

DEVELOPMENT APPLICATION

Proposed Mix-Use Development
2-4 Cambridge Street Epping NSW 2121



Building Prspective

DEVELOPMENT SUMMARY				
SITE AREA ZONE FSR	1,785 m²			
	B2 - Local Centre			
	4.5:1			
BUILDING HEIGHT	Permissible GFA = 8032.50 m²			
	Proposed GFA = 7995.50 m²			
	Required = Max. 72 m			
	Proposed= 72m generally, 			

October 2016		BSA Reference: 11539	
Building Sustainability Assessments		Ph: (02) 4962 3439	
enquiries@buildingsustainability.net.au		www. buildingsustainability.net.au	
Important Note			
The following specification was used to achieve the thermal performance values indicated on the Assessor Certificate and takes precedence over any other specification.			
If different construction elements are applied then the Assessor Certificate is no longer valid.			
Thermal Performance Specifications (does not apply to garage)			
External Wall Construction		Added Insulation	
75mm AAC Veneer		R2.0	
Internal Wall Construction		Added Insulation	
Plasterboard on studs		none	
75mm to 200mm AAC Veneer (party walls and wall adjacent to common spaces)		R2.0	
Ceiling Construction		Added Insulation	
Plasterboard		R3.5 to ceilings adjacent to roof space and decks above	
Roof Construction		Colour	
Concrete		Any	
Floor Construction		Covering	
Concrete		As drawn	
Windows		Glass and frame type	U Value SHGC
Single Clear in aluminium frames		Area sq m	
		As drawn	
Skylights		Glass and frame type	U Value SHGC
		Area sq m	
U and SHGC values are according to AFRC. Alternate products may be used if the U value is lower and the SHGC is less than 10% higher or lower than the above figures.			
External Window Shading (eaves, verandahs, pergolas, awnings etc)			
All shade elements modelled as drawn			
Ceiling Penetrations (downlights, exhaust fans, flues etc)			
No adjustment has been made for losses to insulation arising from ceiling penetrations.			

Drawing Register	
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DA-E 03	Site Analysis
DA-E 04	Site Plan
DA-E 05	Basement 3
DA-E 06	Basement 2
DA-E 07	Basement 1
DA-E 08	Lower Ground
DA-E 09	Mezzanine
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DA-E 17	Section 2
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DA-E 20	South Elevation
DA-E 21	East Elevation
DA-E 22	West Elevation
DA-E 23.1	Material Concept 1
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DA-E 23.5	Material Concept - Residential Lo...
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DA-E 31	Residential COS Schedule
DA-E 32	Post Adaptable Unit Layout

DA-E	ISSUED FOR ADDITIONAL INFORMATION	NOV 17	AH	IC
DA-D	ISSUED FOR RWT AMENDMENT	AUG 17	AH	IC
DA-C	ISSUED FOR ADDITIONAL INFORMATION	JUL 17	AH	IC
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DA-A	ISSUED FOR DEVELOPMENT APPLICATION	NOV 16	AH	IC
ISSUE	AMENDMENT	DATE	DRAWN	CHECKED

GENERAL NOTES:

Figured dimensions shall be taken in preference to scaling.
Drawing to be read in conjunction with information on first page.
Check all dimensions and levels on site before commencing work or ordering materials.
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Suite 1, Level 2
2 Rowe Street
Eastwood NSW 2122

+61 2 8893 8888 / p
+61 2 8893 8833 / f
www.zhinar.com.au / w
28 495 869 790 / abn

PROJECT STATUS :

Development Application

PROJECT NAME

Mix-Use Development

2-4 Cambridge Street
Epping NSW 2121

L.G.A : Paramatta City Council

NORTH:



SHEET TITLE:

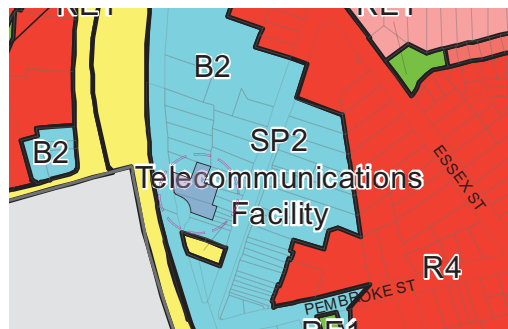
Cover Sheet

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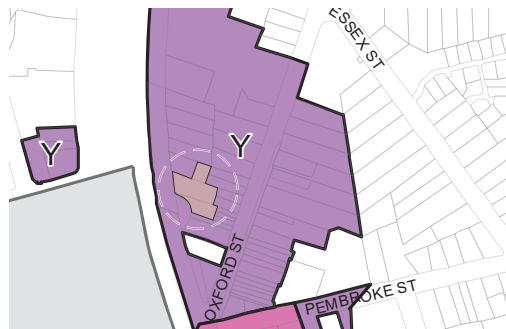
08468 DA-E 01

JOB No. DRAWING No. E

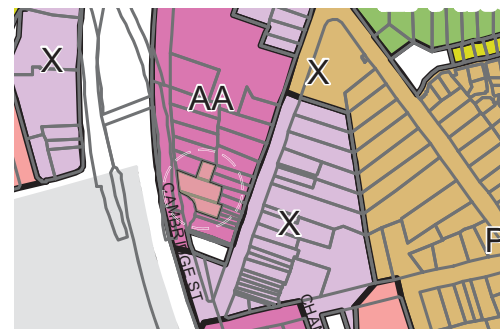
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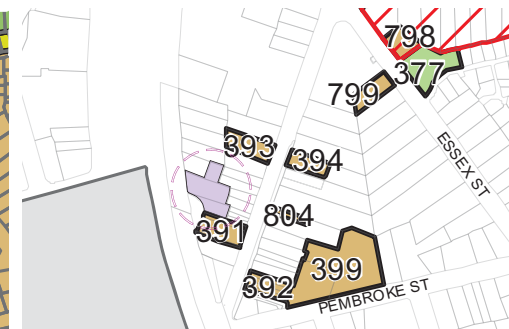
1 HLEP Zoning Map
Source: Hornsby LEP 2013
Date: May 2016
B2 - Local Centre



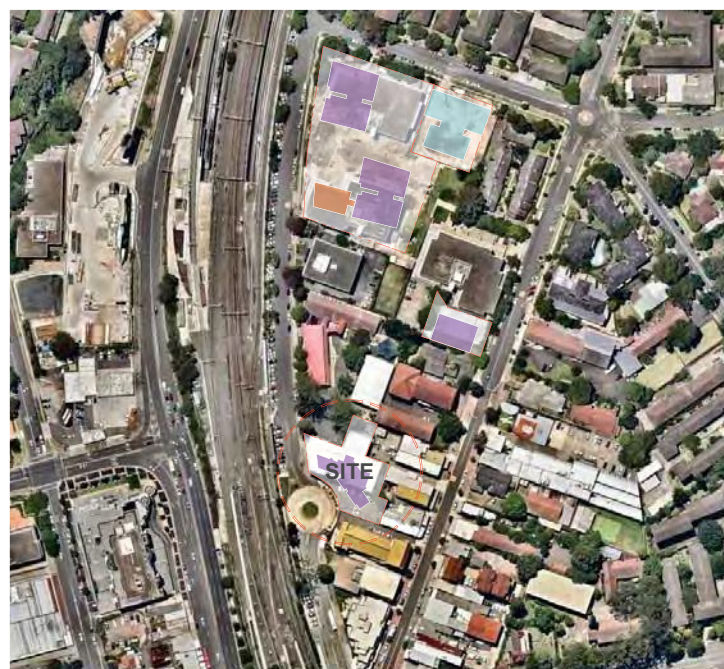
2 HLEP FSR Map
Source: Hornsby LEP 2013
Date: May 2016
Y - 4.5:1



3 HLEP Building Height Map
Source: Hornsby LEP 2013
Date: May 2016
AA - 72 metres



4 HLEP Heritage Map
Source: Hornsby LEP 2013
Date: May 2016



5 Existing Building Footprint
Source: NearMaps
Date: May 2016

Proposed/Approved 22+ storeys Mix-Use
Approved 7 storey Residential
Approved 15 storey Residential



6 Road Hierarchy
Source: NearMaps
Date: March 2016

Arterial Road
Main Road
Local Road
Railway

PROXIMITY TO LOCAL AMENITIES

To transport node:
- Epping station is located 350m from the site.

To commercial centre:
The site is located in the Epping Town Centre Core.

To educational facility:
- Essex Street Kindy is located 600m from the site.
- Arden Anglican School is located 400m from the site.
- Epping Public School is located 650m from the site.
- Epping Boys High School is located 2km from the site.
- Macquarie University is located 2.9km from the site.

To open space:
- Rockleigh Park is located 700m from the site.
- Forest Park is located 700m from the site.
- Terrys Creek is located 1.3km from the site.

To community facility:
- Epping Community Centre is located 230m from the site.
- Epping Branch Library is located 300m from the site.
- Epping Aquatic and Leisure Centre is located 1.2km from the site.

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DATE	DATE	DRAWN	CHECKED	ISSUE

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Suite 1, Level 2
2 Rowe Street
Epping NSW 2122
+61 2 8993 8888 / p
+61 2 8993 8833 / f
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PROJECT STATUS:

Development Application

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Mix-Use Development

2-4 Cambridge Street
Epping NSW 2121

L.O.A. Paramatta City Council

NORTH:



SHEET TITLE:

Urban Analysis

DESIGNED: IC DRAWN: AH COMMENCED: July 2016 SCALE: AS NOTED PRINT: A3 SHEET

08468 DA-E 02 E
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PRINT DATE: Tuesday, 7 November 2017 1:28 pm



BUILDING PERSPECTIVE VIEW ON CAMBRIDGE STREET



AWNING PERSPECTIVE AERIAL VIEW



AWNING PERSPECTIVE STREET VIEW 1



AWNING PERSPECTIVE STREET VIEW 2

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SHEET TITLE:
Building Perspectives

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BUILDING PERSPECTIVE VIEW ON CAMBRIDGE STREET

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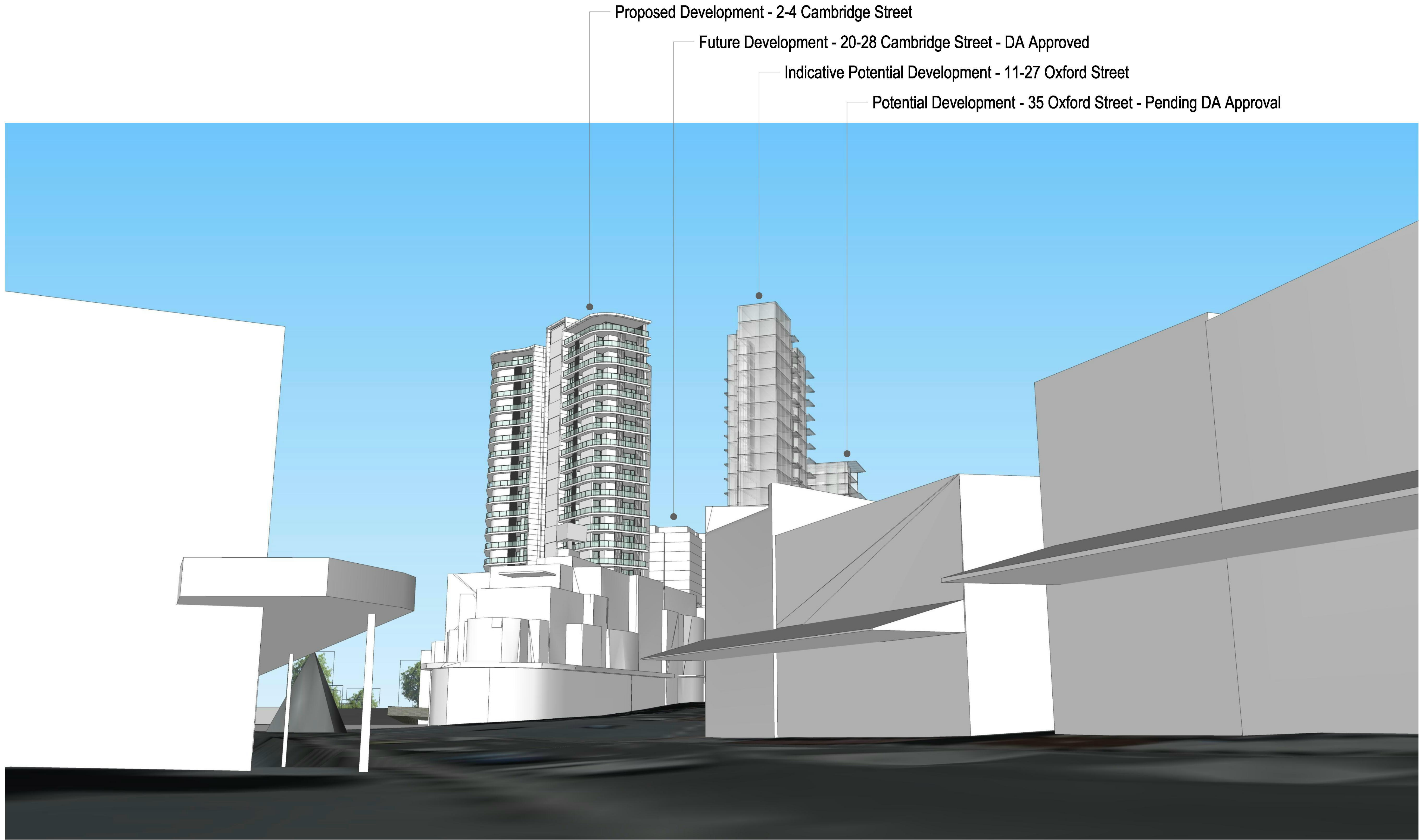
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Building Perspective

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MODEL VIEW FROM EPPING STATION

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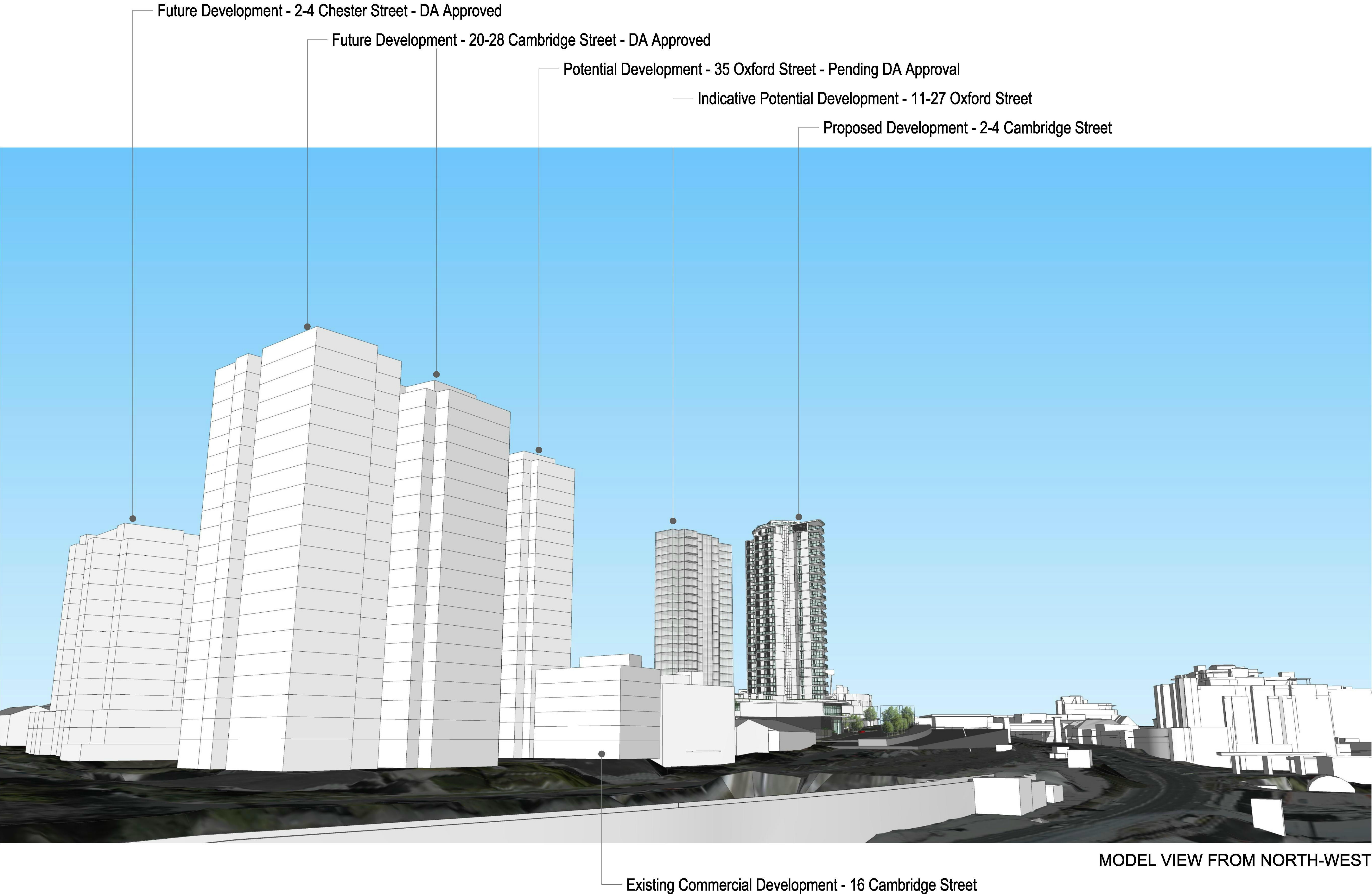
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SHEET TITLE:
Context Model View 1

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MODEL VIEW FROM NORTH-WEST

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NORTH:



SHEET TITLE:
Context Model View 2

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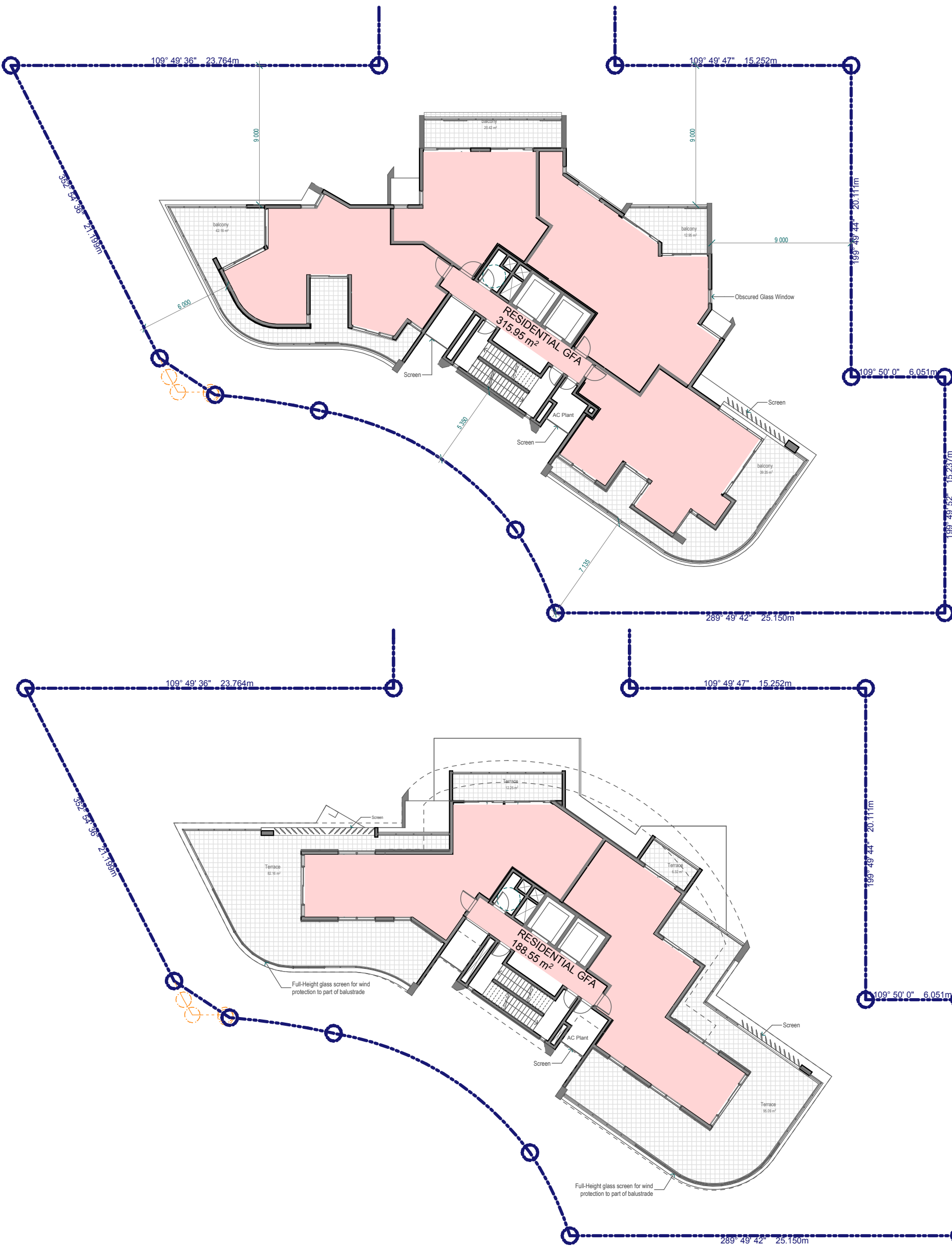
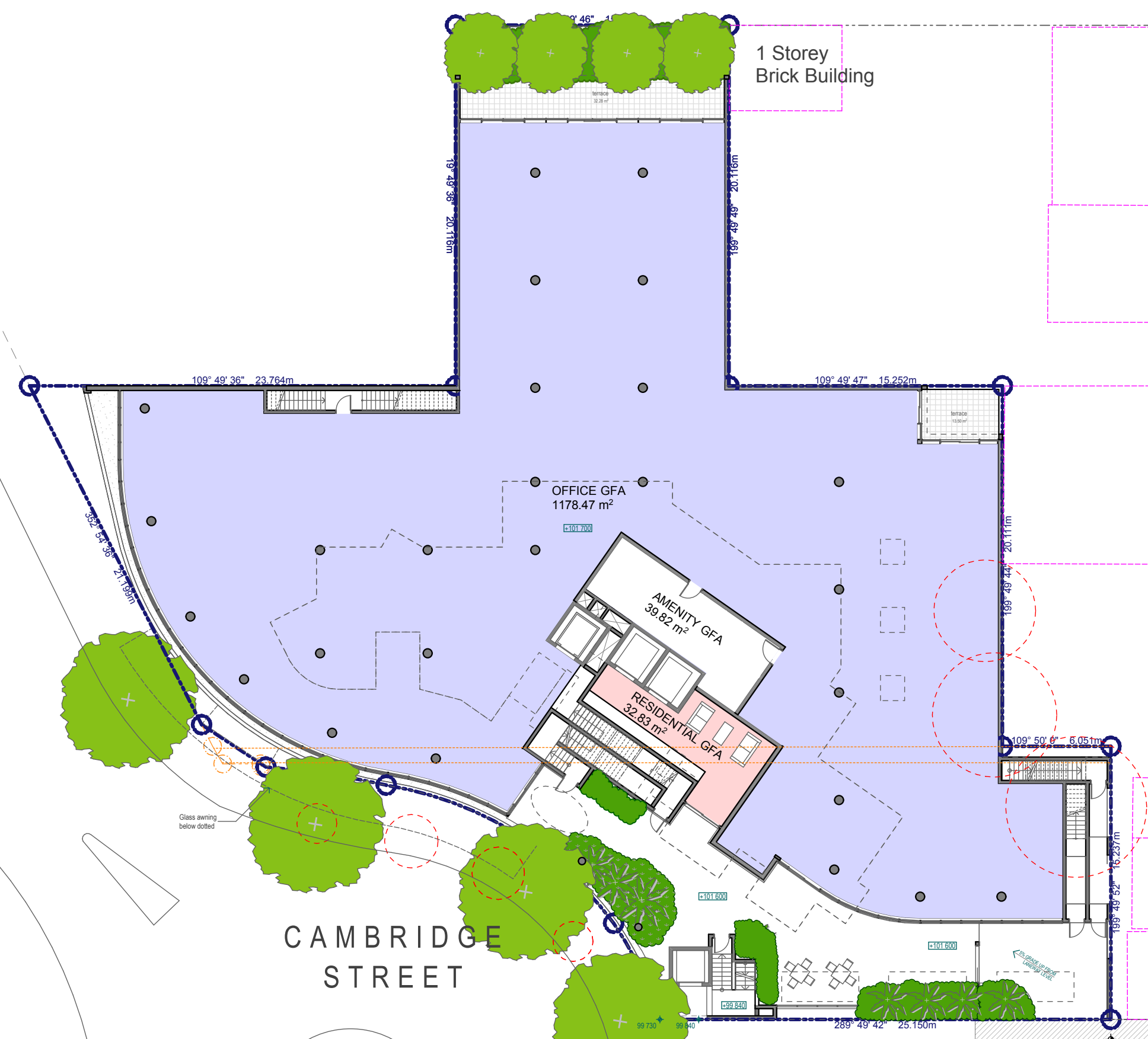
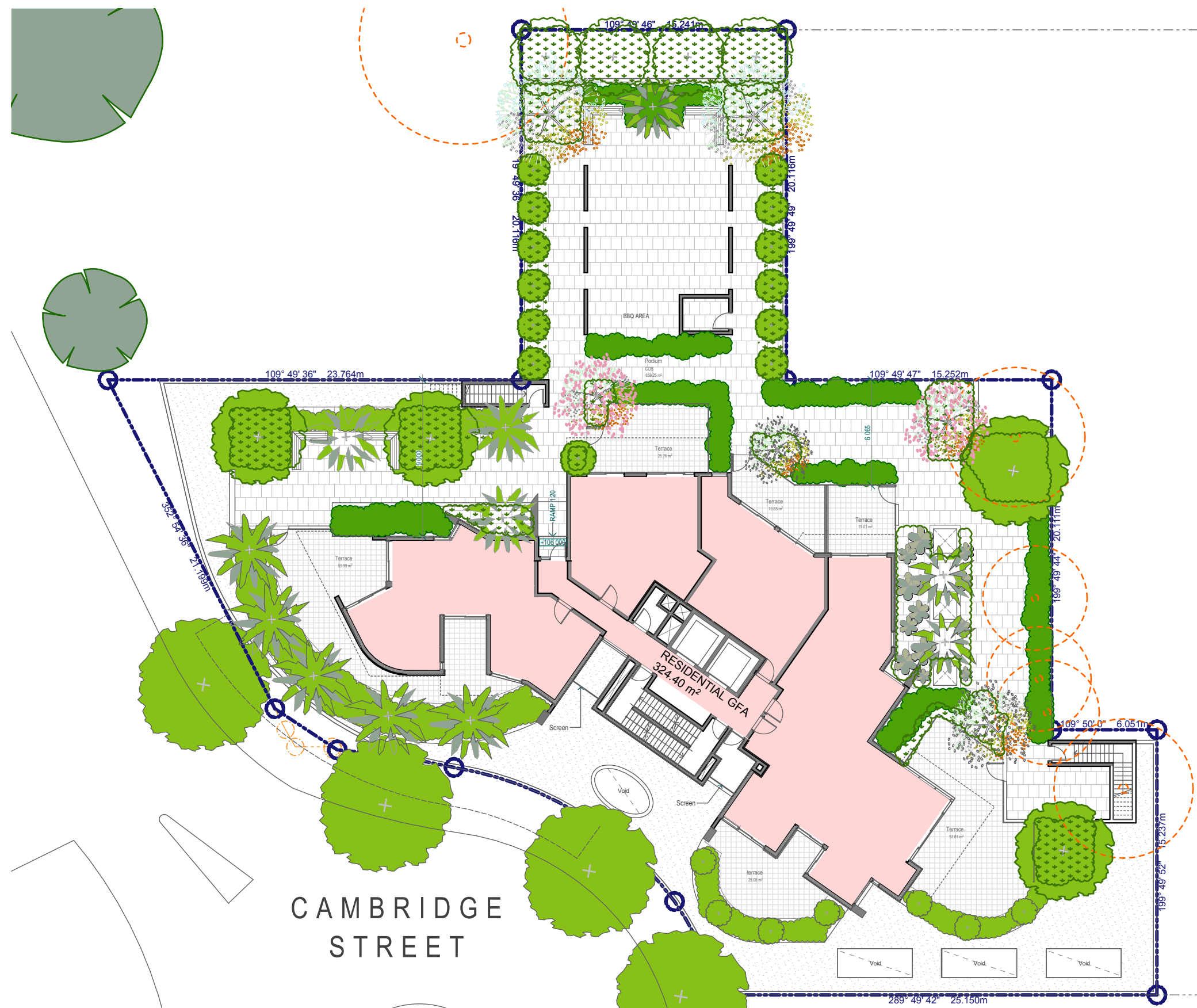
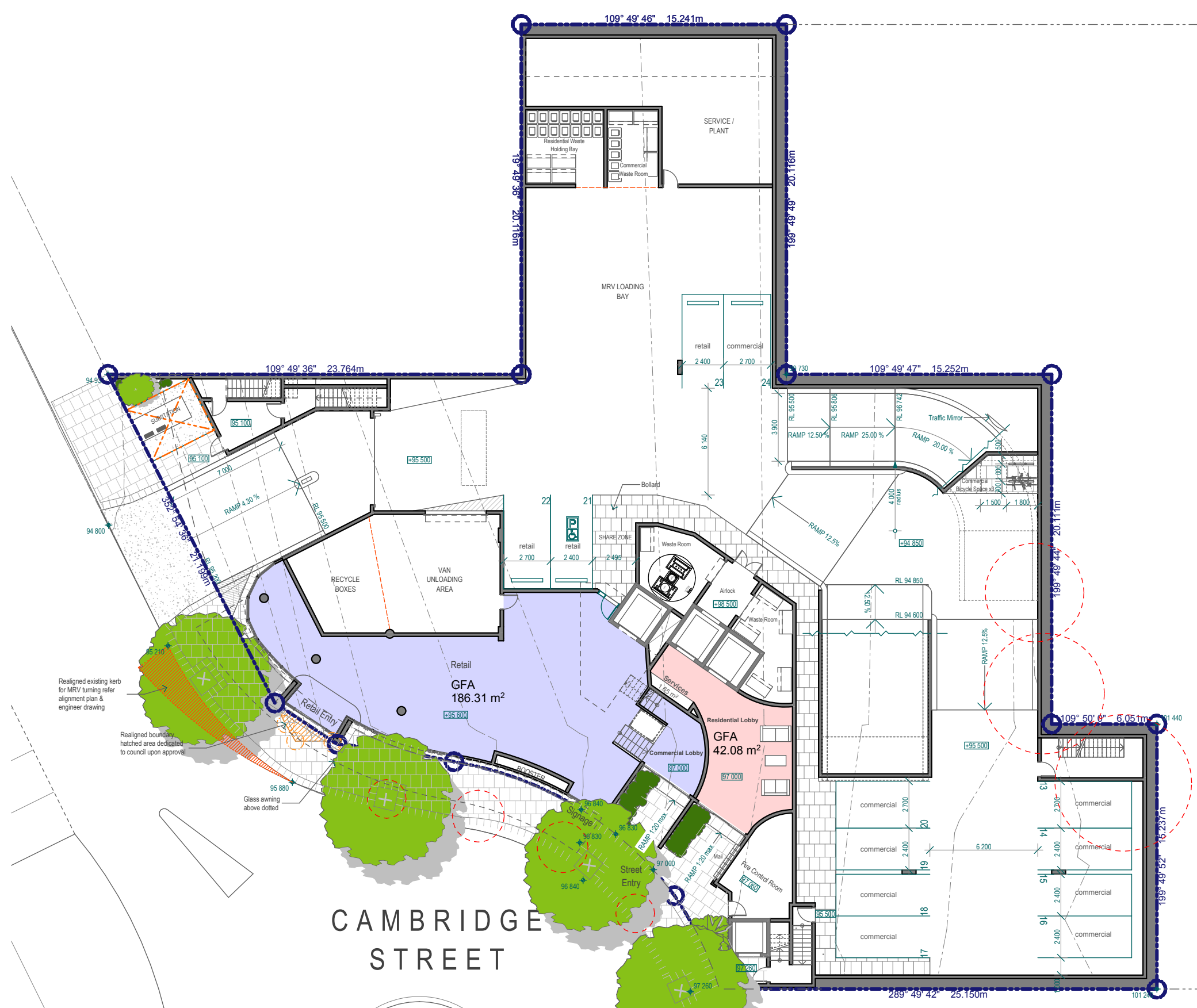
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SHEET TITLE:
Shadow Study - June 21

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SITE AREA: 1785m²	FSR 4.5:1
Permissible GFA:	8032.50 m²
Proposed Development GFA	
Lower Ground	228.39 m ²
- Retail & Commercial Lobby	186.31 m ²
- Residential Lobby	42.08 m ²
Upper Ground	1251.12 m ²
- Office	1178.47 m ²
- Office Amenity	39.82 m ²
- Residential Lobby	32.83 m ²
Level 1	324.40 m ²
Typical Level 2 - Level 20 (residential 19 floors x 315.95 m ²)	6003.05 m ²
Level 21	188.55 m ²
TOTAL (proposed)	7995.50 m²

2 Upper Ground - GFA
Scale: 1:250 @ A1
1:500 @ A3

4 Typical L2-20 - GFA
Scale: 1:250 @ A1
1:500 @ A3

5 Level 21 - GFA
Scale: 1:250 @ A1
1:500 @ A3

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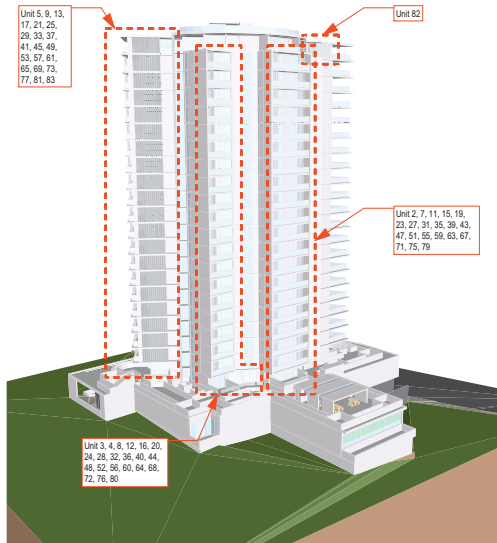


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FSR Compliance

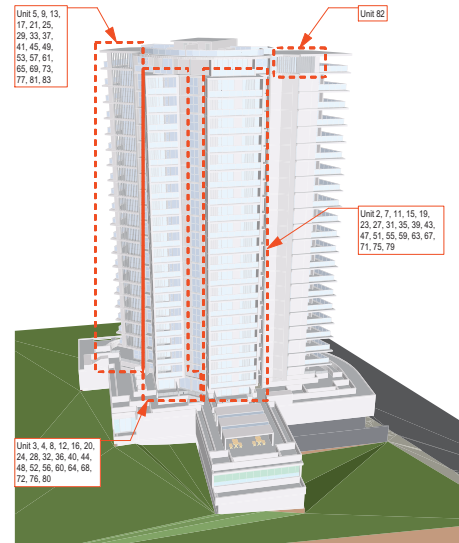
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COMMENCED: July 2016
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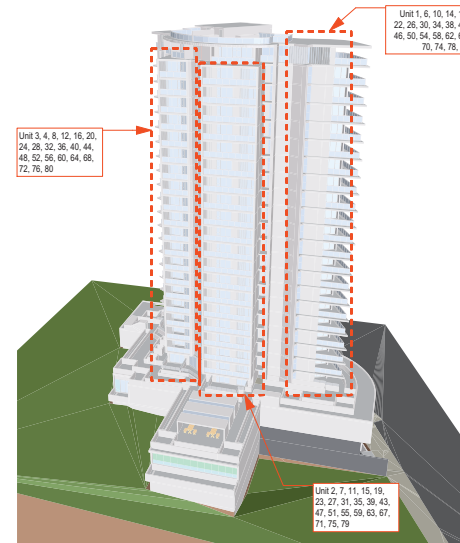
PRINT DATE: Tuesday, 7 November 2017 12:13 pm



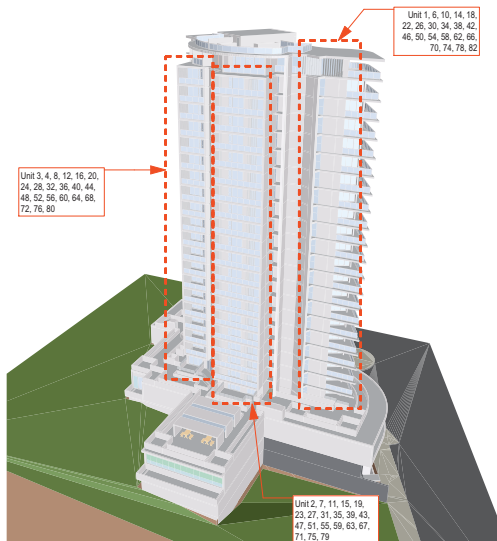
1 Sunview Perspective 9am



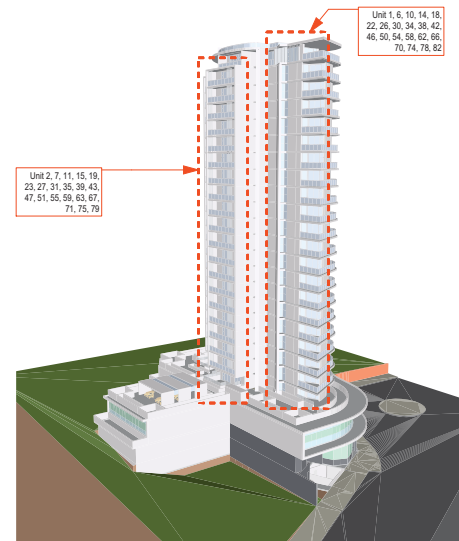
2 Sunview Perspective 11am



3 Sunview Perspective 12pm



4 Sunview Perspective 1pm



5 Sunview Perspective 3pm

COMPLIANCE SCHEDULE

UNIT NUMBER & TYPE	CROSS VENTILATION	SOLAR ACCESS	TOTAL HOURS (2hrs MIN)	SOLAR COMPLIANCE	INTERNAL STORAGE (m3)	BASEMENT STORAGE (m3)	TOTAL STORAGE (m3)
1 (2 BED)	YES	12:00 - 15:00	3	YES	4	4	8
2 (1BED)	NO	9:00 - 15:00	6	YES	3	3	6
3 (1BED)	NO	9:00 - 13:00	4	YES	3	3	6
4 (1BED)	YES	9:00 - 13:00	4	YES	3	3	6
5 (2BED)	YES	9:00 - 11:00	2	YES	4	4	8
Typical Units (2BED) x8					6	2	8
6, 10, 14, 18	YES	12:00 - 15:00	3	YES	4	4	8
22, 26, 30, 34							
Typical Units (1BED) x8							
7, 11, 15, 19	YES	9:00 - 15:00	6	YES	3	3	6
23, 27, 31, 35							
Typical Units (3BED) x 8							
8, 12, 16, 20	YES	9:00 - 13:00	4	YES	5	5	10
24, 28, 32, 36							
Typical Units (2BED) x8							
9, 13, 17, 21	YES	9:00 - 11:00	2	YES	4	4	8
25, 29, 33, 37							
Typical Units (2BED) x11							
38, 42, 46, 50	YES	12:00-15:00	3	YES	4	4	8
54, 58, 62, 60							
70, 74, 78							
Typical Units (2BED) x11							
39, 43, 47, 51	YES	9:00 - 15:00	6	YES	4	4	8
55, 59, 63, 67							
71, 75, 79							
Typical Units (2BED) x11							
40, 44, 48, 52	YES	9:00 - 13:00	4	YES	4	4	8
56, 60, 64, 68							
72, 76, 80							
Typical Units (2BED) x11							
41, 45, 49, 53	YES	9:00 - 11:00	2	YES	4	4	8
57, 61, 65, 69							
73, 77, 81							
82 (2BED)	YES	9:00 - 15:00	6	YES	4	4	8
83 (2BED)	YES	9:00-11:00	2	YES	4	4	8
(below ten storeys)	35/37 UNITS 95.00% (min. 60%)			83 / 83 UNITS 100.00% (min. 70%)			

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 All workmanship and materials shall comply with all relevant codes, ordinances, Australian Standards and manufacturer's instructions.
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Zhin Architects Pty Ltd

Suite 1, Level 2
 2 Browne Street
 Eastwood NSW 2122
 +61 2 8893 8888 / P
 +61 2 8893 8833 / F
 www.zhinarch.com.au / W
 28 495 849 790 / OBN

PROJECT STATUS:

Development Application

PROJECT NAME:

Mix-Use Development

2-4 Cambridge Street
 Epping NSW 2121

L.G.A.: Paramatta City Council

NOTES:



SHEET TITLE:

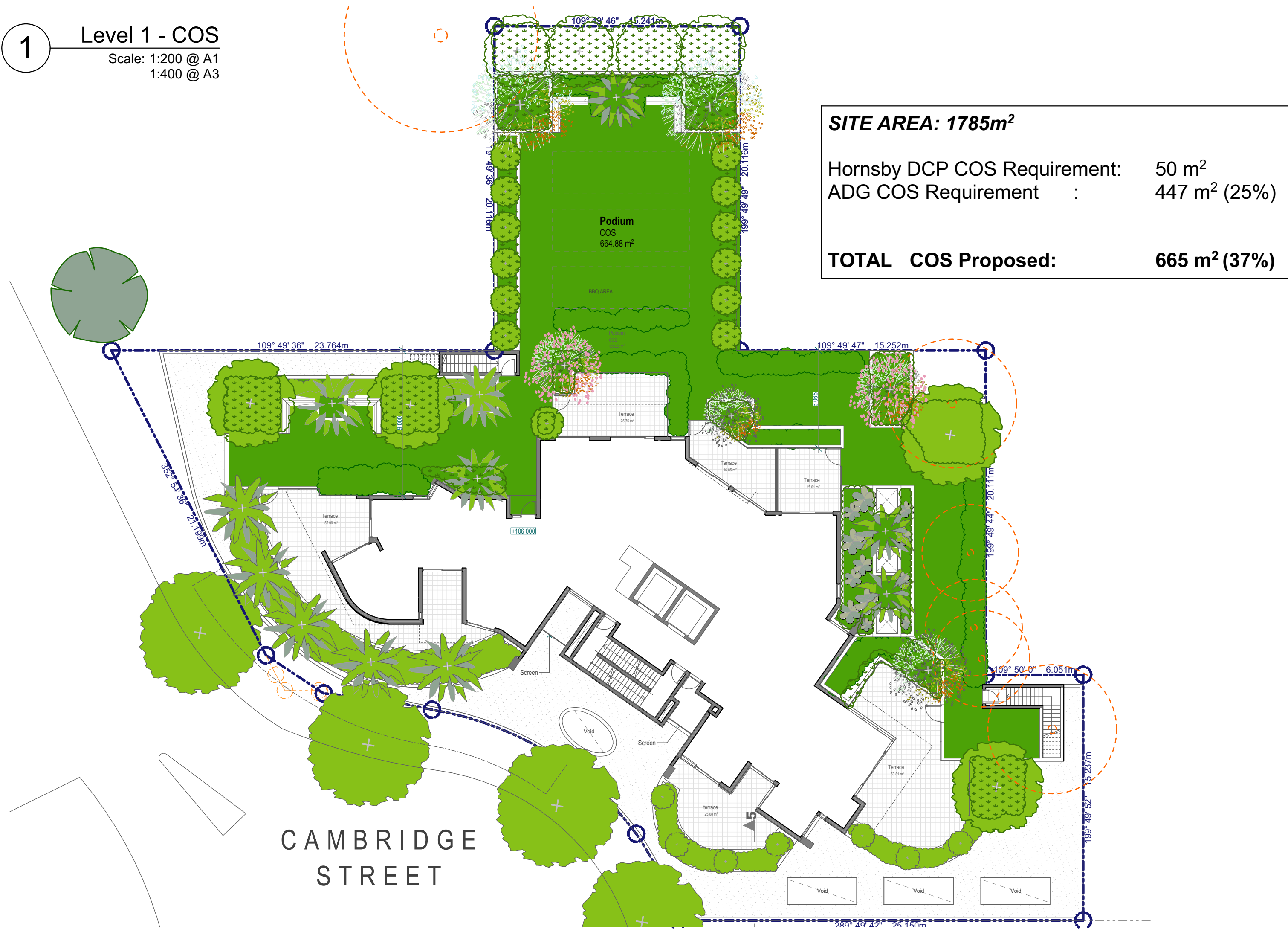
Amenity Compliance Schedule

DESIGNED: DRAWN: COMMENCED: SCALE: PRINT:
 IC AH July 2016 AS NOTED A3 SHEET

08468 DA-E 30 E
 JOB NO. DRAWING NO. ISSUE

PRINT DATE: Tuesday 7 November 2017 1:28 PM

1 Level 1 - COS
Scale: 1:200 @ A1
1:400 @ A3



The diagram illustrates a building facade section with the following elements and dimensions:

- Height Markers (Right Side):**
 - R.L. 115.000 (Top level)
 - R.L. 112.000 (Balcony level)
 - R.L. 109.000 (Unit level)
 - R.L. 106.000 (Ground level)
- Building Features:**
 - balcony:** Located at R.L. 112.000, featuring a person silhouette and a vertical pole.
 - unit:** Located at R.L. 109.000, featuring a person silhouette and a vertical pole.
 - Podium POS:** A small podium structure at ground level.
 - Podium COS:** A larger podium structure at ground level, labeled "Podium COS".
- Dimensions and Annotations:**
 - 1 000 800:** Dimension indicating the height of the privacy screen.
 - 1 000:** Dimension indicating the height of the Podium POS.
 - 1 000:** Dimension indicating the height of the Podium COS.
 - privacy screen to 1.8m high:** Annotation for the screen on the Podium POS.
 - 45° 6m length overlooking radius:** Annotation for the dashed line indicating the overlooking radius.

This diagram illustrates a vertical section of a commercial building. The structure features a ground floor parking area at the base, with a ground level (R.L. 95.500) indicated. Above the parking is a podium commercial office space (COS) at a higher level (R.L. 101.700). The podium COS includes a commercial point of sale (POS) and an upper ground commercial space. A pergola over a BBQ area is shown on the roof of the podium COS. The building is situated on a sloping site, with a boundary line marked. The diagram also shows a privacy screen to 1m high and a large tree. The overall height of the building is 1200 units, and the podium COS is 1000 units high. The ground floor parking area is 1000 units high. The diagram is labeled with 'BOUNDARY', 'R.L. 106.000', 'R.L. 101.700', 'R.L. 95.500', 'pergola over BBQ area', 'Podium COS', 'Commercial POS', 'Upper Ground Commercial Space', 'Ground Floor Parking', 'privacy screen to 1m high', '1200', and '1000'.

4 North Planter Box Section

3 Typical Terrace Fencing

2 Typical Planter-box Section

Scale: 1:50 @ A1
1:100 @ A3

balcony

R.L. 112.000

privacy screen to 1.8m high

R.L. 109.000

Podium POS

1000 800

Podium COS

R.L. 106.000

DA-E	ISSUED FOR ADDITIONAL INFORMATION	NOV 17	AH	IC
DA-D	ISSUED FOR RWT AMENDMENT	AUG 17	AH	IC
DA-C	ISSUED FOR ADDITIONAL INFORMATION	JUL 17	AH	IC
DA-B	ISSUED FOR RWT AMENDMENT	FEB 17	AH	IC
DA-A	ISSUED FOR DEVELOPMENT APPLICATION	NOV 16	AH	IC
ISSUE	AMENDMENT	DATE	DRAWN/CHECKED	

Drawing is NOT VALID if issued or use, unless checked

GENERAL NOTES:

[I]gured dimensions shall be taken in preference to scaling.

[D]rawing to be read in conjunction with information on first page.

[D]rawings call dimensions and levels on site before commencing work or ordering materials.

[D]rawing existing ground lines & trees location are approximate, therefore to be verified on-site by the builder.

[D]iscrepancies to be verified back to ZhiNar Architects before proceeding.

[D]iscrepancies or workmanship and materials shall comply with all relevant codes, ordinances, Australian Standards and manufacturer's instructions.

[D]rawing issued 'Issued for Construction', drawing not to be used for construction.

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Zhinar Architects Pty Ltd

Suite 1, Level 2
2 Rowe Street
Eastwood NSW 2122

+61 2 8893 8888 / p
+61 2 8893 8833 / f
www.zhinar.com.au / w
28 495 869 790 / abn

PROJECT STATUS :
Development Application

PROJECT NAME

Mix-Use Development

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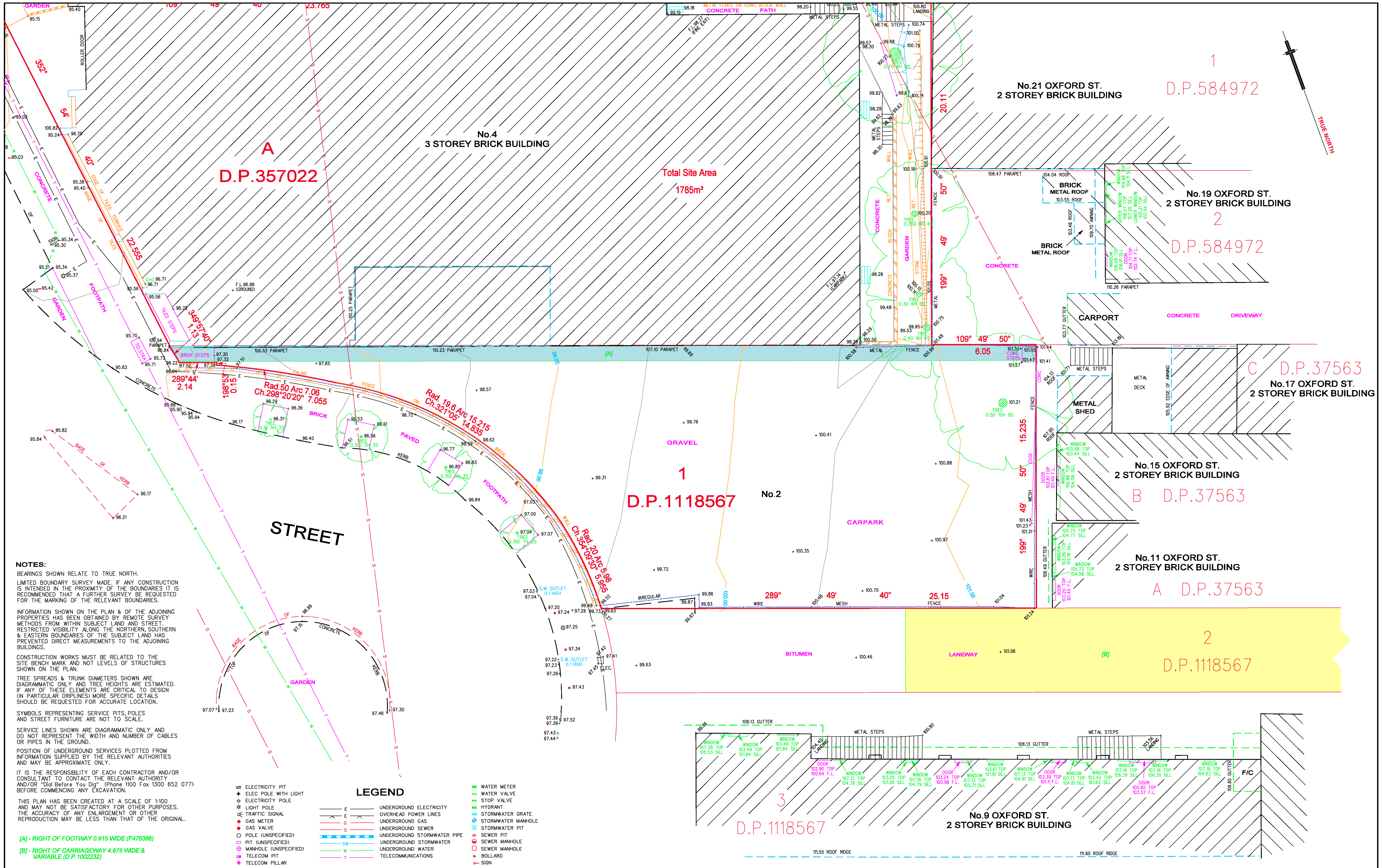
SHEET TITLE:

Residential COS Schedule

DESIGNED: DRAWN: COMMENCED: SCALE: PRINT:
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08468	DA-E 31	E
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NOTES:
BEARINGS SHOWN RELATE TO TRUE NORTH.
LIMITED BOUNDARY SURVEY MADE. IF ANY CONSTRUCTION IS INTENDED IN THE PROXIMITY OF THE BOUNDARIES IT IS RECOMMENDED THAT A FURTHER SURVEY BE REQUESTED FOR THE MARKING OF THE RELEVANT BOUNDARIES.

INFORMATION SHOWN ON THE PLAN & OF THE ADJOINING PROPERTIES HAS BEEN OBTAINED BY REMOTE SURVEY METHODS FROM WITHIN SUBJECT LAND AND STREET. RESTRICTED VISIBILITY ALONG THE NORTHERN, SOUTHERN & EASTERN BOUNDARIES OF THE SUBJECT LAND HAS PREVENTED DIRECT MEASUREMENTS TO THE ADJOINING BUILDINGS.

CONSTRUCTION WORKS MUST BE RELATED TO THE SITE BENCH MARK AND NOT LEVELS OF STRUCTURES SHOWN ON THE PLAN.

TREE SPREADS & TRUNK DIAMETERS SHOWN ARE DIAGRAMMATIC ONLY AND TREE HEIGHTS ARE ESTIMATED. IF ANY OF THESE ELEMENTS ARE CRITICAL TO DESIGN (IN PARTICULAR DRIP LINES) MORE SPECIFIC DETAILS SHOULD BE REQUESTED FOR ACCURATE LOCATION.

SYMBOLS REPRESENTING SERVICE PITS, POLES AND STREET FURNITURE ARE NOT TO SCALE.

SERVICE LINES SHOWN ARE DIAGRAMMATIC ONLY AND DO NOT REPRESENT THE WIDTH AND NUMBER OF CABLES OR PIPES IN THE GROUND.

POSITION OF UNDERGROUND SERVICES PLOTTED FROM INFORMATION SUPPLIED BY THE RELEVANT AUTHORITIES AND MAY BE APPROXIMATE ONLY.

IT IS THE RESPONSIBILITY OF EACH CONTRACTOR AND/OR CONSULTANT TO CONTACT THE RELEVANT AUTHORITY AND/OR "Dial Before You Dig" (Phone 1100 Fax 1300 652 077) BEFORE COMMENCING ANY EXCAVATION.

THIS PLAN HAS BEEN CREATED AT A SCALE OF 1:100 AND MAY NOT BE SATISFACTORY FOR OTHER PURPOSES. THE ACCURACY OF ANY ENLARGEMENT OR OTHER REPRODUCTION MAY BE LESS THAN THAT OF THE ORIGINAL.

- LEGEND**
- E — UNDERGROUND ELECTRICITY
 - O — OVERHEAD POWER LINES
 - G — UNDERGROUND GAS
 - S — UNDERGROUND SEWER
 - SW — UNDERGROUND STORMWATER PIPE
 - SW — UNDERGROUND STORMWATER
 - W — UNDERGROUND WATER
 - T — TELECOMMUNICATIONS
 - ELEC. PIT
 - ELEC. POLE WITH LIGHT
 - ELEC. POLE
 - TRAFFIC SIGNAL
 - GAS METER
 - GAS VALVE
 - POLE (UNSPECIFIED)
 - PIT (UNSPECIFIED)
 - MANHOLE (UNSPECIFIED)
 - TELECOM PIT
 - TELECOM PILLAR
 - WATER METER
 - STOP VALVE
 - HYDRANT
 - STORMWATER GRATE
 - STORMWATER MANHOLE
 - STORMWATER PIT
 - SEWER PIT
 - SEWER MANHOLE
 - SEWER MANHOLE
 - BOLLARD
 - SIGN

[A] - RIGHT OF FOOTWAY 0.915 WIDE (F476386)
[B] - RIGHT OF CARRIAGEWAY 4.875 WIDE & VARIABLE (D.P.1002232)

REV. DATE AMENDMENTS		NOTES: COPYRIGHT © RYGATE & COMPANY PTY. LIMITED 2015. NO PART OF THIS PLAN MAY BE REPRODUCED, COMMUNICATED, STORED IN A RETRIEVAL SYSTEM OR TRANSMITTED IN ANY FORM WITHOUT THE WRITTEN PERMISSION OF THE COPYRIGHT OWNER EXCEPT AS PERMITTED BY THE COPYRIGHT ACT 1968. ANY PERMITTED DOWNLOADING, ELECTRONIC STORAGE, DISPLAY, PRINT, COPY, REPRODUCTION OR COMMUNICATION OF THIS SURVEY SHOULD CONTAIN NO ALTERATION OR ADDITION TO THE ORIGINAL SURVEY.		0 100 10 REDUCTION RATIO 100 : 1 THIS TITLE BLOCK AND NOTES FORM AN INTEGRAL PART OF THE PLAN AND MUST BE REPRODUCED IN ANY USE, DUPLICATION OR AMENDMENT. DATUM : AUSTRALIAN HEIGHT DATUM CONTOUR INTERVAL : 0.5 METRE ORIGIN OF LEVELS : S.S.M.261191 R.L.88.225 A.H.D.		RYGATE SURVEYORS Rygate & Company Pty Limited P.W. Rygate & West AEN 61 001 204 897 SURVEYING SINCE 1893 SUBDIVISION STRATA PLANS STRATUM SUBDIVISION LEASE PLANS TOPOGRAPHIC SURVEYS GPS SURVEYS 3D MODELLING RACECOURSE DESIGN PROJECT MANAGEMENT SUN SHADOW DIAGRAMS SURVEYOR SC DRAWN SK CHECKED APPROVED		Suits 904 Level 9, 80 York St Sydney NSW 2000 P +61 2 9262 8800 F +61 2 9262 8843 E surveyors@rygate.com.au W rygate.com.au CLIENT AUGUSTA PROPERTIES LOCALITY EPPING L.G.A. HORNSBY		PLAN SHOWING DETAIL & LEVELS LOT 1 D.P.1118567 No.2 CAMBRIDGE STREET LOT A D.P.357022 & LOT B D.P.357632 No.4 CAMBRIDGE STREET REFERENCE No. 76998 PLAN No. 76998.dgn DATE 13/7/2015 SHEET No. 1 OF 2 SHEETS			
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