



Ordinary Council Meeting

Agenda: *Ordinary Council Meeting*

Date: *Monday 11 February 2008*

Time: *8.00pm*

Woollahra Municipal Council

Notice of Meeting

7 February 2008

To: His Worship The Mayor, Councillor Geoff Rundle
Councillors Anthony Boskovitz
John Comino
Claudia Cullen
Christopher Dawson
Marcus Ehrlich
Tanya Excell
Wilhelmina Gardner
Keri Huxley
Julian Martin
Andrew Petrie
Isabelle Shapiro
David Shoebridge
Fiona Sinclair King
John Walker

Dear Councillors

Council Meeting – 11 February 2008

In accordance with the provisions of the Local Government Act 1993, I request your attendance at Council's **Ordinary Council Meeting** to be held in the **Council Chambers, 536 New South Head Road, Double Bay, on Monday 11 February 2008 at 8.00pm.**

Gary James
General Manager

Meeting Agenda

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Mayoral Minute

Mayoral Minute No: 1

Subject: Australia Day Honours – 26 January 2008

Author: The Mayor, Councillor Geoff Rundle

File No: 13.G/5

Reason for Report: To inform the Council of the local recipients of the Australia Day Honours

Recommendation:

That letters of congratulation, signed by the Mayor and General Manager on Council letterhead, be forwarded to the following recipients of the 2008 Australia Day Honours:

- i. Mr William Duncan FERRIS, AC, AO
- ii. Lady Nancy FAIRFAX, AO, OBE
- iii. Mr Ross Kenneth ROLFE, AO
- iv. Professor Lesley Veronica CAMPBELL, AM
- v. Adjunct Associate Professor Alexander Eric CHURCHES, AM
- vi. Mr Peter Constantine COOMBES, AM
- vii. Mr John Reginald GRANT, AM
- viii. Emeritus Professor Tony VINSON, AM
- ix. Cantor Shimon FARKAS, OAM
- x. Mrs Susan FELLER, OAM
- xi. Associate Professor Suzanne Dorothy RUTLAND, OAM
- xii. Mr Roy WHITECROSS, OAM

I am pleased to inform the Council that twelve (12) residents of the Woollahra Municipality were among those persons honoured in the recent Australia Day Honours. They are:

Campanions (AC) in the General Division

- i. **Mr William Duncan Ferris, AC, AO**
For service to the community through a range of philanthropic endeavours, as a leader in support of medical research, and to business and commerce through ongoing roles supporting Australian exports, venture capital and private equity.

Officer (AO) in the General Division

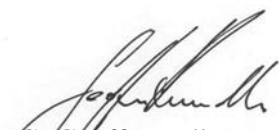
- ii. **Lady Nancy Fairfax, AO, OBE**
(Award wef 10 November 2006) For service to the community, particularly through philanthropic support of a range of organisations in the ethics, health, aged care, volunteering, church and arts sectors.
- iii. **Mr Ross Kenneth Rolfe, AO**
For service to the community through the development and implementation of major infrastructure policies and in the coordination of whole-of-government program initiatives in Queensland.

Member (AM) in the General Division

- iv. Professor Lesley Veronica Campbell, AM**
For service to medicine as a clinician, academic and researcher in the field of endocrinology, to the development of the Diabetes Centre at St Vincent's Hospital, Sydney, and through professional organisations.
- v. Adjunct Associate Professor Alexander Eric Churches, AM**
For service to engineering, particularly the promotion and development of mechanical design, to education, and through professional organisations.
- vi. Mr Peter Constantine Coombes, AM**
For service to the community, to the construction industry, and as a supporter of a range of charitable organisations.
- vii. Mr John Reginald Grant, AM**
For service to the finance industry, particularly through the promotion of the venture capital sector, and through contributions to medical research and biotechnology organisations.
- viii. Emeritus Professor Tony Vinson, AM**
For service to social welfare through academic, government and community roles, as a contributor to state and federal policy formulation, and as a champion of social justice.

Medal (OAM) in the General Division

- ix. Cantor Shimon Farkas, OAM**
For service to the Jewish community, particularly as the Cantor of the Central Synagogue, Sydney.
- x. Mrs Susan Feller, OAM**
For service to children with intellectual disabilities, particularly through The Joseph Varga School.
- xi. Associate Professor Suzanne Dorothy Rutland, OAM**
For service to Jewish education and history through a range of higher education development roles and as an author and academic, and to the promotion of interfaith relations.
- xii. Mr Roy Whitecross, OAM**
For service to the welfare of veterans and their families, particularly through the Headquarters 8th Division Association, and to the community.



Cr Geoff Rundle
Mayor

Mayoral Minute

Mayoral Minute No: 2

Subject: Leaders Forum Wednesday 30 January 2008

Author: Allan Coker, Director Planning and Development

File No: 696.G

Reason for Report: To report to Council the outcomes of the forum

Recommendation:

1. That the Mayoral Minute on the Leaders Forum held on 30 January 2008 be received and noted.
2. That the Council be kept informed of progress on the proposed Planning Reform Package.

Background:

On Wednesday 30 January 2008 the Local Government Association of NSW and the Shires Association of NSW hosted a Leaders Forum on the State Government's planning reform agenda, including proposed changes to developer contributions.

The meeting was held at the Portside Centre, Symantec House, 207 Kent Street Sydney from 10.00am to 12.00noon. The purpose of the forum was to update Mayors and senior staff on the Association's campaigns in response to the proposed changes, to hear from councils about their engagement with their communities, and to assist the Associations in preparing their submissions on the discussion paper. Submissions on the discussion paper were required to be submitted by 8 February 2008.

The forum was well attended by Mayors and senior staff from councils across NSW and was addressed by Cr Bruce Miller, President Shires Association of NSW, Cr Genia McCaffery, President Local Government Association of NSW and by John Mant, Planning Consultant. In addition to these speakers the forum provided an opportunity for Mayors to have their say. This opportunity was enthusiastically taken by various Mayors from both city and country councils across the state.

Both the section 94 and planning reforms were widely condemned by the forum. Some of the key points made in relation to section 94 were:

- There is a lack of detail about the proposed section 94 reforms
- Councils won't be able to provide proper services if s.94 funding is withdrawn
- Councils need to do an impact audit on the implications of the loss of s.94 funding
- The State is not aware of local infrastructure requirements
- Councils need to explain to their communities what s.94 is all about
- Many local community projects will not proceed without s.94 funding
- Councils should refuse to hand over their s.94 contributions to the state.

Some of the key points made in relation to the planning reforms were:

- Councils should strongly oppose the removal of ‘Mums and Dads’ rights to have a say
- Most of the problems experienced in efficiently administering the planning system are due to poor legislation
- At the next local government elections there should be a referendum on State intervention into local planning
- All councils in NSW need to get behind the campaign
- The Minister is acting in the interests of developers over the interests of local communities
- The proposed reforms will result in more regulation and more complexity
- The system of private certification should not be extended since private certifiers have a conflict of interest that cannot be resolved
- Only councils should issue construction certificates
- Private certifiers could be used to do the assessment work but councils should decide
- All discretionary judgements should be made by government (and not by the person who is paid by the developer)
- State prepared codes will result in a loss of local character
- The Associations support the concept of 1st stage DAs provided subsequent stages are retained by councils
- The Associations support the introduction of 3rd party appeal rights
- Regional Planning Panels will add another layer of administration
- The Associations support the introduction of the Planning Assessment Commission to largely take over the role of the Minister for Part 3A matters
- Councils should decide whether or not to introduce Independent Hearing and Assessment Panels (IHAPs)
- Planning Arbiters will add another layer of complexity
- The Associations will present an alternative reform model
- Reforms should be undertaken with proper engagement
- More time is required for a realistic debate


Following the presentations and inputs by various Mayors the forum unanimously passed the following resolution and asked that it be brought to the attention of all Mayors as a matter of urgency.

- “1. That the meeting supports the actions of the Presidents and Executives of the Local Government and Shires Associations in mounting a campaign on the NSW Government’s proposed planning changes, including both the issue of section 94 developer contributions and the recommendation in the Government’s discussion paper, and preparing an alternative reform package as a basis for discussion with the Government, councils, stakeholders and the community.
2. The meeting calls on all NSW councils to refuse to cooperate with the NSW Government if requested to transfer section 94 funds held in trust by councils, to the Government.
3. The meeting supports in principle the proposal that the Associations seek contributions from member councils towards the costs of engaging high level lobbying and media representation to formulate and assist with the implementation of a continuing public campaign.”

The letter from the Associations on this matter is attached.

Comment

On 29 January 2008 the Urban Planning Committee considered a detailed report and draft submission on the proposed planning reforms. Council, on the same evening, endorsed the submission subject to some changes recommended by the Committee. That submission has been completed and was submitted to the Department of Planning on 7 February 2008. Our submission largely supports the position taken by the Associations.



Cr Geoff Rundle
Mayor

Annexures:

1. Letter dated 30 January 2008 from the Local Government Association of NSW and the Shires Association of NSW.

Annexure 1

Local Government
Association of NSW



Shires Association of NSW

Our ref: R04/0066.dh Out-15720
30 January 2008

To all Mayors and Administrators

PLANNING CHANGES: OUTCOMES OF LEADERS FORUM

Thank you to all mayors, councillors and staff who attended our Leaders Forum in Sydney today to discuss the NSW Government's proposed planning changes. The forum was well attended, the debate enthusiastic, and a great example of Local Government working together.

The meeting made the following resolution and asked that it be brought to the attention of all mayors as a matter of urgency:

1. That the meeting supports the actions of the Presidents and Executives of the Local Government and Shires Associations in mounting a campaign on the NSW Government's proposed planning changes, including both the issue of section 94 developer contributions and the recommendations in the Government's discussion paper, and preparing an alternative reform package as a basis for discussion with the Government, councils, stakeholders and the community.
2. The meeting calls on all NSW councils to refuse to cooperate with the NSW Government if requested to transfer section 94 funds held in trust by councils, to the Government.
3. The meeting supports in principle the proposal that the Associations seek contributions from member councils towards the costs of engaging high level lobbying and media representation to formulate and assist with the implementation of a continuing public campaign.

We reported to the meeting that the preparation of a paper had commenced, with the assistance of Mr John Mant, planning consultant, scoping an alternative reform package. We will distribute this paper to all mayors in early February for your review and comment, and hopefully your endorsement, as the basis for our campaign to ensure that any reforms made to NSW planning legislation are in the best interests of councils and our communities.

As you are aware, our campaign to date has included Local Government's open letter to the Premier, published in metropolitan and selected regional newspapers prior to Christmas, and the ongoing media campaign which marries our template media releases and messages with your local experiences. Local Government media exposure has been frequent and sustained throughout the summer, and we congratulate all councils on your successes in capturing media and public attention.

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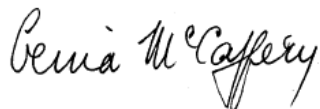
Further, we have released our preliminary response to the Government's discussion paper and aim for our alternative reform package to be similarly released shortly, with a view to generating widespread and constructive discussion across the state. You can read the speech from today's forum outlining the framework for our alternative package on our website at www.lgsa.org.au.

Many of the mayors who spoke at today's forum stressed that it is essential our campaign has the support of every mayor and council in New South Wales, and that Local Government must be united against this serious attack on good governance and our communities. We cannot agree too strongly. United support and action will be the crucial components of our campaign.

We would be pleased if you would seek a resolution of council endorsing the three points above, and advise us as soon as this has occurred.

Thank you again for your support. We look forward to working with you on this important issue.

Yours sincerely



Cr Genia McCaffery
President
Local Government Association of NSW



Cr Bruce Miller
President
Shires Association of NSW

9.1 Corporate & Works Committee

Items with Recommendations from the Committee Meeting of Monday 4 February 2008 Submitted to the Council for Determination

Item No: R1 Recommendation to Council
Subject: Design and Construction of Multi-Function Poles along New South Head Road, Double Bay
Author: Trent Scrivener – Project Engineer
File No: Tender No 07/21
Reason for Report: To recommend to Council the acceptance of a Tender

Recommendation:

That consideration of the tender be deferred until the next Corporate & Works Committee so that a report can be prepared on:

1. The legislation and probity requirements for further negotiations with one or more of the tenderers.
2. The additional information before the Committee.
3. The impact on the budget having regard to the tender prices.
4. The design finish and aesthetics of the various poles tendered
5. The impact on timing of the works in Double Bay if changes to the process or form of tender are proposed.

Item No: R2 Recommendation to Council
Subject: Floodplain Risk Management Studies
Author: Myl Senthilvasan - Asset Management Engineer - Drainage
File No: 626.G Grants
Reason for Report: For Council to accept the grant funding offer from the NSW State Government for the preparation of flood and floodplain risk management studies for Double Bay, Rushcutters Bay and Rose Bay catchments

Recommendation:

- A. THAT Council accept the grant funding offer totalling \$47,000 by the NSW Government for the preparation of flood and floodplain risk management studies for Double Bay, Rushcutters Bay and Rose Bay catchments.
- B. THAT Council thank the Minister for Climate Change, Environment and Water for approving grant funding for Woollahra floodplain management initiatives.

9.4 Community & Environment Committee

Items with Recommendations from the Committee Meeting of Monday 29 January 2008 Submitted to the Council for Determination

Item No: R1 Recommendation to Council
Subject: Organics Collection
Author: Mark Ramsay – Manager Depot and Waste Services
File No: 588.G
Reason for Report: To recommend to Councillor to adopt the collection of food and garden organics as a permanent service.

Recommendation:

- A. That the collection of food and garden organics become a full time service.
 - B. That, where feasible, the service be expanded into other areas of the municipality.
 - C. That the Manager – Depot & Waste Services, report on the options available for the service.
 - D. That consideration of the allocation of funds be deferred until the report in C is tabled.
-

Notices of Motion

Item No: 1
From: Councillor Shoebridge
Date: 5 February 2008
File No: 900.G

That staff bring by way of report proposed amended wording to Council's Code of Meeting Practice so as to require:

1. That Council and its Main Standing Committees record in the minutes reasons when adopting a motion that is contrary to, or in any material way deviates from, the recommendation on the Council's or Committee's agenda;
 2. That the minutes record the names of the Councillors who voted for, against, or abstained from, any motion adopted (including, where applicable by noting the resolution was adopted unanimously).
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Item No: 12
Subject: **Questions Without Notice**
Author: Gary James, General Manager
File No: 467.G/Q01
Reason for Report: To provide a response to Questions without Notice from Council Meeting of 29 January 2008 and for Councillors to ask Questions without Notice in accordance with Council's Code of Meeting Practice.

Recommendation:

That the responses to previous Questions without Notice be noted.

Background:

The provision for Councillors to ask Questions Without Notice is contained in Section 3 of Council's Code of Meeting Practice which states:

- (1) *As a standard practice, "Questions Without Notice" shall be listed in all agendas of Ordinary Meetings of Council*
- (2) *Questions shall be in writing.*
- (3) *The Mayor shall direct the question to the General Manager or responsible Division Head; or if the question is directed to another Councillor, the Councillor concerned. There shall be no requirement to answer the question immediately.*
- (4) *If the answer to a question can be given immediately then such shall be done and a record made in the Minutes of the Meeting. If an answer can be given, but not immediately, then the Mayor shall indicate to whom the question is to be directed and the basis upon which the answer is to be provided (whether in writing and direct to the Enquirer, or by means of a report to an appropriate Committee, or otherwise.)*
- (5) *In the spirit of achieving the expeditious discharge of Council business the agenda item "Questions Without Notice" shall generally be limited to not more than 30 minutes duration unless the Council determines otherwise, on the evening in question and by way of specific resolution.*

Questions Without Notice should be asked in accordance with the Code of Meeting Practice.

Responses to Councillors Questions Without Notice on 29 January 2008 are as follows:

Councillor Comino asking:

Does Council have any policy limiting the maximum axle weight unladen/fully laden of trucks carrying construction and demolition waste entering over secondary and local roads in the Municipality?

If there is no such policy, what measures does Council have to cover repair and restoration of damage to Council's road pavements?

If such measures include a dilapidation report, how does Council propose to deal with already damaged roads including those dug up and asphalted by public authorities such as Energy Australia and Sydney Water.

Acting Manager Civil Works in response:

There is no policy limiting the maximum axle weight on Council's road network. All existing road pavements were designed in accordance with the standards applicable at time of construction. All roads that are renewed are designed to comply with or exceed the minimum requirements of the Austroads design guide which requires road pavements to be capable to carry the load of legally registered vehicles (that is: Max Vehicle Load: 42.5t with a max axle load of 9t). Council's Traffic and Transport Study concluded that Heavy Vehicle movements in the network do not generally present a problem as this traffic is limited to deliveries of goods to major commercial centres and or construction sites. Generally the peak hour heavy vehicle movement in Woollahra is measured to be approximately 10% which is significantly lower than the Sydney Metropolitan Average of 23%. It is our policy that Council hold an infrastructure deposit as a condition of consent for development of properties. The deposit is used at the conclusion of the development to cover the cost of repair to any Council infrastructure damaged by the development activities if an agreement to restore the infrastructure cannot be satisfactorily negotiated with the developer.

Our road condition data provides a basis for assessment of the damage caused by the development activities. Cost of restorations due to utility services activities or development activities are covered by our restorations fees and charges. A portion of our fees and charges are a contribution to the reduction of the lifecycle of the asset. A dilapidation survey enables restoration costs to be apportioned between developer and utility.

Councillor Comino asking:

Where is the legal report from Council's solicitors on the Land and Environment Court determination of the DA on 4-6 Patterson Street, Double Bay? When will it be made available to Councillors?

Director – Planning & Development in response:

I have been advised by Peter Rigg from Deacons, that their report is dependant upon the transcripts of those proceedings being made available. I did email Mr Rigg today to follow up on that matter and I will follow up again because I would have thought that the report would have been available to us by this date but it hasn't been.

Councillor Huxley asking:

Could Mr Hatton please let me know when Guilfoyle Park in Double Bay is to be cleaned? The park is unkempt and untidy and has litter all over it?

Manager Parks and Street Trees in response:

The grassed area of Guilfoyle Park receives scheduled mowing including litter pick up on a three week cycle, plus additional litter pick up on a two week cycle during the summer months. This park received scheduled mowing this week. The paved area of Guilfoyle Park receives daily cleaning by the business centre team.

Councillor Martin asking:

What knowledge do you have of the “handwash” development activities at the Crystal Car Wash site at White City?

Also, do the two massive signs on the old garage comply with Council’s signage policy?

Director – Planning & Development in response:

I am aware of the activities that have recently occurred on that site. I am also aware of the signs that have been erected. The view that we have expressed to the owner of that property is that development consent is required for the work that is being carried and for the use of that land as a carwash. The applicant or the owner of that property has a different view. We have referred that matter to our lawyers and in fact there was a conference with Counsel in the last couple of days and it is likely that we will be filing papers in the Land and Environment Court shortly to commence class 4 proceedings against the owner of the property.

Councillor Sinclair King asking:

Re the site on the corner of Rose Bay Avenue and New South Head Road. I recall several years ago that Council approved an application there under SEPP 5 which is the seniors living DCP. As one drives past now there is an enormous sign saying 8 luxury residences for sale. I was just wondering how it is that at the time of approving the development application as seniors living apartments that they are now being advertised as luxury residences with contact numbers. I was wondering if there is anything we can do about that and has the development been built under that SEPP seniors living DCP?

Director – Planning & Development in response:

The conditions of development consent must be adhered to. I need to go back to the specific terms of that consent but my understanding is it was approved under that policy for accommodation for aged persons. Now that could still be the case notwithstanding the advertising of the development as 8 luxury dwellings or apartments. I will look into that matter and come back to you with further advice.

Director – Planning & Development further in response:

On 28/1/03 Council issued development consent to demolish the existing buildings on the site and to construct 11 self care units under the provisions of State Environmental Planning Policy No. 55. This consent was subsequently amended by a series of Section 96 approvals for internal and external modifications including a reduction in the number of units from 11, as originally approved, to 8. Condition 11 of the original consent continues to apply and provides that a positive covenant pursuant to Section 88E of the Conveyancing Act must be created on the title of the subject units restricting the occupation of the premises to those persons permitted to live on the site as listed in Section 15 of SEPP No. 5 (as amended December 2000). There is nothing in the consent which prevents the separate sale of the 8 units or limits the manner in which they can be advertised. Provided that condition 11 is satisfied and that the units are occupied by persons who are 55 years old or older there is no breach of consent.

Councillor Sinclair King asking:

Following my Question without Notice on 17 December 2007, could you please update Councillors on the progress and exhibition of the Double Bay Marina and as to whether a model has been lodged? Will the same procedures be put in place as per the hearing and information session for the Rose Bay Marina DA?

Director – Planning & Development in response:

The Development Application for that project was lodged in mid-December. It was not accompanied by a model at the time. We had discussions with the applicant and indicated that while we accepted the application, we would not proceed to the advertising of that application until a model had been submitted. A model was submitted to us last week or the week before last and we are currently in the process of preparing the papers for the advertising of that development application under the designated provisions of the Environmental Planning and Assessment Act. The advertising will commence, I believe next week, and will be for a period of at least 30 days.

I will discuss the procedures for the development application with the Mayor at our weekly meeting and obviously we will work in with whatever the Councillors would like us to do by way of briefings.

Councillor Sinclair King asking:

When is a detailed report coming to Council on improvements to beach cleaning in the Municipality? In particular what is being done to improve the appearance and safety of the beach at Parsley Bay in view of residents who in their frustration at Council's inaction have offered to buy a Barber beach cleaning machine and to establish a residents roster to clean the beach themselves. I attach a letter to Council from Paul Tobin dated December 10, 2007. Could Council respond to the letter?

Manager Parks and Street Trees in response:

Council Officers have met with suppliers of beach cleaning equipment and a report to Council outlining options for improvements to beach cleaning is being prepared for the March Community and Environment meeting. A response has been sent to Mr Tobin's letter.

Councillor Cullen asking:

The footpath along Hopetoun Road is treacherous, particularly at night:

1. The path is degraded and has major tripping hazards. Will this be rectified as part of the current works?
2. The lighting is on the opposite side of the road to the side that the footpath is – so pedestrians must find their way in near solid blackness.
3. Many of the private home developers have taken over the footpath forcing pedestrians onto the street – can we prevent this?

Director – Planning & Development in response:

In relation to the developments, we will need to carry out an inspection to see exactly what the circumstances are and then to check the development consent conditions to see whether there are any breaches. I will take that On notice and get back to you after we have carried out this work.

Acting Manager Civil Works further in response:

The following is a summary of footpath rectification works associated with Hopetoun Ave Vacluse:

Capital Works: Footpath between Johnston's lookout to #1 Hopetoun Ave is being reconstructed as part of this years Infrastructure Renewal Program (commence February 2008); Works at 78-80 Hopetoun Ave completed in conjunction with the Bike Route establishment in October 2007.

Restoration Works: Energy Australia footpath restorations in Hopetoun Ave between Fitzwilliam Road and Village Lower Road. Awaiting confirmation of restoration order.

Maintenance Works: Defects identified by our proactive inspection program last undertaken in June 2007 and issued for: Keele Street to Salisbury Street (currently being completed by Civil Works Proactive Maintenance Team); Hopetoun Ave between Village Lower Road and Macquarie Place; Hopetoun Ave adjacent to 108 Hopetoun Ave associated with two recent tree removals. Further defects have been identified but not yet programmed include: Hopetoun Ave between Salisbury Street and Robertson Place, Wharf Road to Palmerston Street; Gladstone Street to Beach Ave. These will be programmed as per our adopted method of prioritisation of footpath maintenance works. Our next scheduled proactive maintenance inspection of the footpath in Hopetoun Ave is April 2008. Any specific location in Hopetoun Ave not listed above can be inspected immediately and prioritised in the list of maintenance works as required.

2. Specific location of the defective street light/s in Hopetoun Ave will be reported to Energy Australia for replacement.
3. We are aware of two locations where there are barricades on footpaths. This is due to private retaining wall defects identified at the front of these properties and barricades have been placed to ensure public safety from possible wall collapse.

23 Hopetoun Ave - Awaiting finalisation of works with builder.

129 Hopetoun Ave - Awaiting completion of retaining wall reconstruction by private property owner.

Councillor Shoebridge asking:

When will the RTA provide the pedestrian crossing over New South Head Road to the west of Neild Avenue as its continued absence leads to dangerous crossings by pedestrians, especially students who continue to attempt to cross there.

Manager Public Infrastructure in response:

Current advice from the RTA is that these lights have, at Council's request, already been included for consideration in the 2008/09 RTA budget. Whether these lights will proceed in 2008/09 however will not be known until May 2008 when the RTA makes a determination on its projects for 2008/09.

Councillor Petrie asking:

Is the Mayor aware that the State of Massachusetts Regulators are probing whether Merrill Lynch acted improperly in recommending certain risky investments, being CDOs, to the County of Springvale?

Mayor in response:

I am not fully appraised but you did kindly send me a news clipping. When I read that it did indicate there are a number of councils in America who have been sold CDOs which have caused them great concern and did not realise that they were involved in the prime mortgage. As I read the article, there has been some, for want of a better word, puffery, by the promoters of the products similar to what seems to be the situation in NSW.

Gary James
General Manager

Annexures:

Nil