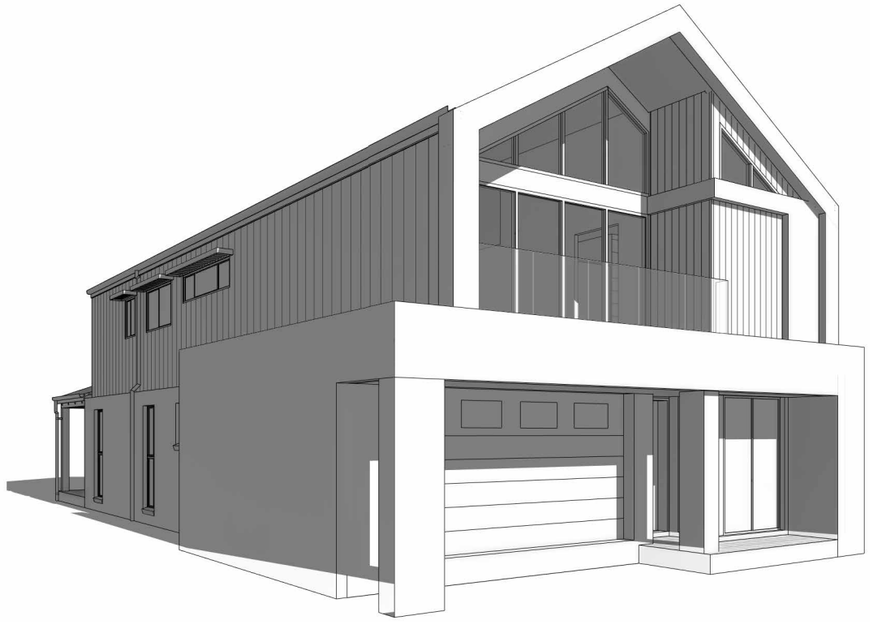
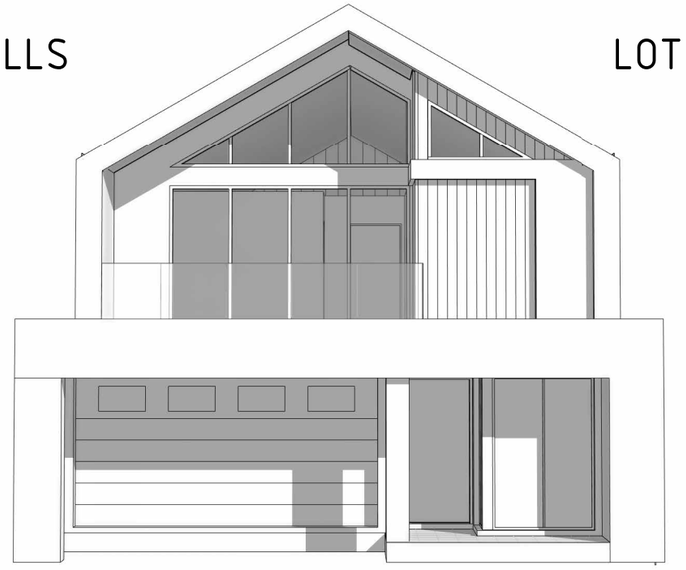


3D-PERSPECTIVE LEFT CORNER
LOT 9019, CATO CIRCUIT, EMERALD HILLS

3D-PERSPECTIVE RIGHT CORNER
LOT 9019, CATO CIRCUIT, EMERALD HILLS

Sheet List

Sheet Number	Sheet Name
1	COVER SHEET
2	SITE PLAN
3	COMPLIANCE PAGE
4	GROUND FLOOR PLAN
5	FIRST FLOOR PLAN
6	ELEVATIONS
7	ELEVATIONS
8	SECTION/DETAILS/SCHEDULE
9	WET AREA DETAILS
10	WET AREA DETAILS
11	WET AREA DETAILS
12	SLAB PLAN
13	SITE MANAGEMENT PLAN
14	ROOF PLAN
15	LANDSCAPE PLAN
16	BASIX



3D-PERSPECTIVE
LOT 9019, CATO CIRCUIT, EMERALD HILLS

ATRIA DESIGNS

CC PLAN

PROJECT

SHEET CONTENT: COVER SHEET

HOUSE TYPE: CHARLOTTE

PROPERTY ADDRESS: LOT 9019 CATO CIRCUIT, EMERALD HILLS

CLIENT: .

SIGN OFF

CLIENT

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SCALE: AS SHOWN
DATE: 10-02-22
DRAWN: IZ
PAGE SIZE: A3

SHEET NUMBER: 1/16

ATRIA JOB NUMBER: J1586
ANSA JOB NUMBER: 2072

REVISIONS

REV	DATE	REVISION DESCRIPTION	DRAWN BY
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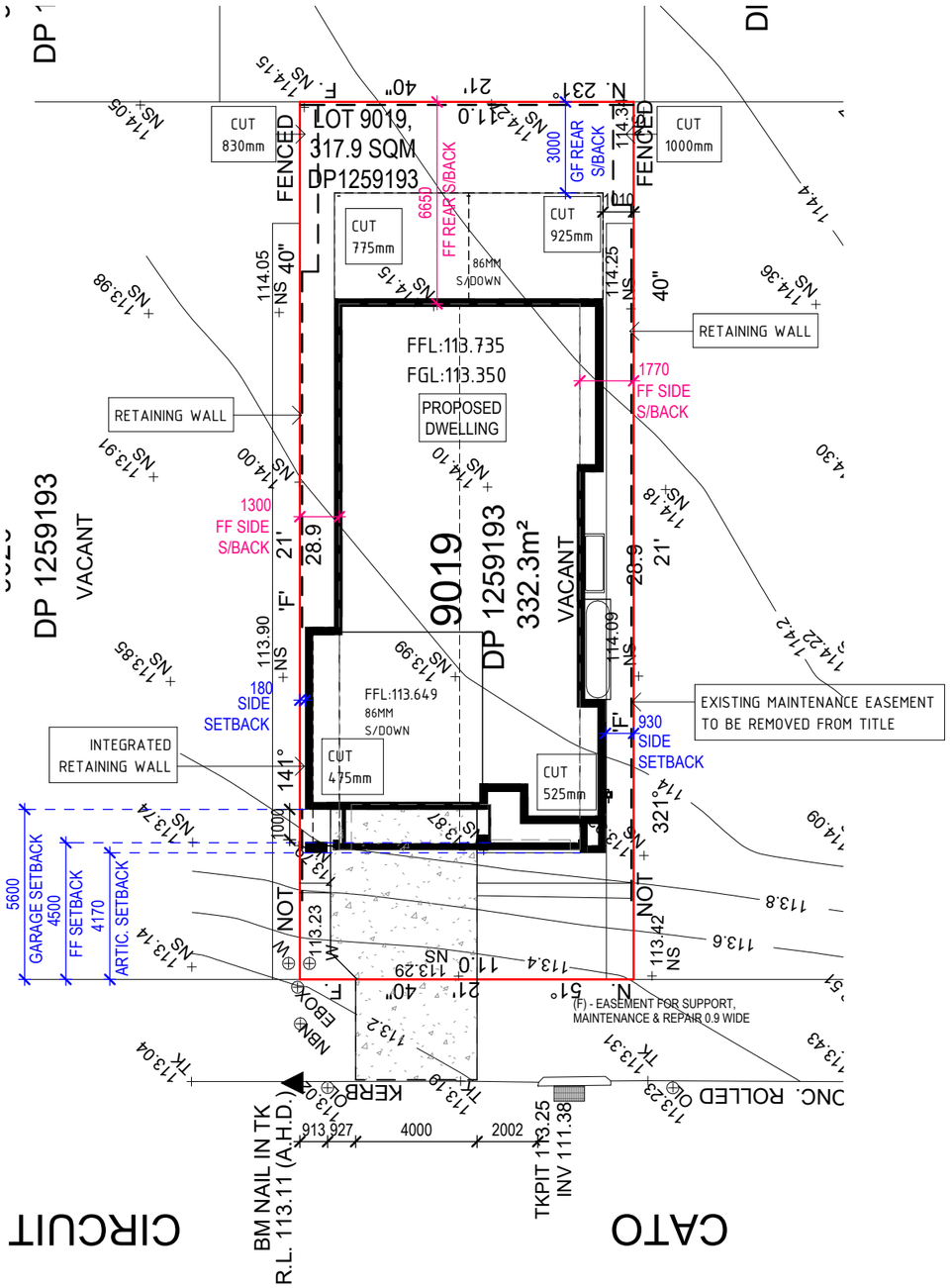
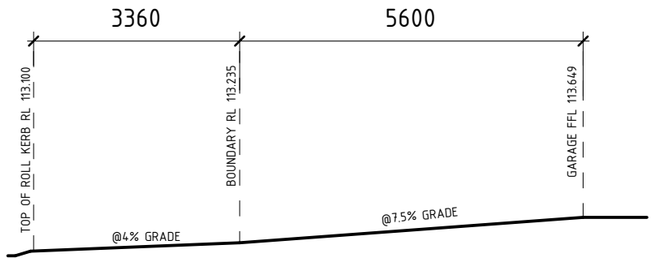
6	10-02-22	CC PLANS	IZ
7	04-04-22	AMENDED CC PLANS	JG



SITE PLAN 1:200



DRIVEWAY PROFILE

SCALE 1:100

ATRIA DESIGNS

CC PLAN

PROJECT

SHEET CONTENT: SITE PLAN

HOUSE TYPE: CHARLOTTE

PROPERTY ADDRESS: LOT 9019 CATO CIRCUIT, EMERALD HILLS

CLIENT: .

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ALFRESCO	29.66 m²
BALCONY	7.50 m²
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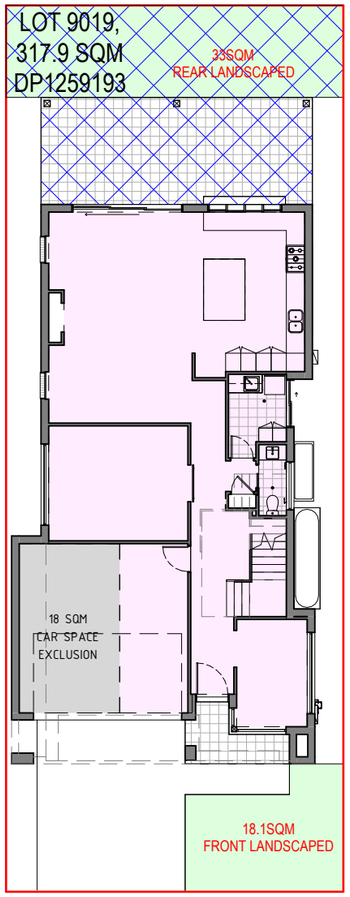
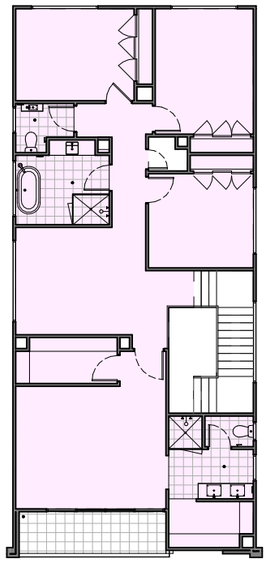


GROUND FLOOR PLAN



FIRST FLOOR PLAN

COMPLIANCE PLAN 1:200

- DENOTES LANDSCAPED AREA : 51.1SQM
- DENOTES PRIVATE OPEN SPACE : 63.7SQM
- DENOTES FLOOR SPACE RATIO : 233.6SQM

SEPP (CDC) 2008 PART 3C - GREENFIELDS

SITE AREA - 317.9SQM	REQUIRED	PROVIDED	COMPLIES Y/N
LOT REQUIREMENTS			
Lot must be in Zones	R1,R2,R3,R4,RU5	R2	Y
Minimum lot area	200m²	317.9m²	Y
Minimum lot width at building line	6m	11m	Y
Minimum depth of lot	25m	28.9	Y
Minimum dimensions of battle axe lot	12m x 12m	n/a	Y
Minimum width of accessway for battle axe lot	3m	n/a	Y
Maximum dwelling houses on lot at completion of development	1	1	Y
Minimum width of primary boundary on corner lot	6m	n/a	Y
DETERMINING LOT TYPE			
Standard lot, corner lot, parallel road lot, battle-axe lot		Standard	Y
A battle-axe lot has 3 side b'dries and a rear b'dry		n/a	Y
The rear b'dry for a battle-axe lot is the one opposite to which the front of hou...		n/a	Y
MAXIMUM BUILDING HEIGHT			
Max. building ht for a dwelling house & any attached development	8.50m	8.16m	Y
MAXIMUM GROSS FLOOR AREA OF ALL BUILDINGS			
Lot area >300-450m² Max GFA = 235m²	235m²	233.6m²	Y
MIN. SETBACKS & MAX. HEIGHT & LENGTH OF B'DRY WALLS PRIMARY ROAD SETBACKS			
PRIMARY ROAD SETBACKS	4.5m	4.5m	Y
SIDE SETBACKS			
For lots widths > 10.0m - <15.0 measured at the building line			
Min setback for any part up to 4.5m height			
RHS - SIDE A	0.00m	0.18m	Y
LHS - SIDE B	0.90m	0.93m	Y
Min stbck for part>4.5m-8.5m ht=0.9+1/4ht >4.5m			
RHS - SIDE A	1.20m	1.3m	Y
LHS - SIDE B	0.90m	1.77m	Y
REAR SETBACKS			
Setback for any part of building with a height up to 4.5m	3.0m	3.0m	Y
For lots with areas of 300m²- 900m²			
Setback for any part of building with a ht >4.5m - 8.5m	6.0m	6.55m	Y
SECONDARY ROAD SETBACKS FOR CORNER LOTS	N/A	N/A	N/A
PARALLEL ROAD SETBACKS FOR PARALLEL ROAD LOTS	N/A	N/A	N/A
CLASSIFIED ROAD SETBACKS	N/A	N/A	N/A
PUBLIC RESERVE SETBACKS	N/A	N/A	N/A
FRONT SETBACKS FOR BATTLE-AXE LOTS	N/A	N/A	N/A
OTHER DEVELOPMENT STANDARDS FOR BALCONIES, DECKS, PATIO, TERRACES & VERANDAHS ATTACHED TO SIDE OR REAR OF A DWELLING HOUSE			
Min. lot size to allow balcony, deck, patio, terrace or verandah	300m²	317.9m²	Y
Min. lot width to allow balcony, deck, patio, terrace or verandah	10m	11.0m	Y
LANDSCAPE DEVELOPMENT STANDARDS			
Lot area >300m² - 450m² Min = 15% of lot area	47.68m²	51.1m²	Y
Min. width and length for calculating landscaped areas	1.5m	1.5m	Y
LANDSCAPED AREAS TO BE PROVIDED AS FOLLOWS			
For lots =< 18m wide-25% area frwd of buildng line to be l'dscaped	12.6m	18.1m²	Y
Minimum 50% of landscaped area must be behing building line	23.84m	33.1m²	Y
ARTICULATION ZONE			
Max depth of artic. zone for houses with setback <3m	1.50m	0.33m	Y
Building elements to be max 25% of articulation zone	16.5m²	1.39m²	Y
CAR PARKING AND VEHICLE ACCESS REQUIREMENTS			
Min. off street parking spaces required for each dwelling	1	2	Y
Min setback if house setback=>4.5m,garage to be behind bldng line	1m	1.1m	Y
Max width of garage door for lots 12m or more	6.0m	4.8m	Y
EARTHWORKS, RETAINING WALLS AND STRUCTURAL SUPPORT EXCAVATION			
CUT			
Max excavation below natural ground level			
If excavation located			Y
=< 1.0 from boundary	1m	1m	Y
> 1m and no more than 1.5m from any boundary	2m	N/A	
FILL			
Max. fill external to building envelope	0.6m		Y
Max. internal fill wholly within building envelope	Not limited		Y
Fill > 150mm, & ext. to building to be max 50% landscaped area	1m		Y

ATRIA DESIGNS

CC PLAN

PROJECT

SHEET CONTENT: COMPLIANCE PAGE

HOUSE TYPE: CHARLOTTE

PROPERTY ADDRESS: LOT 9019 CATO CIRCUIT, EMERALD HILLS

CLIENT: .

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DATE: 10-02-22	3/16	J1586
DRAWN: IZ		ANSA JOB NUMBER:
PAGE SIZE: A3		2072

REVISIONS

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6	10-02-22	CC PLANS	IZ
7	04-04-22	AMENDED CC PLANS	JG

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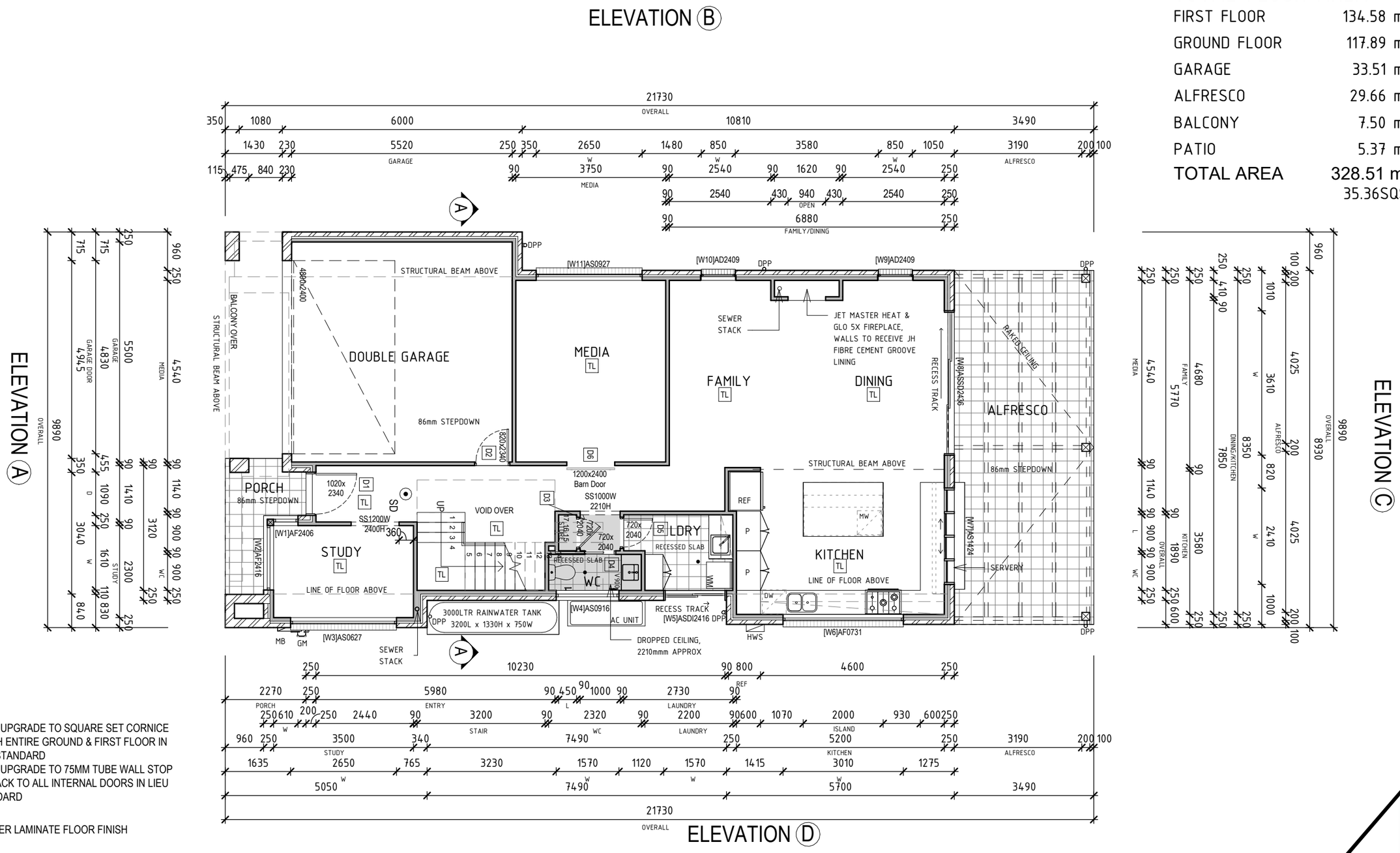

NOTES:
PROVIDE UPGRADE TO SQUARE SET CORNICE THROUGH ENTIRE GROUND & FIRST FLOOR IN LIEU OF STANDARD
PROVIDE UPGRADE TO 75MM TUBE WALL STOP MATT BLACK TO ALL INTERNAL DOORS IN LIEU OF STANDARD

TL -TIMBER LAMINATE FLOOR FINISH

GROUND FLOOR PLAN 1:200

ATRIA DESIGNS

CC PLAN

PROJECT

SHEET CONTENT: GROUND FLOOR PLAN

HOUSE TYPE: CHARLOTTE

PROPERTY ADDRESS: LOT 9019 CATO CIRCUIT, EMERALD HILLS

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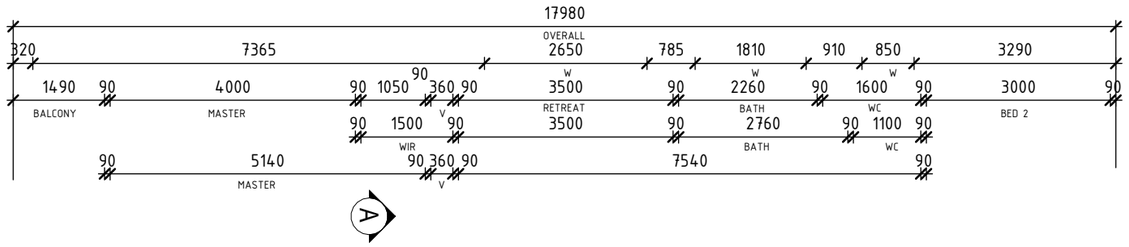
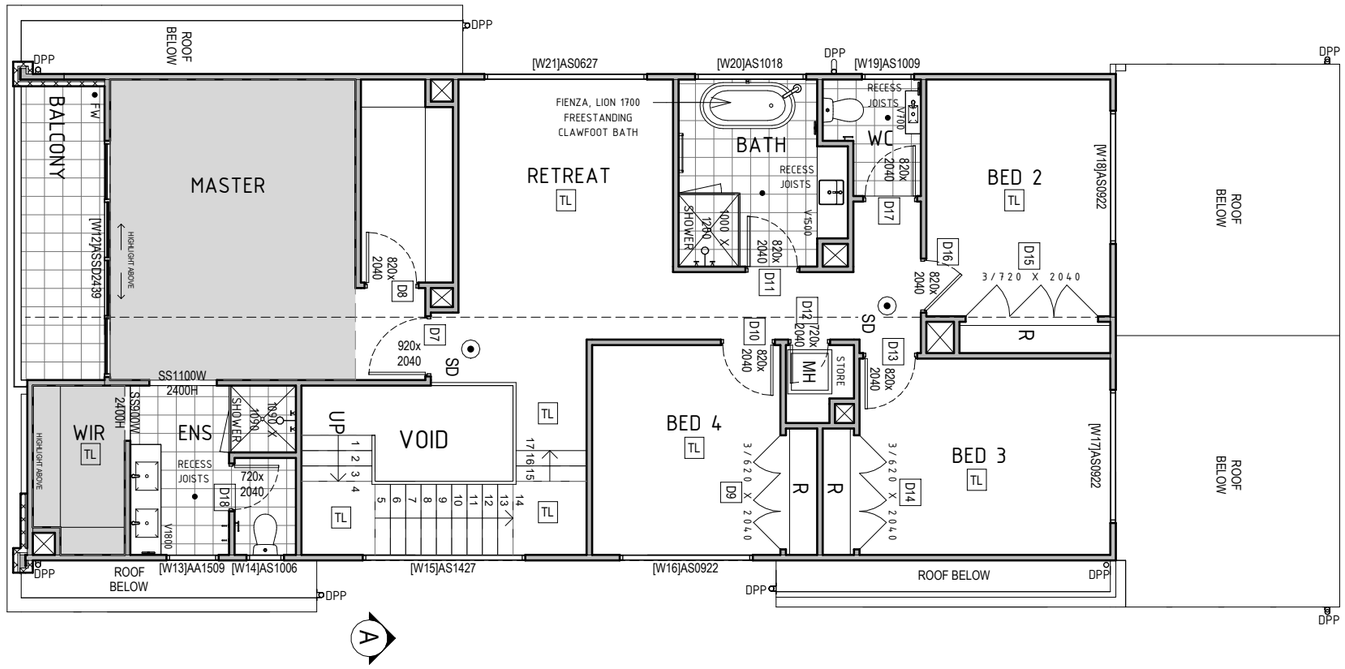
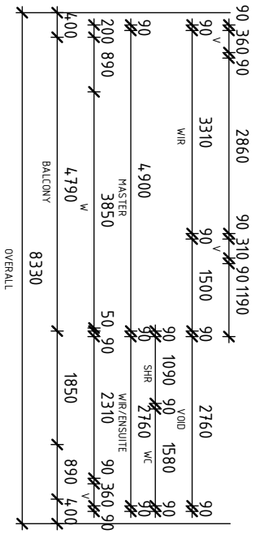
ELEVATION B

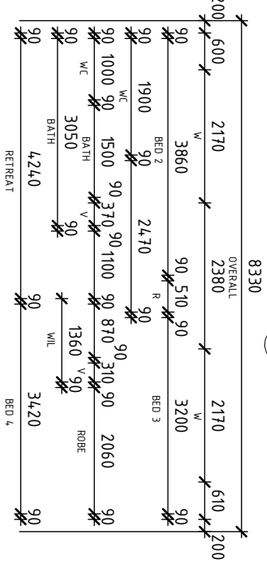




ELEVATION A

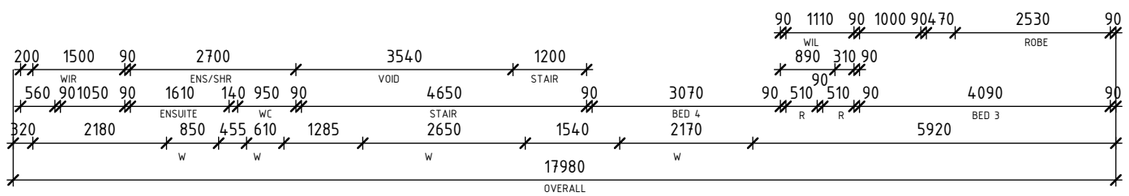


ELEVATION C



-HATCH DENOTES RAKED CEILING

TL -TIMBER LAMINATE FLOOR FINISH



ELEVATION D

FIRST FLOOR PLAN 1:200

ATRIA DESIGNS

CC PLAN	PROJECT	SHEET CONTENT: FIRST FLOOR PLAN HOUSE TYPE: CHARLOTTE PROPERTY ADDRESS: LOT 9019 CATO CIRCUIT, EMERALD HILLS CLIENT: .	SIGN OFF	CLIENT I / WE..... ..... CONFIRM THESE DRAWINGS ACCORD WITH OUR REQUIREMENTS AND AUTHORISE THEIR USE FOR NEXT STAGE PURPOSES SIGNED..... DATE..... SIGNED..... DATE.....

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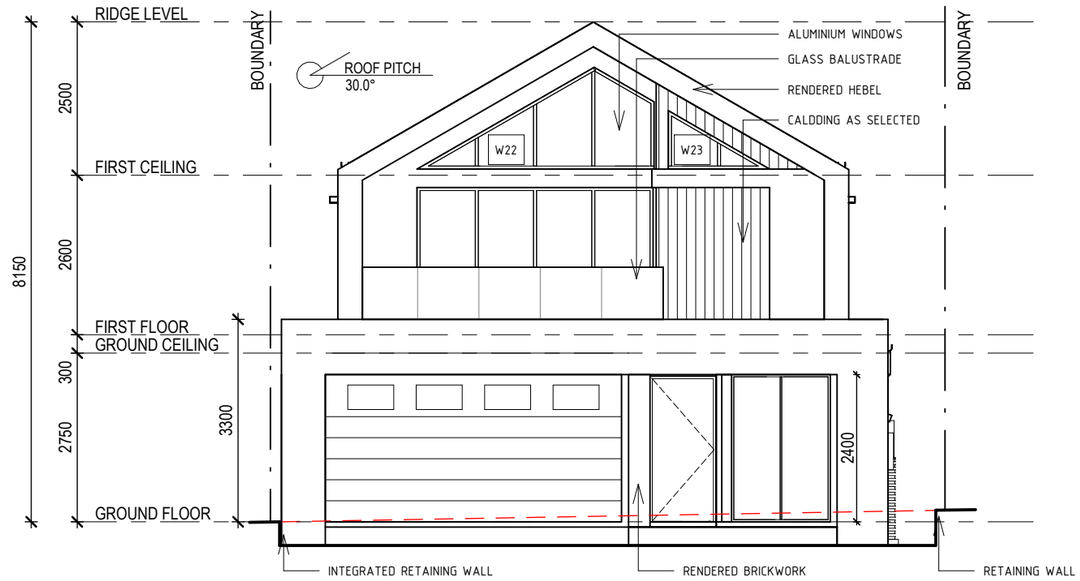

ELEVATION A

1 : 100

ELEVATION B

1 : 100

ATRIA DESIGNS

CC PLAN

PROJECT

SHEET CONTENT: ELEVATIONS

HOUSE TYPE: CHARLOTTE

PROPERTY ADDRESS: LOT 9019 CATO CIRCUIT, EMERALD HILLS

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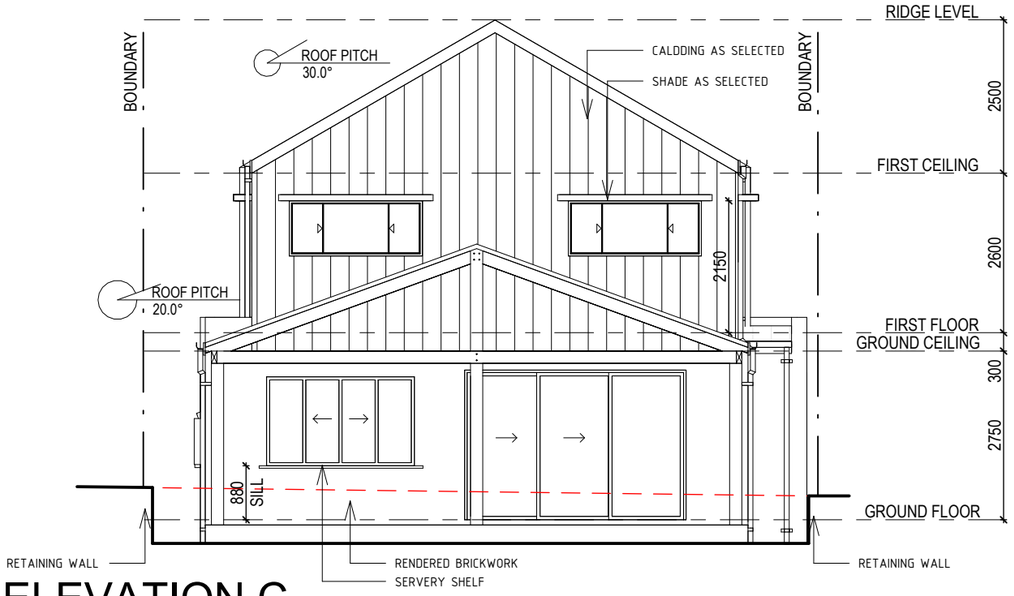
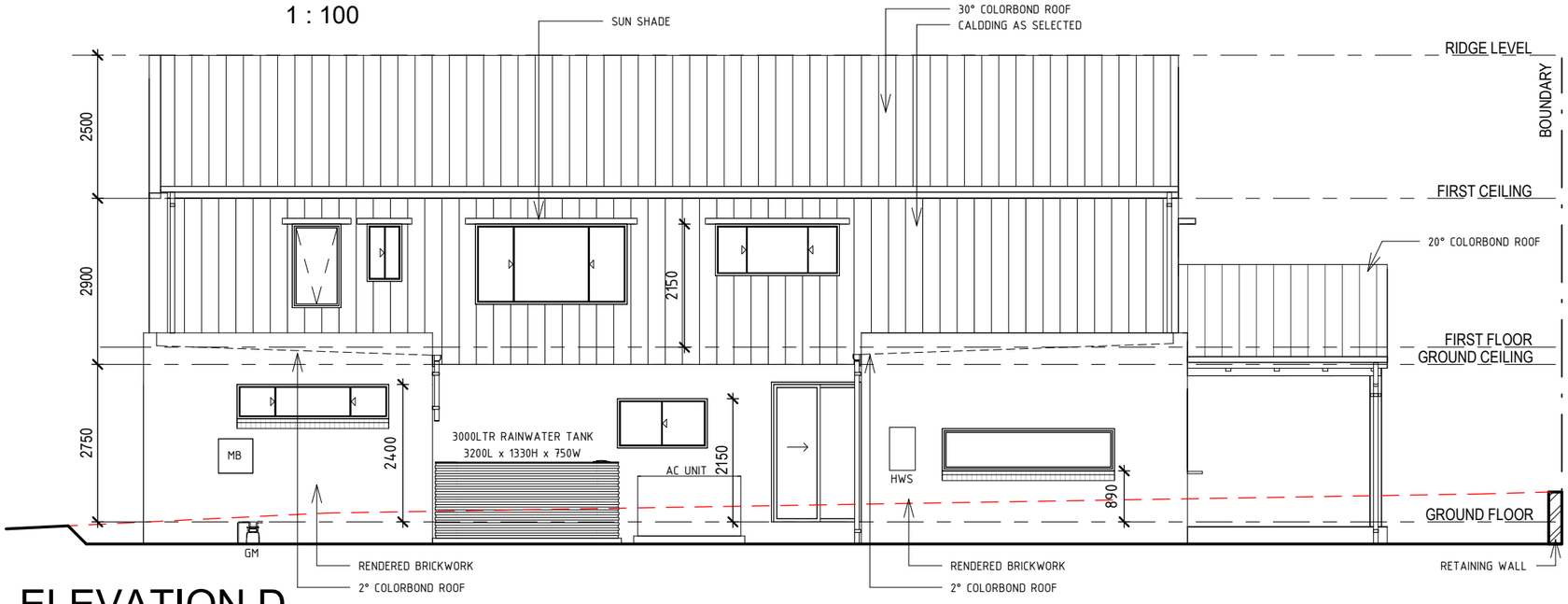


ELEVATION C

1 : 100



ELEVATION D

1 : 100

ATRIA DESIGNS

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NORTH:

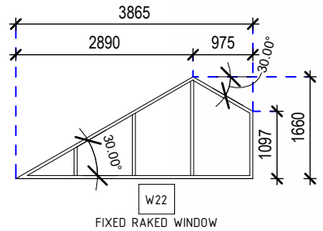
SCALE: AS SHOWN	SHEET NUMBER: 7/16	ATRIA JOB NUMBER: J1586
DATE: 10-02-22		ANSA JOB NUMBER: 2072
DRAWN: IZ		
PAGE SIZE: A3		

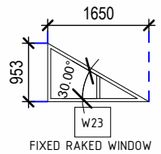
REVISIONS

REV	DATE	REVISION DESCRIPTION	DRAWN BY
5	23-09-21	AMENDED PERMIT	RB
6	10-02-22	CC PLANS	IZ
7	04-04-22	AMENDED CC PLANS	JG

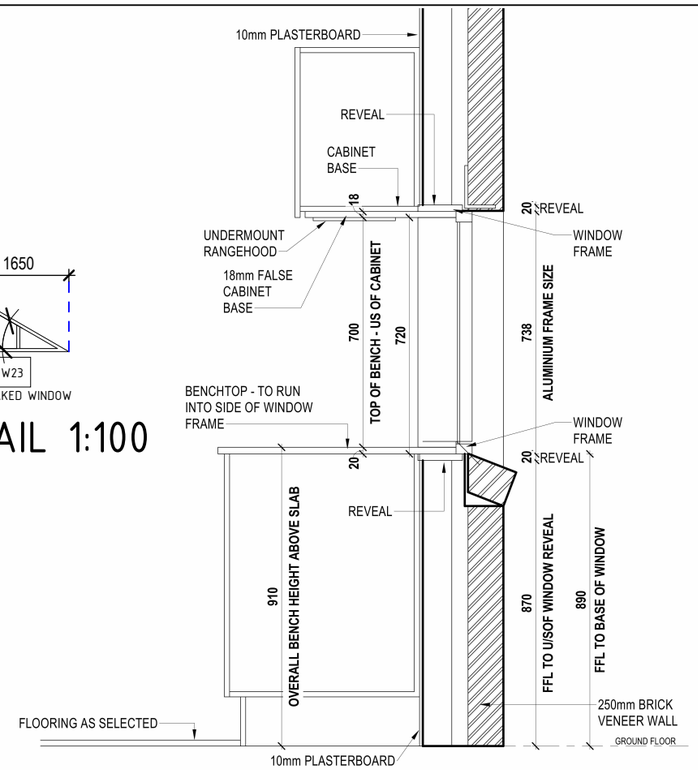
WINDOW SCHEDULE			
TAG	CODE	HEIGHT	WIDTH
1	AF2406	2400	610
2	AF2416	2400	1610
3	AS0627	600	2650
4	AS0916	860	1570
5	ASDI2416	2400	1570
6	AF0731	738	3010
7	AS1424	1450	2410
8	ASSD2436	2400	3610
9	AD2409	2400	850
10	AD2409	2400	850
11	AS0927	850	2650
12	ASSD2439	2400	3850
13	AA1509	1460	850
14	AS1006	1000	610
15	AS1427	1400	2650
16	AS0922	900	2170
17	AS0922	900	2170
18	AS0922	900	2170
19	AS1009	1000	850
20	AS1018	1000	1810
21	AS0627	600	2650

Door Check Schedule			
No.	HEIGHT	Door Width	Type
1	2340	1020	1020D
2	2340	820	820x2340
3	2040	720	720D
4	2040	720	720 CSD
5	2040	720	720D
6	2400		1200x2400 Barn Door
7	2040	920	920D
8	2040	820	820D
9	2040	1860	3/620D
10	2040	820	820D
11	2040	820	820D
12	2040	720	620D
13	2040	820	820D
14	2040	1860	3/620D
15	2040	2160	3/720D
16	2040	820	820D
17	2040	820	820D
18	2040	720	720D



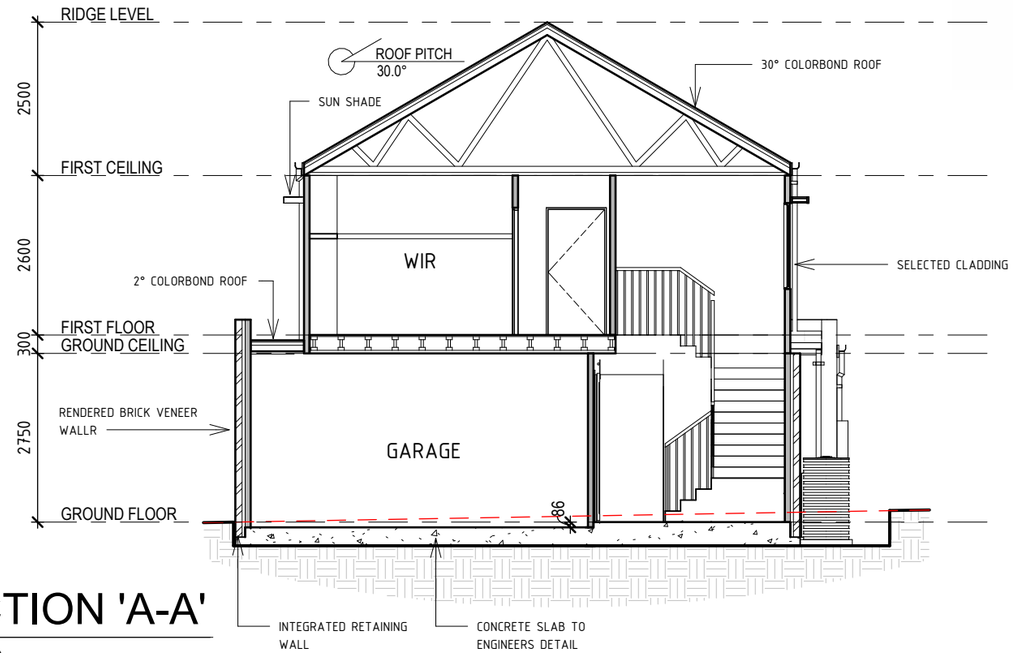


HIGHLIGHT WINDOWS DETAIL 1:100



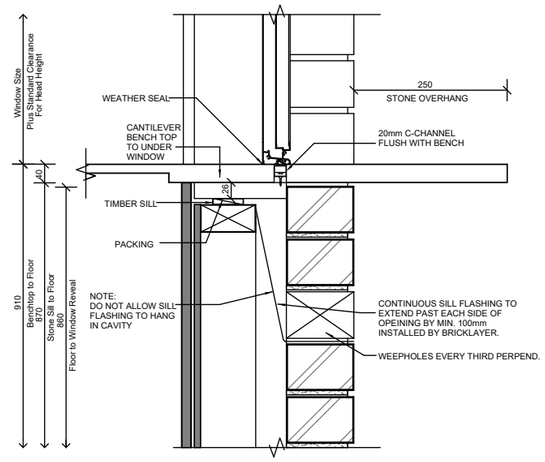
TYPICAL SECTION : NTS

SPLASHBACK TO WINDOW DETAIL



SECTION 'A-A'

1 : 100



TYPICAL SECTION : NTS

KITCHEN SURVERY DETAIL

ATRIA DESIGNS

CC PLAN

PROJECT

SHEET CONTENT: SECTION/DETAILS/SCHEDULE

HOUSE TYPE: CHARLOTTE

PROPERTY ADDRESS: LOT 9019 CATO CIRCUIT, EMERALD HILLS

CLIENT: .

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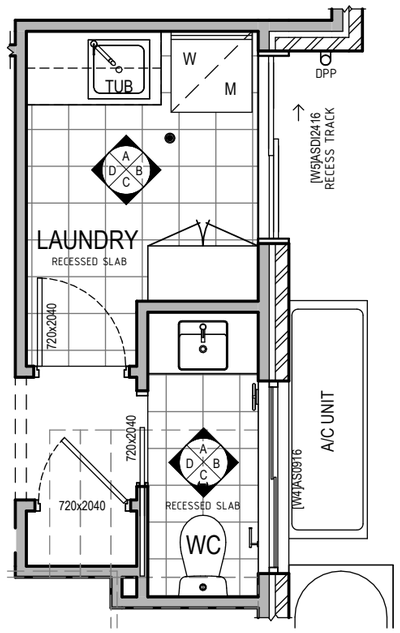
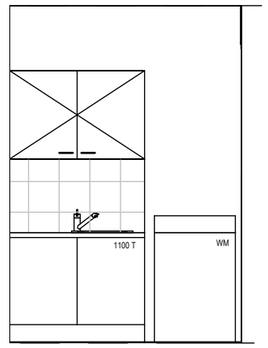


LAUNDRY & WC DETAILS

1 : 50



LAUNDRY - A

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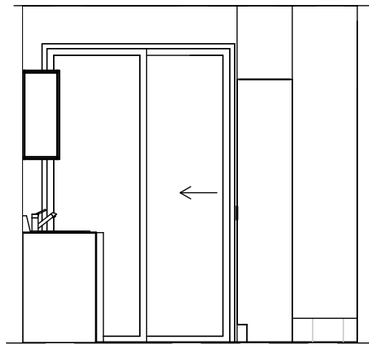

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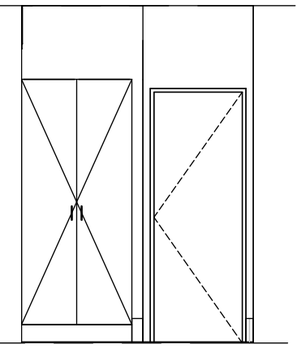

LAUNDRY - C

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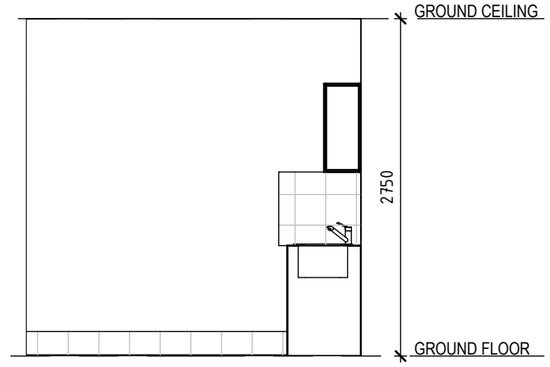

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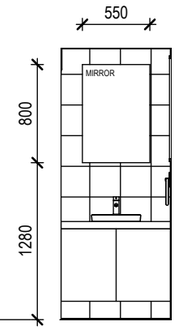

WC - A

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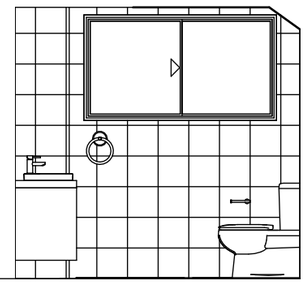

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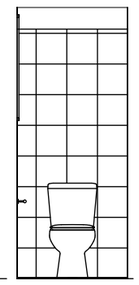

WC - C

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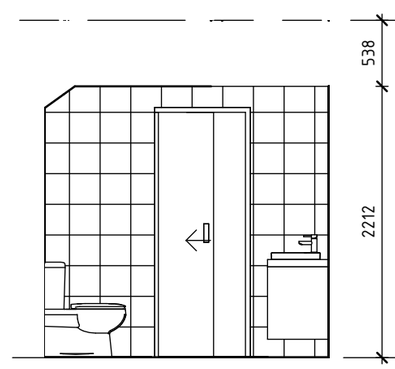

WC - D

1 : 50

ATRIA DESIGNS

CC PLAN

PROJECT

SHEET CONTENT: WET AREA DETAILS

HOUSE TYPE: CHARLOTTE

PROPERTY ADDRESS: LOT 9019 CATO CIRCUIT, EMERALD HILLS

CLIENT: .

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ANSA JOB NUMBER: 2072

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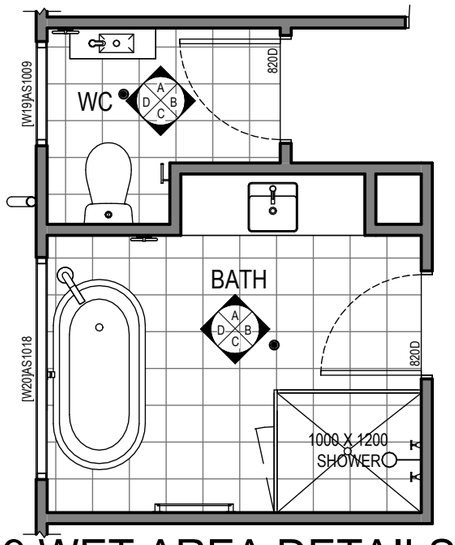

09 WET AREA DETAILS

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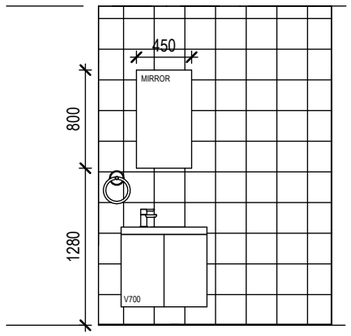

WC -A

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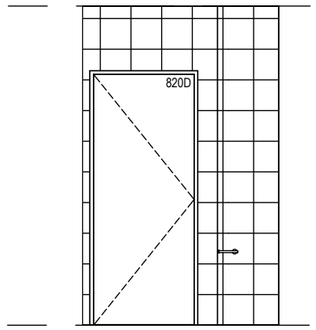

WC - B

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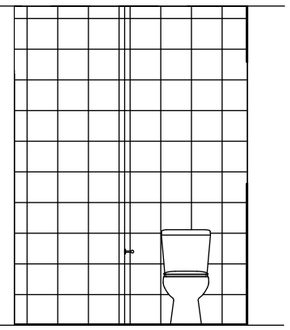

WC - C

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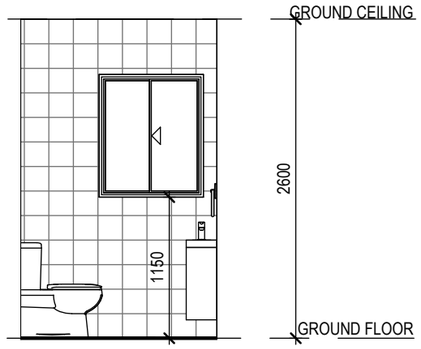

WC - D

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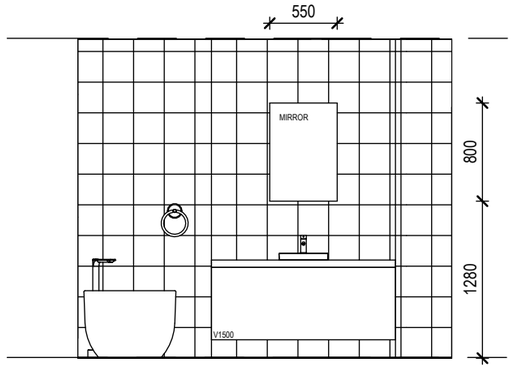
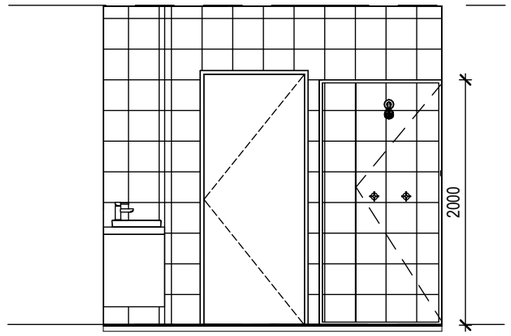


BATH A

1 : 50



BATH B

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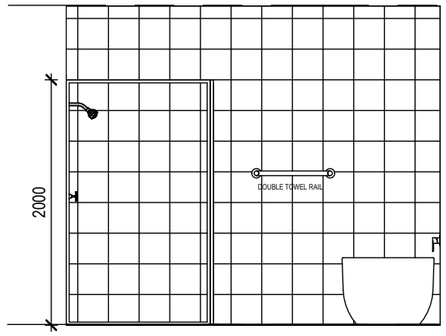

BATH C

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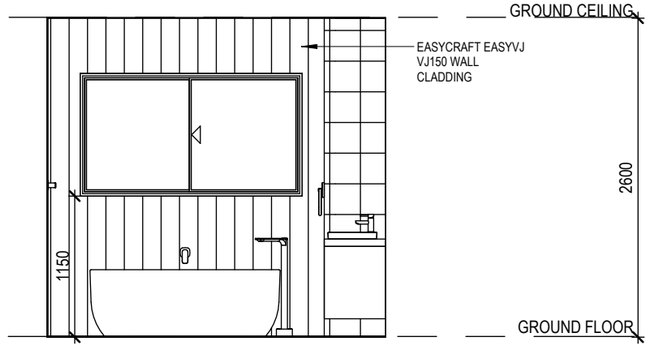

BATH D

1 : 50

ATRIA DESIGNS

CC PLAN

PROJECT

SHEET CONTENT: WET AREA DETAILS

HOUSE TYPE: CHARLOTTE

PROPERTY ADDRESS: LOT 9019 CATO CIRCUIT, EMERALD HILLS

CLIENT: .

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ANSA JOB NUMBER: 2072

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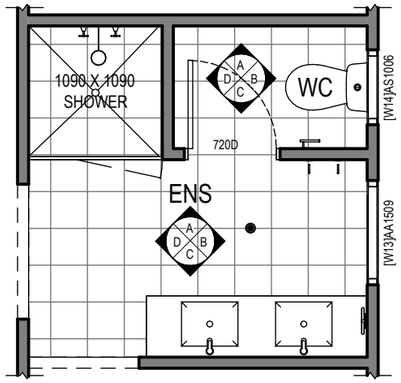

10 WET AREA DETAILS

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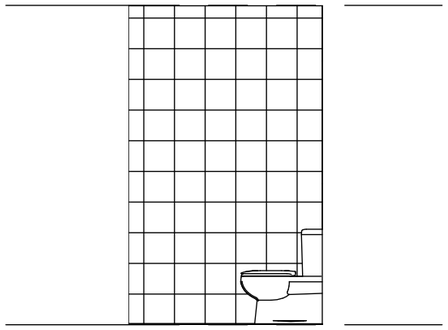

WC - A

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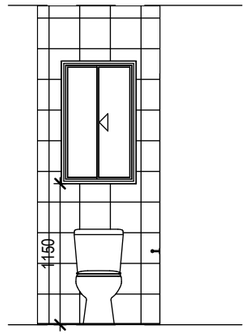

WC - B

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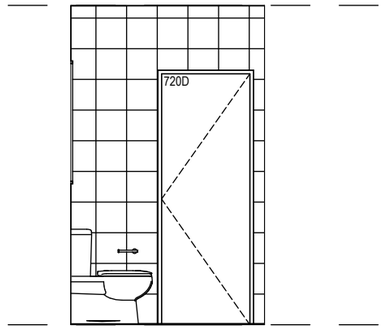

WC - C

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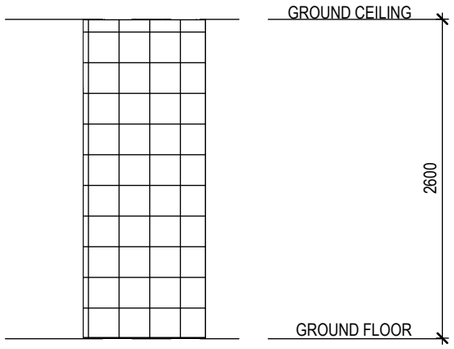

WC - D

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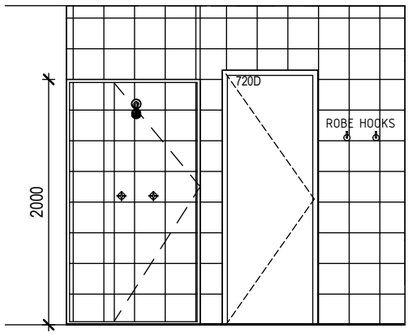
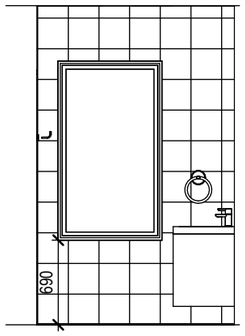


ENS - A

1 : 50



ENS - B

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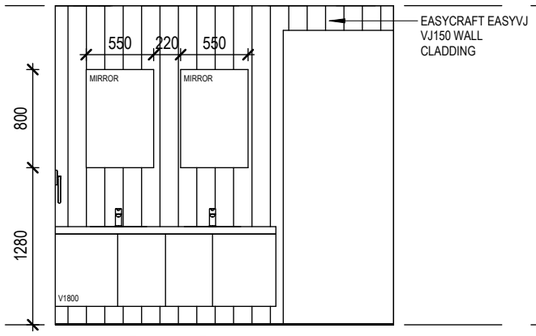

ENS - C

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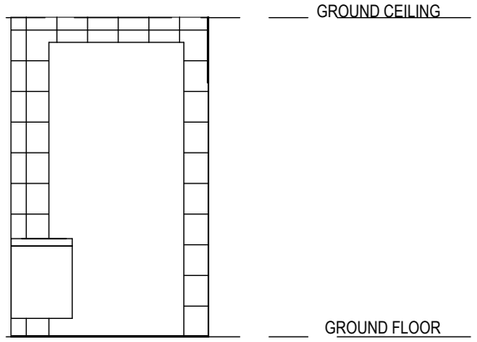

ENS - D

1 : 50

ATRIA DESIGNS

CC PLAN

PROJECT

SHEET CONTENT:
WET AREA DETAILS

HOUSE TYPE:
CHARLOTTE

PROPERTY ADDRESS:
LOT 9019 CATO CIRCUIT, EMERALD HILLS

CLIENT:
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SIGN OFF

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DATE: 10-02-22	11/16	J1586
DRAWN: IZ		ANSA JOB NUMBER:
PAGE SIZE: A3		2072

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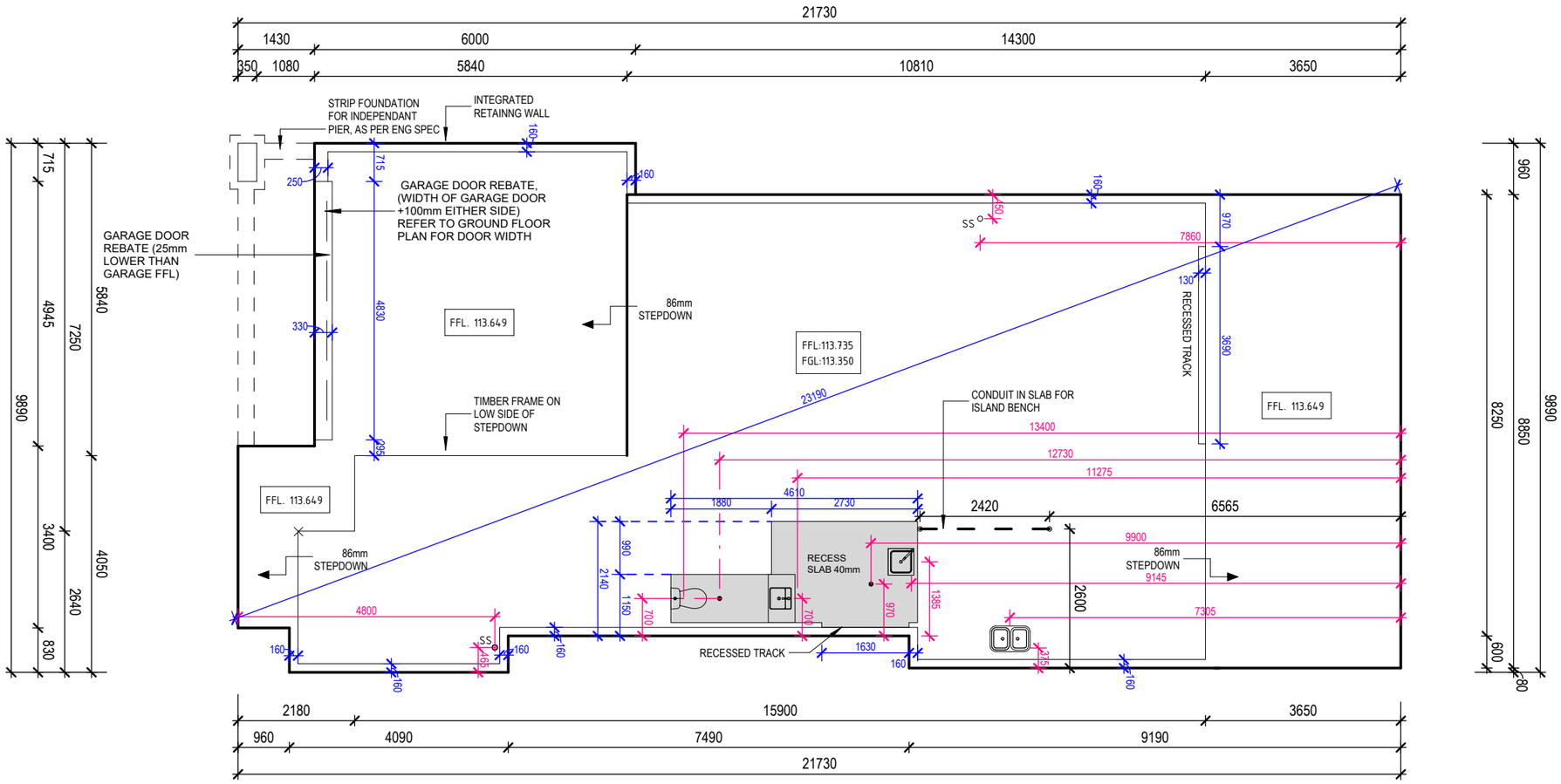

SLAB PLAN 1:100

ATRIA DESIGNS

CC PLAN	PROJECT	SHEET CONTENT: SLAB PLAN HOUSE TYPE: CHARLOTTE PROPERTY ADDRESS: LOT 9019 CATO CIRCUIT, EMERALD HILLS CLIENT: .	SIGN OFF	CLIENT I / WE..... ..... CONFIRM THESE DRAWINGS ACCORD WITH OUR REQUIREMENTS AND AUTHORISE THEIR USE FOR NEXT STAGE PURPOSES SIGNED..... DATE..... SIGNED..... DATE.....

GENERAL NOTES:

* THE CONTRACTOR IS RESPONSIBLE FOR SETTING OUT AND CHECKING ALL LEVELS AND DIMENSIONS ON SITE PRIOR TO COMMENCING ANY SITE WORKS

*FIGURED DIMENSIONS ARE TO TAKE PREFERENCE OVER SCALE

*UNLESS OTHERWISE DIMENSIONED ALL STUD WALLS ARE 90mm THICK AND ALL BRICK VENEER WALLS ARE 250mm THICK

*DIMENSIONS TO STRUCTURAL TIMBERS & FACE OF BRICKS EXCLUDING BATTENS, PLASTERBOARD ETC.

*REFER TO ENGINEERS DETAILS FOR STRUCTURAL MEMBERS

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DATE: 10-02-22		ANSA JOB NUMBER: 2072
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PAGE SIZE: A3		

REVISIONS

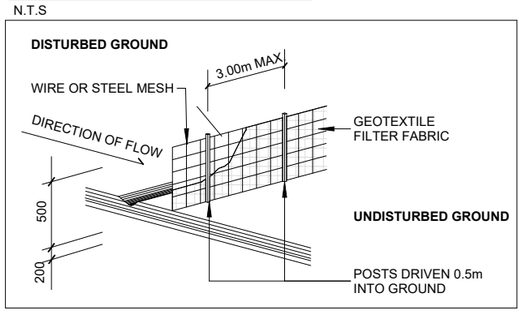
REV	DATE	REVISION DESCRIPTION	DRAWN BY
5	23-09-21	AMENDED PERMIT	RB
6	10-02-22	CC PLANS	IZ
7	04-04-22	AMENDED CC PLANS	JG

DRIVEWAY PROFILE

SCALE 1:100

SEDIMENT CONTROL FENCE

N.T.S

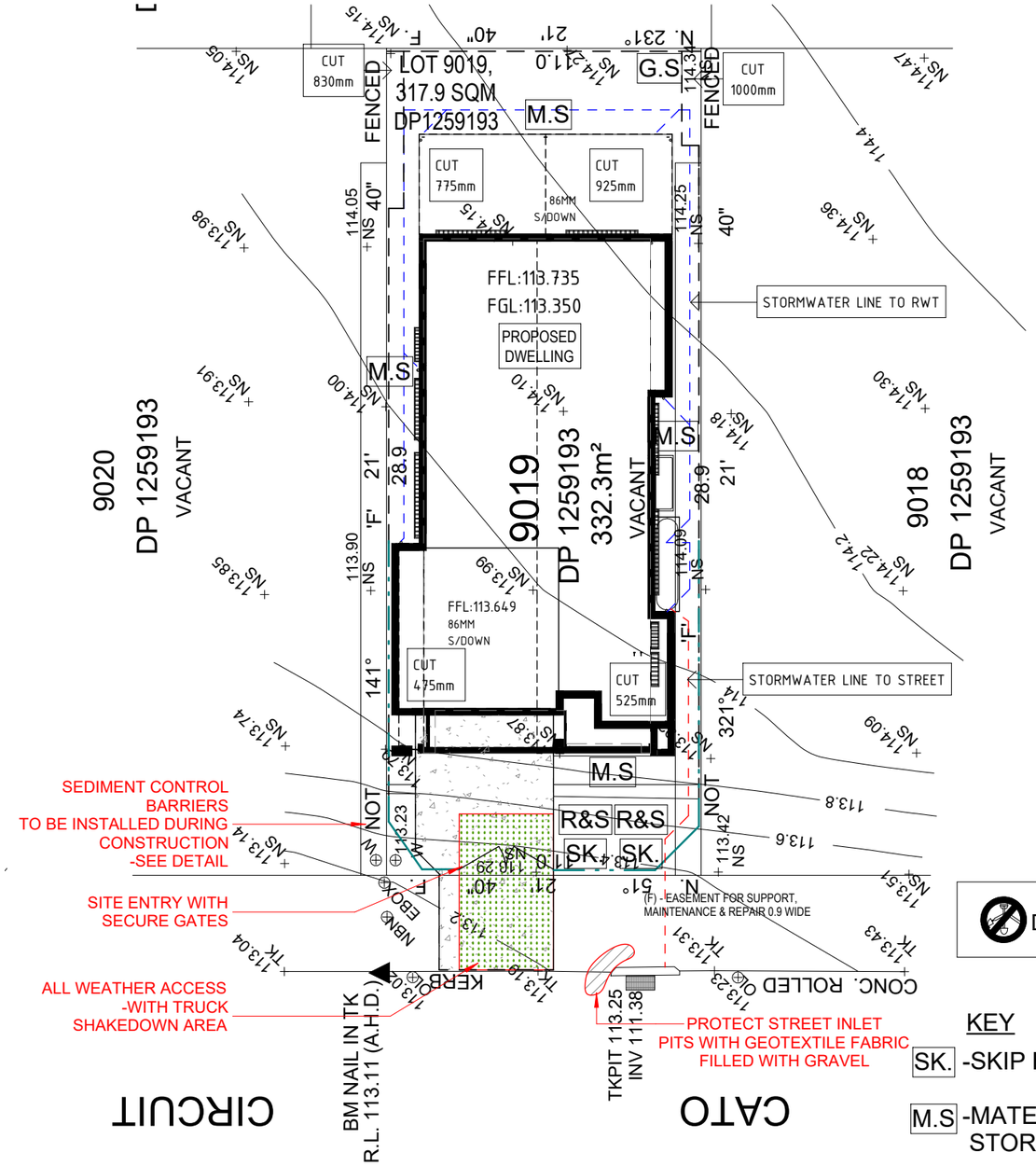


GENERAL NOTES

STORMWATER DISCHARGE INTO DESIGNATED DISCHARGE POINT TO PCA REQUIREMENTS
- SEWER TO LOCAL AUTHORITY REQUIREMENTS
- ALL GROUND LINES ARE TO BE VERIFIED ON-SITE BY REGISTERED SURVEYOR
- WRITTEN DIMENSIONS TO TAKE PRESEDENCE OVER SCALING. ANY DISCREPENCIES TO BE REFERRED BACK TO SURF DRAFTING BEFORE PROCEEDING
- SITE CLASSIFICATION TBC
- CUT & FILL HOUSE PLATFORM APPROXIMATELY TO RL113.350 & GARAGE TO RL113.349
- HOUSE FLOOR LEVEL RL 113.735
- GARAGE FLOOR LEVEL RL 113.649

HOUSE FLOOR LEVELS FLOOR TO BE 310mm ABOVE BENCHED LEVELS, FOR WAFFLE POD SLAB,

SUBJECT TO ENGINEERS DETAILS AND CONFIRMATION OF SITE CLASSIFICATION



DIAL 1100 BEFORE YOU DIG

KEY

- SK. -SKIP BINS
- M.S -MATERIAL STORAGE
- R&S -RECYCLING & SEPARATION
- G.S -GOOD SOIL STOCKPILE

LEGEND

AHD	AUSTRALIAN HEIGHT DATUM
BM	BENCH MARK
C	EDGE OF CONCRETE
EL	ENTRY LEVEL
F	FENCE
GFL	GARAGE FLOOR LEVEL
GUT	TOP OF GUTTER
SMH	SEWER MANHOLE
4/0.2	TREE SPREAD / TRUNK DIAMETER
NS	NATURAL SURFACE
RL	REDUCED LEVEL
SH	SPOT HEIGHT
TK	TOP OF KERB
VC	VEHICLE CROSSING
WM	WATER METER
PP	POWER POLE
HYD	HYDRANT
TEL	TELSTRA
OL	STORMWATER OUTLET
DH	DRILLHOLE
DD	DISH DRAIN
	CONCRETE HARD AREA
	APPROXIMATE GUTTER LINE

SITE MANAGEMENT & CONCEPT DRAINAGE PLAN 1:100

ATRIA DESIGNS

CC PLAN

PROJECT

SHEET CONTENT: SITE MANAGEMENT PLAN

HOUSE TYPE: CHARLOTTE

PROPERTY ADDRESS: LOT 9019 CATO CIRCUIT, EMERALD HILLS

CLIENT: .

SIGN OFF

CLIENT

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SIGNED..... DATE.....

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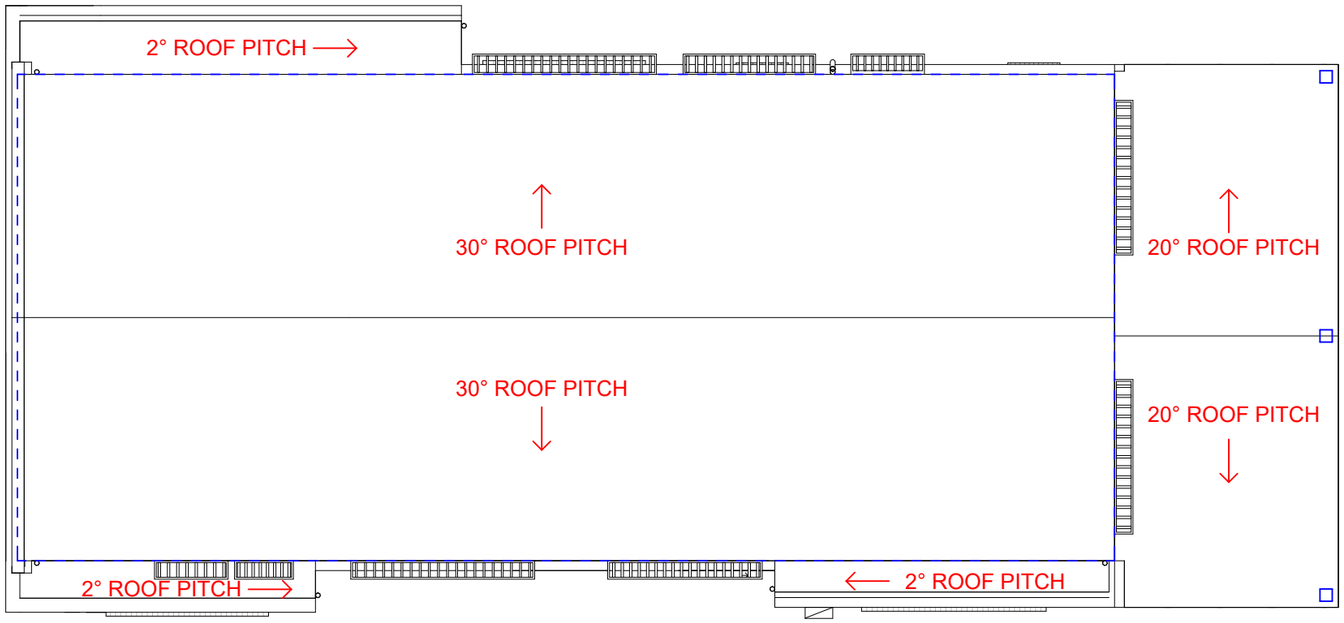

ROOF PLAN 1:100

ATRIA DESIGNS

CC PLAN

PROJECT

SHEET CONTENT: ROOF PLAN

HOUSE TYPE: CHARLOTTE

PROPERTY ADDRESS: LOT 9019 CATO CIRCUIT, EMERALD HILLS

CLIENT: .

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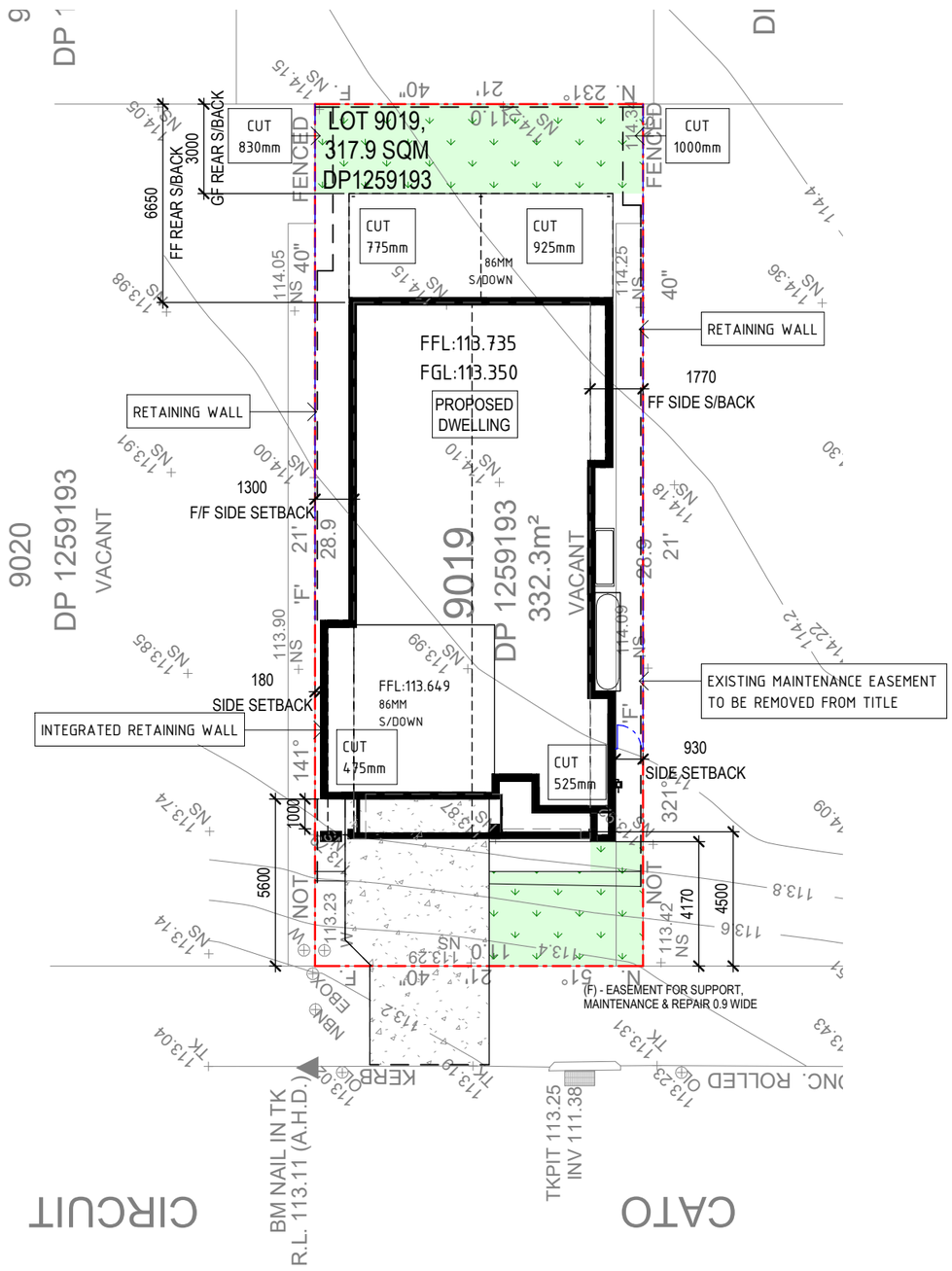

LANDSCAPE PLAN 1:200

LEGEND

- BOUNDARY
- FENCE / GATE
- LAWN AREA
- PROPOSED CONCRETE DRIVEWAY
- TREE
- SHRUB
- PLANT

ATRIA DESIGNS

CC PLAN

PROJECT

SHEET CONTENT: LANDSCAPE PLAN

HOUSE TYPE: CHARLOTTE

PROPERTY ADDRESS: LOT 9019 CATO CIRCUIT, EMERALD HILLS

CLIENT: .

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ATRIA DESIGNS

CC PLAN

PROJECT

SHEET CONTENT:
BASIX

HOUSE TYPE:
CHARLOTTE

PROPERTY ADDRESS:
LOT 9019 CATO CIRCUIT, EMERALD HILLS

CLIENT:
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