 1444:11, 1444:12, 1444:15, 1444:39</p> <p><b>pro-business</b> [1] - 1444:11</p> <p><b>pro-development</b> [1] -</p>	<p>1444:39</p> <p><b>pro-investment</b> [1] - 1444:15</p> <p><b>pro-small</b> [1] - 1444:12</p> <p><b>problem</b> [2] - 1448:22, 1453:16</p> <p><b>proceed</b> [10] - 1421:35, 1422:8, 1448:18, 1451:10, 1451:25, 1452:43, 1453:2, 1453:24, 1453:47, 1455:2</p> <p><b>proceeding</b> [1] - 1421:23</p> <p><b>proceedings</b> [1] - 1457:9</p> <p><b>process</b> [4] - 1431:1, 1435:5, 1447:22, 1457:37</p> <p><b>progressive</b> [3] - 1444:7, 1444:26, 1444:33</p> <p><b>project</b> [1] - 1460:21</p> <p><b>promptly</b> [1] - 1437:9</p> <p><b>proper</b> [1] - 1441:2</p> <p><b>property</b> [7] - 1437:36, 1438:44, 1439:21, 1440:36, 1455:43, 1456:2, 1456:11</p> <p><b>property's</b> [2] - 1439:24, 1441:1</p> <p><b>proposal</b> [17] - 1421:23, 1426:9, 1427:2, 1429:46, 1430:27, 1430:28, 1430:30, 1431:2, 1451:28, 1452:43, 1453:1, 1454:29, 1454:30, 1458:10, 1459:2, 1459:40, 1460:4</p> <p><b>proposed</b> [3] - 1430:33, 1430:44, 1453:10</p> <p><b>proposition</b> [1] - 1461:32</p> <p><b>proud</b> [3] - 1443:19, 1443:24, 1443:41</p> <p><b>provide</b> [3] - 1422:16, 1427:21, 1440:5</p> <p><b>provided</b> [3] - 1422:12, 1446:45, 1457:30</p> <p><b>providing</b> [1] - 1421:15</p> <p><b>public</b> [3] - 1421:39, 1464:38, 1465:28</p> <p><b>PUBLIC</b> [2] - 1420:13,</p>
<b>P</b>				
<p><b>page</b> [38] - 1423:23, 1423:29, 1426:38, 1427:23, 1430:20, 1432:12, 1432:13,</p>				

<p>1465:35  <b>publicity</b> [2] - 1433:9, 1433:10  <b>publicly</b> [1] - 1445:29  <b>Purchase</b> [1] - 1439:16  <b>purchaser</b> [4] - 1421:36, 1446:41, 1447:8, 1447:17  <b>purporting</b> [1] - 1440:22  <b>purpose</b> [1] - 1425:18  <b>purposes</b> [1] - 1450:25  <b>pursuing</b> [1] - 1458:15  <b>push</b> [1] - 1460:6  <b>put</b> [38] - 1421:39, 1425:14, 1425:21, 1425:28, 1426:12, 1427:31, 1428:29, 1440:4, 1441:32, 1444:29, 1444:38, 1445:29, 1445:35, 1447:24, 1447:25, 1447:29, 1448:28, 1451:19, 1451:24, 1451:32, 1451:37, 1451:38, 1453:17, 1454:34, 1455:1, 1455:14, 1456:47, 1457:47, 1458:3, 1459:38, 1460:10, 1460:21, 1460:40, 1461:1, 1465:2  <b>putting</b> [4] - 1421:27, 1447:27, 1459:24, 1460:2</p>	<p><b>R</b></p> <p><b>raise</b> [1] - 1465:28  <b>raised</b> [2] - 1442:25, 1444:2  <b>rather</b> [2] - 1440:18, 1460:39  <b>re</b> [1] - 1445:7  <b>re-voted</b> [1] - 1445:7  <b>read</b> [5] - 1455:1, 1455:13, 1463:35, 1463:42, 1464:13  <b>real</b> [1] - 1437:28  <b>realistically</b> [1] - 1437:42  <b>really</b> [4] - 1434:25, 1437:42, 1459:16, 1460:41  <b>reason</b> [7] - 1422:45, 1433:13, 1436:4, 1436:11, 1436:14, 1438:9, 1449:4  <b>reasonable</b> [5] - 1431:15, 1434:39, 1437:14, 1465:9, 1465:11  <b>reasonably</b> [1] - 1458:14  <b>reasons</b> [2] - 1446:21, 1464:40  <b>receiving</b> [1] - 1449:3  <b>recollection</b> [3] - 1428:6, 1428:9, 1438:37  <b>recommendation</b> [4] - 1430:43, 1431:8, 1431:18, 1453:20  <b>recommended</b> [1] - 1452:12  <b>record</b> [4] - 1444:29, 1459:34, 1463:7, 1463:29  <b>reduce</b> [2] - 1461:7, 1461:8  <b>reduced</b> [3] - 1431:5, 1461:16, 1461:24  <b>reduction</b> [1] - 1431:12  <b>refer</b> [2] - 1427:32, 1437:7  <b>Reference</b> [1] - 1456:40  <b>reference</b> [5] - 1421:27, 1422:34, 1423:16, 1423:19, 1439:46  <b>references</b> [1] - 1422:28  <b>referred</b> [1] - 1438:29</p>	<p><b>referring</b> [3] - 1456:7, 1456:8, 1464:9  <b>refers</b> [1] - 1427:26  <b>refresh</b> [1] - 1449:14  <b>refused</b> [1] - 1424:40  <b>regard</b> [4] - 1437:15, 1438:6, 1446:41, 1458:13  <b>regarding</b> [2] - 1449:3, 1458:1  <b>regards</b> [1] - 1456:24  <b>registered</b> [1] - 1439:22  <b>reject</b> [4] - 1446:22, 1448:20, 1448:21, 1449:36  <b>rejected</b> [1] - 1434:25  <b>rejects</b> [1] - 1461:32  <b>relating</b> [1] - 1431:30  <b>relation</b> [20] - 1428:35, 1429:19, 1429:45, 1430:26, 1430:27, 1430:29, 1430:31, 1433:4, 1434:45, 1441:27, 1453:41, 1455:29, 1455:42, 1456:2, 1457:16, 1457:18, 1457:27, 1459:2, 1459:8, 1459:39  <b>relationship</b> [3] - 1433:11, 1464:7, 1464:8  <b>relationships</b> [1] - 1430:35  <b>relevance</b> [3] - 1456:42, 1456:44, 1457:11  <b>relevant</b> [8] - 1437:13, 1444:35, 1458:4, 1458:12, 1458:16, 1458:18, 1459:9, 1461:36  <b>relied</b> [2] - 1436:29, 1440:31  <b>relying</b> [1] - 1433:27  <b>remain</b> [1] - 1438:22  <b>remember</b> [15] - 1421:31, 1448:8, 1448:15, 1449:9, 1449:10, 1449:11, 1449:17, 1449:20, 1449:25, 1450:26, 1450:37, 1451:29, 1454:47, 1456:17, 1462:43  <b>remember"</b> [1] - 1449:18  <b>renew</b> [1] - 1457:20  <b>repeat</b> [2] - 1452:33,</p>	<p>1452:45  <b>reporter</b> [1] - 1461:11  <b>representative</b> [2] - 1422:24, 1423:6  <b>represents</b> [1] - 1461:15  <b>request</b> [4] - 1441:31, 1447:12, 1465:9, 1465:11  <b>require</b> [2] - 1447:2, 1447:11  <b>rescind</b> [11] - 1427:32, 1429:28, 1433:20, 1433:43, 1434:5, 1434:16, 1436:12, 1449:24, 1449:31, 1454:26, 1461:3  <b>rescinded</b> [5] - 1423:10, 1431:31, 1436:19, 1436:27, 1461:2  <b>rescinding</b> [2] - 1434:7, 1449:36  <b>rescission</b> [22] - 1427:11, 1427:27, 1427:30, 1428:2, 1428:29, 1428:30, 1428:35, 1429:1, 1429:10, 1429:12, 1429:19, 1429:35, 1430:1, 1431:43, 1433:45, 1454:10, 1454:14, 1454:15, 1454:20, 1454:22, 1463:19, 1463:21  <b>residential</b> [1] - 1461:23  <b>residents</b> [3] - 1446:33, 1447:10, 1447:34  <b>resolution</b> [10] - 1423:44, 1426:19, 1426:38, 1431:28, 1431:30, 1432:20, 1448:14, 1463:2, 1463:6  <b>respect</b> [2] - 1446:27, 1448:3  <b>result</b> [3] - 1441:2, 1453:12, 1465:6  <b>return</b> [1] - 1430:32  <b>rezoning</b> [3] - 1451:12, 1451:27, 1452:25  <b>Richard</b> [1] - 1420:19  <b>Road</b> [5] - 1431:5, 1431:7, 1431:17, 1458:40, 1459:4  <b>road</b> [2] - 1438:11, 1438:17</p>	<p><b>role</b> [2] - 1423:9, 1457:36  <b>room</b> [2] - 1425:13, 1425:15  <b>ruled</b> [1] - 1461:35  <b>run</b> [2] - 1442:28, 1443:40  <b>running</b> [1] - 1441:36</p> <p style="text-align: center;"><b>S</b></p> <p><b>sat</b> [1] - 1436:35  <b>satisfactory</b> [1] - 1457:30  <b>satisfied</b> [1] - 1457:46  <b>Saturdays</b> [1] - 1438:13  <b>saw</b> [5] - 1422:19, 1426:40, 1429:39, 1429:41, 1430:44  <b>SC</b> [1] - 1420:19  <b>scenario</b> [1] - 1424:30  <b>SEAR</b> [1] - 1449:47  <b>Sear</b> [5] - 1420:21, 1422:41, 1423:4, 1449:44, 1449:45  <b>seat</b> [1] - 1441:36  <b>second</b> [12] - 1448:27, 1448:28, 1448:46, 1450:22, 1451:37, 1451:38, 1453:10, 1454:30, 1456:37, 1461:7, 1463:13  <b>seconded</b> [15] - 1431:29, 1434:4, 1450:21, 1451:1, 1451:9, 1451:24, 1451:32, 1451:35, 1452:16, 1453:47, 1458:2, 1459:1, 1459:31, 1460:5  <b>secondly</b> [1] - 1446:46  <b>secret</b> [2] - 1444:39, 1444:42  <b>section</b> [2] - 1458:40, 1459:3  <b>secure</b> [2] - 1443:43, 1444:43  <b>see</b> [36] - 1423:14, 1423:36, 1423:43, 1426:29, 1426:32, 1426:34, 1427:5, 1427:7, 1427:26, 1431:28, 1432:39, 1433:26, 1435:40, 1439:12, 1439:16, 1448:13, 1450:6, 1450:13, 1450:17,</p>
<p><b>Q</b></p>				
<p><b>qualified</b> [1] - 1442:45  <b>querying</b> [1] - 1457:34  <b>questioning</b> [1] - 1456:33  <b>questions</b> [19] - 1431:27, 1436:42, 1436:44, 1440:3, 1441:16, 1441:22, 1441:26, 1450:4, 1458:2, 1461:41, 1461:43, 1462:11, 1462:26, 1463:2, 1463:11, 1463:19, 1464:6, 1464:22, 1464:24  <b>quite</b> [2] - 1431:24, 1443:9</p>				

<p>1450:44, 1450:47, 1451:4, 1453:9, 1453:37, 1454:19, 1455:26, 1458:31, 1459:20, 1459:40, 1461:14, 1462:37, 1463:11, 1463:12, 1463:23, 1463:28 <b>seeing</b> [1] - 1462:44 <b>seeking</b> [2] - 1427:3, 1427:32 <b>selected</b> [1] - 1441:45 <b>selection</b> [1] - 1442:1 <b>selling</b> [1] - 1421:40 <b>senior</b> [2] - 1443:32, 1443:38 <b>sensible</b> [1] - 1434:29 <b>sent</b> [1] - 1439:12 <b>September</b> [5] - 1421:32, 1422:1, 1433:34, 1455:11, 1455:24 <b>Service</b> [2] - 1443:29, 1443:32 <b>service</b> [2] - 1443:35, 1443:38 <b>services</b> [1] - 1443:30 <b>shopping</b> [3] - 1446:33, 1446:42, 1446:46 <b>short</b> [2] - 1443:29 <b>show</b> [3] - 1448:11, 1453:35, 1453:36 <b>showing</b> [2] - 1453:4, 1461:15 <b>shown</b> [1] - 1448:12 <b>shows</b> [1] - 1463:8 <b>shut</b> [1] - 1443:12 <b>sign</b> [8] - 1427:31, 1427:40, 1427:43, 1427:44, 1428:3, 1428:41, 1429:1, 1447:8 <b>signed</b> [10] - 1427:39, 1427:41, 1428:18, 1428:21, 1428:31, 1428:37, 1429:47, 1430:5, 1433:45, 1454:10 <b>signing</b> [2] - 1428:34, 1429:9 <b>Silverwater</b> [1] - 1430:26 <b>similarity</b> [1] - 1460:32 <b>Simms</b> [22] - 1422:27, 1422:30, 1423:17, 1423:39, 1424:12, 1424:26, 1425:33, 1426:18, 1426:38,</p>	<p>1427:3, 1429:44, 1434:7, 1434:15, 1435:29, 1435:41, 1451:5, 1451:11, 1451:26, 1452:24, 1458:9, 1459:38, 1460:1 <b>Simms'</b> [1] - 1424:9 <b>simple</b> [2] - 1451:29, 1461:24 <b>simply</b> [1] - 1427:3 <b>single</b> [2] - 1462:43, 1462:46 <b>sit</b> [3] - 1424:41, 1425:15, 1435:25 <b>site</b> [9] - 1437:20, 1437:21, 1437:24, 1437:33, 1437:39, 1437:44, 1438:20, 1440:11, 1446:34 <b>sitting</b> [2] - 1428:47, 1438:42 <b>situation</b> [6] - 1429:43, 1453:11, 1454:31, 1460:32, 1461:16, 1461:17 <b>small</b> [2] - 1431:16, 1444:12 <b>smaller</b> [1] - 1459:3 <b>SMARK</b> [2] - 1441:18, 1462:13 <b>Smark</b> [1] - 1462:11 <b>solicitors</b> [1] - 1439:9 <b>someone</b> [2] - 1429:9, 1430:11 <b>soon</b> [4] - 1448:22, 1464:42, 1464:44, 1465:19 <b>sorry</b> [15] - 1422:46, 1423:21, 1426:6, 1428:37, 1430:2, 1432:10, 1433:3, 1436:24, 1439:39, 1441:14, 1449:17, 1449:18, 1451:41, 1452:45, 1460:13 <b>sort</b> [5] - 1428:5, 1433:30, 1446:35, 1448:27, 1448:43 <b>sought</b> [1] - 1461:3 <b>sounded</b> [1] - 1421:22 <b>South</b> [21] - 1427:11, 1427:22, 1429:46, 1430:23, 1430:28, 1431:4, 1449:43, 1449:44, 1450:6, 1450:33, 1450:35, 1452:25, 1453:42, 1457:18, 1457:27, 1457:31, 1458:10,</p>	<p>1458:36, 1459:40, 1460:36, 1462:23 <b>space</b> [2] - 1447:1, 1459:9 <b>speaks</b> [1] - 1456:35 <b>special</b> [2] - 1446:46, 1447:13 <b>specific</b> [2] - 1428:9, 1456:5 <b>specifically</b> [1] - 1447:25 <b>speculation</b> [1] - 1444:28 <b>split</b> [1] - 1424:15 <b>sporting</b> [2] - 1443:42, 1443:44 <b>spot</b> [1] - 1443:39 <b>staff</b> [5] - 1431:8, 1431:18, 1452:13, 1453:21, 1457:1 <b>stage</b> [3] - 1440:11, 1453:42, 1456:45 <b>stance</b> [3] - 1444:39, 1445:8, 1445:18 <b>stand</b> [1] - 1443:47 <b>start</b> [3] - 1424:35, 1436:41, 1448:22 <b>started</b> [5] - 1421:26, 1422:6, 1422:17, 1438:16, 1443:31 <b>state</b> [5] - 1439:24, 1439:46, 1441:1, 1441:28, 1441:36 <b>stating</b> [1] - 1458:17 <b>station</b> [1] - 1454:29 <b>stations</b> [1] - 1443:37 <b>stay</b> [2] - 1425:1, 1438:26 <b>step</b> [4] - 1424:34, 1451:46, 1464:6 <b>STEVE</b> [1] - 1446:10 <b>still</b> [5] - 1442:8, 1442:21, 1444:36, 1446:37, 1461:27 <b>stood</b> [3] - 1424:8, 1425:33, 1443:11 <b>store</b> [1] - 1438:15 <b>Storey</b> [4] - 1433:35, 1439:12, 1440:5, 1440:34 <b>straightaway</b> [1] - 1428:28 <b>Street</b> [29] - 1420:27, 1421:16, 1423:28, 1424:35, 1429:29, 1430:26, 1430:29, 1430:31, 1430:40, 1431:26, 1431:31, 1433:4, 1437:19, 1439:5, 1440:4,</p>	<p>1446:17, 1446:34, 1448:11, 1455:30, 1455:31, 1455:43, 1455:46, 1456:2, 1456:5, 1456:6, 1456:12, 1457:16, 1458:41 <b>street</b> [2] - 1437:28, 1438:12 <b>strictly</b> [1] - 1444:35 <b>strike</b> [1] - 1428:47 <b>structure</b> [1] - 1440:35 <b>submission</b> [2] - 1457:29, 1465:8 <b>submissions</b> [4] - 1465:1, 1465:3, 1465:7, 1465:10 <b>subsequently</b> [1] - 1461:4 <b>substance</b> [1] - 1451:36 <b>substantially</b> [1] - 1452:12 <b>substantive</b> [2] - 1425:41, 1426:8 <b>suburb</b> [1] - 1444:3 <b>suburbs</b> [1] - 1442:36 <b>successful</b> [1] - 1443:1 <b>sufficiently</b> [1] - 1464:40 <b>suggest</b> [11] - 1421:47, 1422:12, 1422:45, 1430:25, 1430:30, 1430:41, 1431:10, 1431:15, 1436:4, 1436:11, 1456:21 <b>suggesting</b> [2] - 1421:20, 1439:26 <b>suggestion</b> [5] - 1447:16, 1447:25, 1456:45, 1456:47, 1457:2 <b>supermarket</b> [14] - 1438:3, 1438:10, 1438:15, 1438:27, 1438:30, 1440:15, 1441:5, 1447:9, 1447:17, 1447:23, 1447:26, 1447:34, 1448:27 <b>support</b> [26] - 1423:15, 1429:20, 1430:43, 1430:44, 1430:46, 1431:4, 1432:31, 1433:24, 1436:30, 1441:41, 1442:8, 1442:12,</p>	<p>1443:26, 1443:34, 1443:45, 1444:25, 1448:43, 1451:5, 1451:11, 1451:35, 1453:7, 1454:27, 1458:8, 1459:31, 1460:23, 1461:4 <b>supported</b> [17] - 1425:12, 1425:13, 1425:21, 1426:12, 1431:2, 1431:6, 1431:8, 1431:18, 1436:14, 1436:15, 1436:16, 1438:9, 1441:28, 1441:30, 1453:8, 1454:15, 1460:2 <b>supporter</b> [1] - 1443:42 <b>supporting</b> [2] - 1443:7, 1459:20 <b>supportive</b> [1] - 1444:18 <b>Susan</b> [1] - 1420:27 <b>suspect</b> [1] - 1438:45 <b>Sydney</b> [2] - 1442:44, 1442:46</p>
<b>T</b>				
				<p><b>table</b> [1] - 1421:24 <b>talks</b> [1] - 1437:8 <b>tender</b> [1] - 1421:39 <b>term</b> [4] - 1440:15, 1443:28, 1443:45, 1444:32 <b>terminate</b> [4] - 1432:29, 1434:5, 1434:17, 1434:34 <b>terminating</b> [2] - 1431:40, 1432:4 <b>Terms</b> [1] - 1456:39 <b>terms</b> [29] - 1421:27, 1422:7, 1422:20, 1422:28, 1422:31, 1422:33, 1423:16, 1423:19, 1423:20, 1423:21, 1423:23, 1424:6, 1424:18, 1424:24, 1424:29, 1426:42, 1430:33, 1434:11, 1434:39, 1435:13, 1437:19, 1438:1, 1438:2, 1438:45, 1439:2, 1440:35, 1443:16, 1449:31, 1452:12 <b>THE</b> [87] - 1421:1, 1421:6, 1423:19, 1423:26, 1424:22,</p>



1430:23, 1431:23, 1431:35, 1431:40, 1431:46, 1432:3, 1432:8, 1432:15, 1432:20, 1432:24, 1432:26, 1432:37, 1432:42, 1432:47, 1433:6, 1433:13, 1433:19, 1433:32, 1435:17, 1436:41, 1438:24, 1438:26, 1440:22, 1440:27, 1440:31, 1440:40, 1440:45, 1441:9, 1441:13, 1444:32, 1445:38, 1445:47, 1446:3, 1446:8, 1448:36, 1448:46, 1449:14, 1449:20, 1450:29, 1450:31, 1450:35, 1451:14, 1451:19, 1451:46, 1452:6, 1452:8, 1453:29, 1453:32, 1453:44, 1455:7, 1455:19, 1455:33, 1455:37, 1456:30, 1456:37, 1456:42, 1457:11, 1457:24, 1457:39, 1457:45, 1458:20, 1459:11, 1459:15, 1460:18, 1460:25, 1460:39, 1461:10, 1461:27, 1461:34, 1462:6, 1462:11, 1462:15, 1462:19, 1462:25, 1462:30, 1464:24, 1464:32, 1464:36, 1464:38, 1465:27, 1465:33, 1465:35 <b>themselves</b> [1] - 1429:11 <b>therefore</b> [2] - 1424:28, 1434:36 <b>thinking</b> [5] - 1451:31, 1454:32, 1460:10, 1460:19, 1464:47 <b>third</b> [1] - 1454:47 <b>thirds</b> [1] - 1450:13 <b>three</b> [9] - 1428:1, 1428:2, 1428:31, 1433:45, 1443:16, 1444:22, 1456:19, 1456:28, 1456:30 <b>throughout</b> [3] - 1422:17, 1427:20, 1443:40 <b>Thursday</b> [1] - 1420:29	<b>tyed</b> [4] - 1425:36, 1425:39, 1426:1, 1426:16 <b>TO</b> [2] - 1465:35, 1465:36 <b>today</b> [4] - 1428:47, 1429:46, 1446:6, 1464:39 <b>together</b> [1] - 1427:27 <b>took</b> [10] - 1421:26, 1422:4, 1424:17, 1432:31, 1433:25, 1433:28, 1434:25, 1436:15, 1438:32, 1453:4 <b>top</b> [2] - 1441:46, 1458:31 <b>topic</b> [1] - 1463:37 <b>totally</b> [2] - 1430:38, 1431:13 <b>towards</b> [2] - 1423:29, 1461:18 <b>town</b> [1] - 1443:12 <b>train</b> [2] - 1443:37, 1465:24 <b>transcript</b> [2] - 1464:5, 1464:12 <b>transferred</b> [1] - 1443:39 <b>translate</b> [1] - 1457:39 <b>transport</b> [2] - 1443:30 <b>transports</b> [1] - 1443:32 <b>true</b> [1] - 1464:20 <b>truth</b> [1] - 1464:16 <b>two</b> [7] - 1425:28, 1426:11, 1426:12, 1437:27, 1445:7, 1445:28, 1450:13 <b>two-thirds</b> [1] - 1450:13 <b>type</b> [1] - 1440:36	1459:35 <b>University</b> [2] - 1442:44, 1442:46 <b>unless</b> [1] - 1444:24 <b>untoward</b> [1] - 1457:3 <b>up</b> [17] - 1421:15, 1421:29, 1422:5, 1422:21, 1423:43, 1424:8, 1425:28, 1426:12, 1430:5, 1435:3, 1438:14, 1441:32, 1442:18, 1450:5, 1452:6, 1453:3, 1453:14 <b>utterly</b> [1] - 1457:9	1454:4, 1454:11, 1454:14, 1454:26, 1457:17, 1457:27, 1458:1, 1458:8, 1459:44, 1460:3, 1460:6, 1460:42, 1461:2 <b>voting</b> [8] - 1423:43, 1430:26, 1430:27, 1430:29, 1430:31, 1432:8, 1457:31, 1461:4	1428:34, 1429:43, 1430:2, 1430:8, 1430:9, 1430:11, 1430:37, 1436:6, 1446:5, 1446:16, 1447:15, 1447:41, 1448:12, 1448:46, 1449:22, 1450:4, 1451:22, 1451:43, 1451:47, 1453:7, 1453:16, 1453:35, 1453:46, 1454:23, 1456:1, 1456:10, 1456:16, 1456:21, 1456:37, 1456:47, 1457:13, 1457:24, 1457:25, 1457:30, 1458:8, 1458:20, 1459:15, 1460:35, 1461:5, 1462:2, 1464:17, 1464:32 <b>YANG</b> [1] - 1446:10 <b>Yang's</b> [2] - 1449:7, 1457:40 <b>year</b> [5] - 1421:17, 1430:27, 1456:18, 1462:42, 1463:31 <b>years</b> [5] - 1442:41, 1445:24, 1456:19, 1456:28, 1456:30 <b>yesterday</b> [7] - 1421:13, 1421:31, 1427:11, 1441:27, 1446:16, 1450:45, 1465:22 <b>yourself</b> [2] - 1445:33, 1455:4
	<b>U</b>	<b>V</b>	<b>W</b>	<b>Z</b>
	<b>ultimately</b> [4] - 1425:2, 1425:5, 1433:22, 1461:20 <b>unanimous</b> [2] - 1432:20, 1434:17 <b>unanimously</b> [2] - 1432:3, 1433:43 <b>under</b> [6] - 1421:6, 1445:35, 1446:42, 1446:45, 1447:12, 1450:14 <b>understood</b> [3] - 1455:17, 1459:5,	<b>vacated</b> [1] - 1457:15 <b>valuation</b> [5] - 1439:21, 1439:23, 1439:28, 1440:47 <b>value</b> [2] - 1439:33, 1441:2 <b>valuer</b> [1] - 1439:22 <b>verbally</b> [1] - 1435:2 <b>version</b> [1] - 1433:33 <b>view</b> [8] - 1424:31, 1434:36, 1434:37, 1436:19, 1436:26, 1452:47, 1458:4, 1465:5 <b>views</b> [2] - 1444:21, 1445:1 <b>vocal</b> [1] - 1423:14 <b>vote</b> [29] - 1423:43, 1424:7, 1424:10, 1424:11, 1424:15, 1424:27, 1425:40, 1426:1, 1426:11, 1426:16, 1426:31, 1426:37, 1427:1, 1429:5, 1429:22, 1429:47, 1433:14, 1433:15, 1433:23, 1444:43, 1445:36, 1447:38, 1448:18, 1451:47, 1452:4, 1454:37, 1457:34, 1457:40, 1463:5 <b>voted</b> [33] - 1424:12, 1428:36, 1429:11, 1429:44, 1430:46, 1431:4, 1432:26, 1432:29, 1433:20, 1434:16, 1434:20, 1436:12, 1438:32, 1445:7, 1445:17, 1451:4, 1451:11, 1451:26, 1452:32,	<b>wait</b> [2] - 1448:46, 1456:37 <b>waiting</b> [3] - 1448:26, 1465:24 <b>Watson</b> [1] - 1436:41 <b>WATSON</b> [2] - 1436:44, 1461:41 <b>whatsoever</b> [2] - 1422:42, 1457:2 <b>whispered</b> [2] - 1424:8, 1424:9 <b>whole</b> [1] - 1458:40 <b>WITHDREW</b> [2] - 1446:3, 1464:36 <b>witness</b> [11] - 1421:3, 1423:26, 1423:28, 1431:27, 1436:44, 1446:5, 1456:35, 1457:47, 1460:42, 1464:30, 1464:39 <b>WITNESS</b> [11] - 1432:24, 1438:26, 1440:31, 1446:3, 1450:31, 1450:35, 1452:8, 1453:32, 1459:11, 1460:18, 1464:36 <b>wondering</b> [2] - 1440:47, 1441:4 <b>workshop</b> [1] - 1454:46 <b>worry</b> [2] - 1425:5, 1440:45 <b>worst</b> [1] - 1424:30 <b>writing</b> [1] - 1435:2 <b>written</b> [6] - 1421:32, 1433:33, 1433:35, 1465:1, 1465:3, 1465:6	<b>zone</b> [4] - 1431:5, 1431:7, 1431:16, 1440:41 <b>zoning</b> [9] - 1439:24, 1440:40, 1441:3, 1441:4, 1441:5, 1441:13, 1458:40, 1459:4 <b>zoning</b> * [1] - 1441:1 <b>Zraika</b> [29] - 1421:1, 1421:3, 1421:7, 1421:13, 1422:30, 1424:14, 1424:34, 1425:45, 1426:23, 1429:15, 1430:25, 1433:22, 1434:14, 1441:26, 1445:47, 1451:15, 1451:17, 1451:25, 1452:11, 1453:24, 1453:26,
		<b>Y</b>		
		<b>Yang</b> [45] - 1421:1, 1427:27, 1428:22,		

1453:32, 1453:41,  
1458:47, 1459:5,  
1459:19, 1459:24,  
1460:2, 1460:5  
**ZRAIKA** [1] - 1421:9  
**Zraika's** [2] - 1453:47,  
1458:3