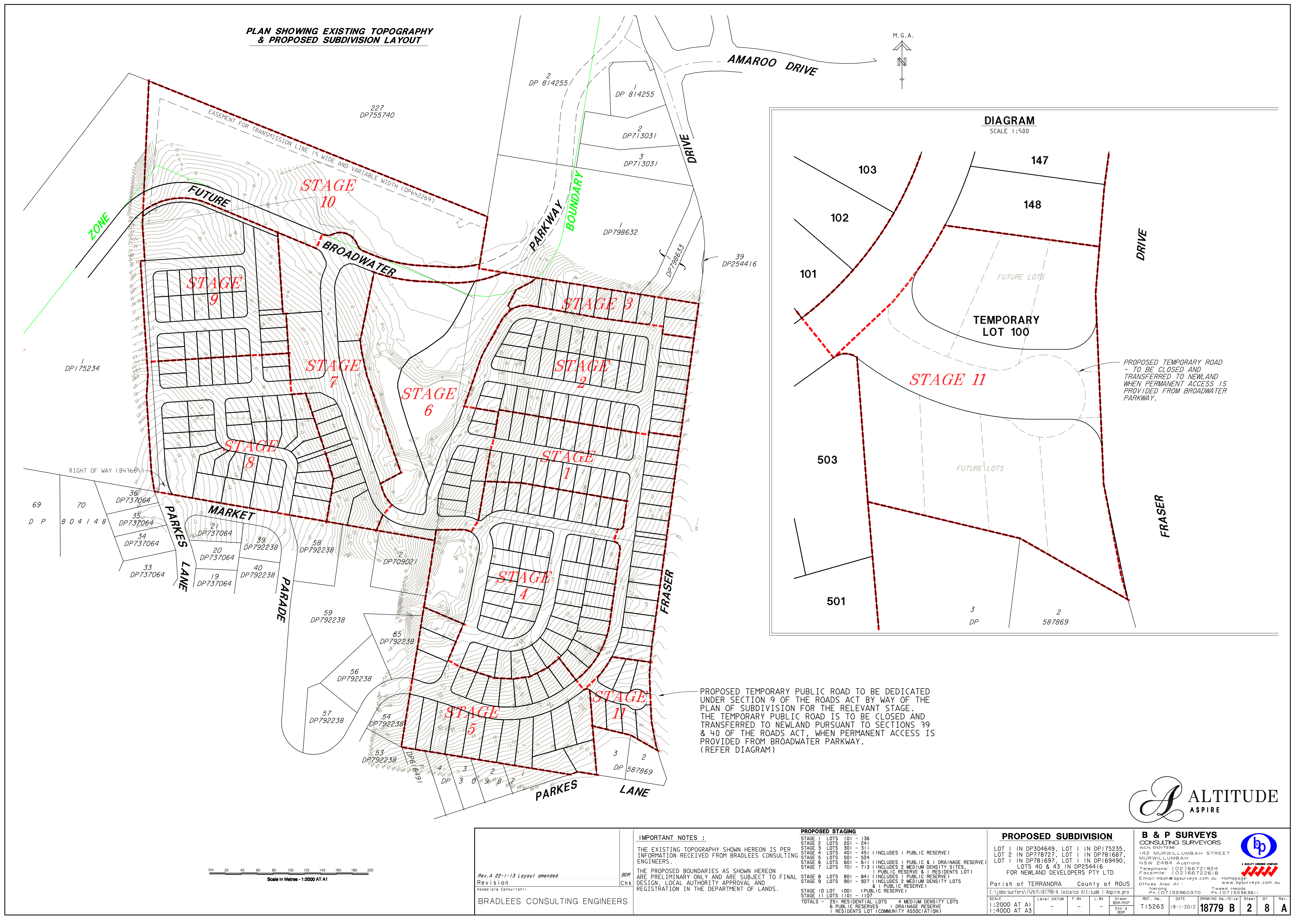


PLAN SHOWING EXISTING TOPOGRAPHY & PROPOSED SUBDIVISION LAYOUT

Diagram illustrating the proposed subdivision layout, showing existing topography, proposed roads, and lot boundaries. The plan includes stages 1 through 11, with various lot numbers and boundaries marked. Key features include:

- Stages:** STAGE 1, STAGE 2, STAGE 3, STAGE 4, STAGE 5, STAGE 6, STAGE 7, STAGE 8, STAGE 9, STAGE 10, STAGE 11.
- Roads:** AMAROO DRIVE, PARKWAY DRIVE, BROADWATER PARKWAY, FRASER DRIVE, PARKES LANE, PARADE, MARKET, PARKES LANE.
- Lot Numbers:** 101, 102, 103, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917,



**PLAN SHOWING EXISTING TOPOGRAPHY
& PROPOSED SUBDIVISION LAYOUT**

The main plan shows a large area divided into stages for subdivision. Stages 1 through 11 are outlined in red. Stage 1 is a central rectangular block. Stages 2, 3, 4, 5, 6, 7, 8, 9, and 10 are arranged around the perimeter and within the central area. Stage 11 is a narrow strip along Fraser Drive. The plan includes numerous lot numbers, some of which are already subdivided (e.g., DP 737064, DP 792238, DP 709021). Key roads shown are Broadwater Parkway, Fraser Drive, and Parkes Lane. Topographic contours are drawn across the entire site, indicating elevation changes. A green line marks the 'FUTURE ZONE' boundary. A dashed line indicates an 'EASEMENT FOR TRANSMISSION LINE 15 WIDE AND VARIABLE WIDTH (DP642269)'.

The diagram illustrates the proposed temporary public road layout. It shows a network of roads connecting various lots. Lots 101, 102, 103, 147, 148, 149, 501, 503, and 587869 are labeled. A dashed line indicates the 'FUTURE LOTS' area. A solid line represents the 'PROPOSED TEMPORARY PUBLIC ROAD TO BE DEDICATED UNDER SECTION 9 OF THE ROADS ACT BY WAY OF THE PLAN OF SUBDIVISION FOR THE RELEVANT STAGE'. A note states: 'THE TEMPORARY PUBLIC ROAD IS TO BE CLOSED AND TRANSFERRED TO NEWLAND PURSUANT TO SECTIONS 39 & 40 OF THE ROADS ACT, WHEN PERMANENT ACCESS IS PROVIDED FROM BROADWATER PARKWAY. (REFER DIAGRAM)'. Another note mentions: 'PROPOSED TEMPORARY ROAD TO BE CLOSED AND TRANSFERRED TO NEWLAND WHEN PERMANENT ACCESS IS PROVIDED FROM BROADWATER PARKWAY.'.

PROPOSED TEMPORARY PUBLIC ROAD TO BE DEDICATED UNDER SECTION 9 OF THE ROADS ACT BY WAY OF THE PLAN OF SUBDIVISION FOR THE RELEVANT STAGE. THE TEMPORARY PUBLIC ROAD IS TO BE CLOSED AND TRANSFERRED TO NEWLAND PURSUANT TO SECTIONS 39 & 40 OF THE ROADS ACT, WHEN PERMANENT ACCESS IS PROVIDED FROM BROADWATER PARKWAY. (REFER DIAGRAM)

Scale in Metres - 1:2000 AT A1

Rev. A 22-1-13 Layout amended
Revision
Associate Consultant:

BRADLEES CONSULTING ENGINEERS

IMPORTANT NOTES :

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THE PROPOSED BOUNDARIES AS SHOWN HEREON ARE PRELIMINARY ONLY AND ARE SUBJECT TO FINAL DESIGN, LOCAL AUTHORITY APPROVAL AND REGISTRATION IN THE DEPARTMENT OF LANDS.

PROPOSED STAGING

STAGE 1	LOTS	101 - 136
STAGE 2	LOTS	201 - 241
STAGE 3	LOTS	301 - 311 (INCLUDES 1 PUBLIC RESERVE)
STAGE 4	LOTS	401 - 451 (INCLUDES 2 MEDIUM DENSITY SITES, 1 PUBLIC RESERVE & 1 RESIDENTS LOT)
STAGE 5	LOTS	501 - 524
STAGE 6	LOTS	601 - 611 (INCLUDES 1 PUBLIC & 1 DRAINAGE RESERVE)
STAGE 7	LOTS	701 - 713 (INCLUDES 1 PUBLIC RESERVE & 1 RESIDENTS LOT)
STAGE 8	LOTS	801 - 841 (INCLUDES 1 PUBLIC RESERVE)
STAGE 9	LOTS	901 - 927 (INCLUDES 2 MEDIUM DENSITY LOTS & 1 PUBLIC RESERVE)
STAGE 10	LOT	1001 (PUBLIC RESERVE)
STAGE 11	LOTS	1101 - 1107 (PUBLIC RESERVE)
TOTALS		251 RESIDENTIAL LOTS 4 MEDIUM DENSITY LOTS 6 PUBLIC RESERVES 1 DRAINAGE RESERVE 1 RESIDENTS LOT (COMMUNITY ASSOCIATION)

PROPOSED SUBDIVISION

LOT 1 IN DP304649, LOT 1 IN DP175235, LOT 2 IN DP778727, LOT 1 IN DP781687, LOT 1 IN DP781697, LOT 1 IN DP169490, LOTS 40 & 43 IN DP254416
FOR NEWLAND DEVELOPERS PTY LTD

Parish of TERRANORA County of ROUS

SCALE	Level DATUM	F.Bk	L.Bk	Drawn
1:2000 AT A1	-	-	-	BDR/DP
1:4000 AT A3	-	-	-	Chk'd BDR

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& PROPOSED SUBDIVISION LAYOUT**

PROPOSED TEMPORARY PUBLIC ROAD TO BE DEDICATED UNDER SECTION 9 OF THE ROADS ACT BY WAY OF THE PLAN OF SUBDIVISION FOR THE RELEVANT STAGE. THE TEMPORARY PUBLIC ROAD IS TO BE CLOSED AND TRANSFERRED TO NEWLAND PURSUANT TO SECTIONS 39 & 40 OF THE ROADS ACT, WHEN PERMANENT ACCESS IS PROVIDED FROM BROADWATER PARKWAY. (REFER DIAGRAM)

Rev. A 22-1-13 Layout amended
Revision
Associate Consultant:
BRADLEES CONSULTING ENGINEERS

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PROPOSED STAGING

STAGE 1	LOTS 101 - 136
STAGE 2	LOTS 201 - 241
STAGE 3	LOTS 301 - 311 (INCLUDES 1 PUBLIC RESERVE)
STAGE 4	LOTS 401 - 451 (INCLUDES 2 MEDIUM DENSITY SITES, 1 PUBLIC RESERVE & 1 RESIDENTS LOT)
STAGE 5	LOTS 501 - 524
STAGE 6	LOTS 601 - 611 (INCLUDES 1 PUBLIC & 1 DRAINAGE RESERVE)
STAGE 7	LOTS 701 - 713 (INCLUDES 2 MEDIUM DENSITY SITES, 1 PUBLIC RESERVE & 1 RESIDENTS LOT)
STAGE 8	LOTS 801 - 841 (INCLUDES 1 PUBLIC RESERVE)
STAGE 9	LOTS 901 - 927 (INCLUDES 2 MEDIUM DENSITY LOTS & 1 PUBLIC RESERVE)
STAGE 10	LOT 1001 (PUBLIC RESERVE)
STAGE 11	LOTS 1101 - 1107 (PUBLIC RESERVE)
TOTALS	251 RESIDENTIAL LOTS, 4 MEDIUM DENSITY LOTS, 6 PUBLIC RESERVES, 1 DRAINAGE RESERVE, 1 RESIDENTS LOT (COMMUNITY ASSOCIATION)

PROPOSED SUBDIVISION

LOT 1 IN DP304649, LOT 1 IN DP175235, LOT 2 IN DP778727, LOT 1 IN DP781687, LOT 1 IN DP781697, LOT 1 IN DP169490, LOTS 40 & 43 IN DP254416
FOR NEWLAND DEVELOPERS PTY LTD

Parish of TERRANORA County of ROUS

SCALE	Level DATUM	F.Bk	L.Bk	Drawn
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1:4000 AT A3	-	-	-	Chk'd BDR

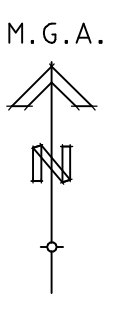
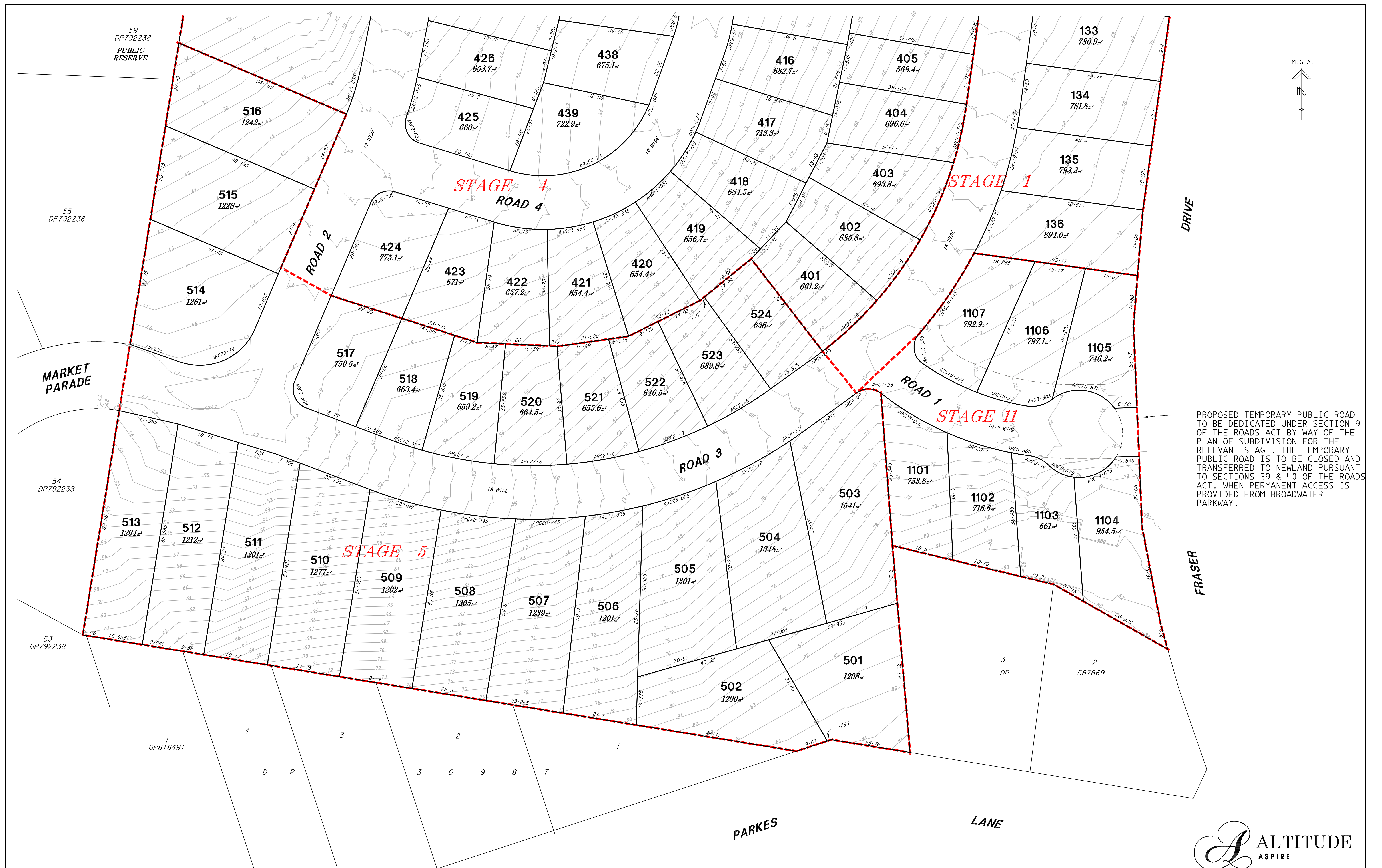
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PLAN SHOWING
PROPOSED SUBDIVISION LAYOUT
& DESIGN CONTOURS



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Rev. A 22-1-13 Layout amended
Revision
Associate Consultant:
BRADLEES CONSULTING ENGINEERS

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VP - DENOTES PROPOSED RESTRICTION ON USE OVER THE LOT, REQUIRING ONE OFFSTREET CARPARK IS TO BE PROVIDED.

PROPOSED STAGING	
STAGE 1	LOTS 101 - 136
STAGE 2	LOTS 201 - 241
STAGE 3	LOTS 301 - 511 (INCLUDES 1 PUBLIC RESERVE)
STAGE 4	LOTS 401 - 451 (INCLUDES 1 PUBLIC RESERVE)
STAGE 5	LOTS 501 - 524
STAGE 6	LOTS 601 - 611 (INCLUDES 1 PUBLIC RESERVE & 1 RESIDENTS LOT)
STAGE 7	LOTS 701 - 713 (INCLUDES 2 MEDIUM DENSITY SITES)
STAGE 8	LOTS 801 - 841 (INCLUDES 1 PUBLIC RESERVE)
STAGE 9	LOTS 901 - 927 (INCLUDES 2 MEDIUM DENSITY LOTS & 1 PUBLIC RESERVE)
STAGE 10	LOT 1001 (PUBLIC RESERVE)
STAGE 11	LOTS 1101 - 1107 (PUBLIC RESERVE)
TOTALS	251 RESIDENTIAL LOTS 4 MEDIUM DENSITY LOTS 6 PUBLIC RESERVES 1 DRAINAGE RESERVE 1 RESIDENTS LOT (COMMUNITY ASSOCIATION)

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Parish of TERRANORA	County of ROUS
SCALE 1:500 AT A1 1:1000 AT A3	Level DATUM F.BK L.BK Drawn BDR/BNP Ch'd BDR

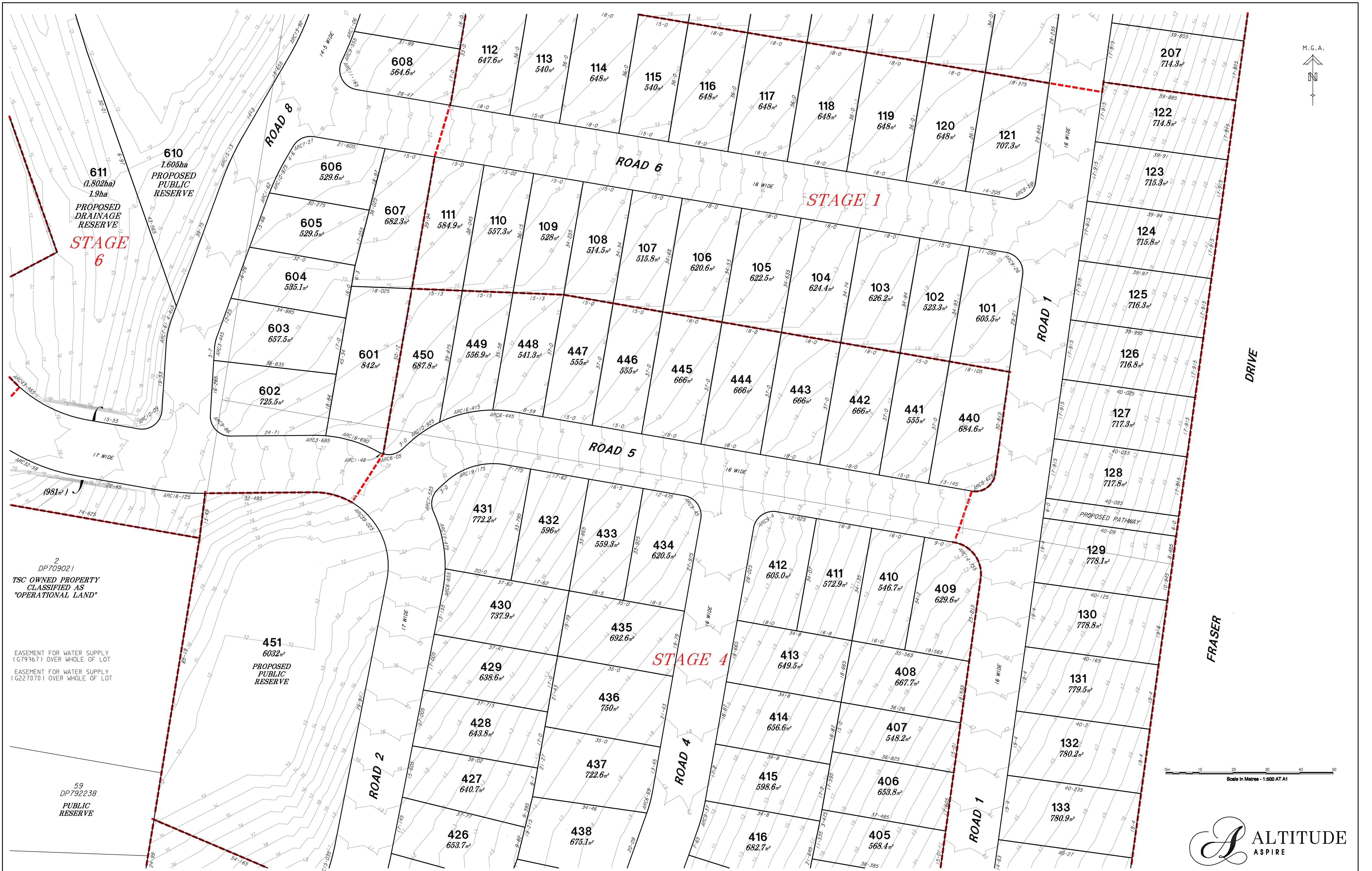
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PLAN SHOWING
PROPOSED SUBDIVISION LAYOUT
& DESIGN CONTOURS

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Rev. A 22-1-13 Layout amended
Revision
Associate Consultant:

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BP
Chk

Rev. A 22-1-13 Layout amended
Revision
Associate Consultant:

PROPOSED STAGING
STAGE 1 LOTS 101 - 136
STAGE 2 LOTS 201 - 241
STAGE 3 LOTS 301 - 341
STAGE 4 LOTS 401 - 451 (INCLUDES 1 PUBLIC RESERVE)
STAGE 5 LOTS 501 - 524
STAGE 6 LOTS 601 - 611 (INCLUDES 1 PUBLIC RESERVE & 1 RESIDENTS LOT)
STAGE 7 LOTS 601 - 713 (INCLUDES 2 MEDIUM DENSITY SITES, 1 PUBLIC RESERVE & 1 RESIDENTS LOT)
STAGE 8 LOTS 801 - 941 (INCLUDES 1 PUBLIC RESERVE & 1 PUBLIC RESERVE)
STAGE 9 LOTS 901 - 927 (INCLUDES 2 MEDIUM DENSITY LOTS & 1 PUBLIC RESERVE)
STAGE 10 LOT 1001 (PUBLIC RESERVE)
STAGE 11 LOTS 1101 - 1107
TOTALS - 251 RESIDENTIAL LOTS 4 MEDIUM DENSITY LOTS
6 PUBLIC RESERVES 1 DRAINAGE RESERVE
1 RESIDENTS LOT (COMMUNITY ASSOCIATION)

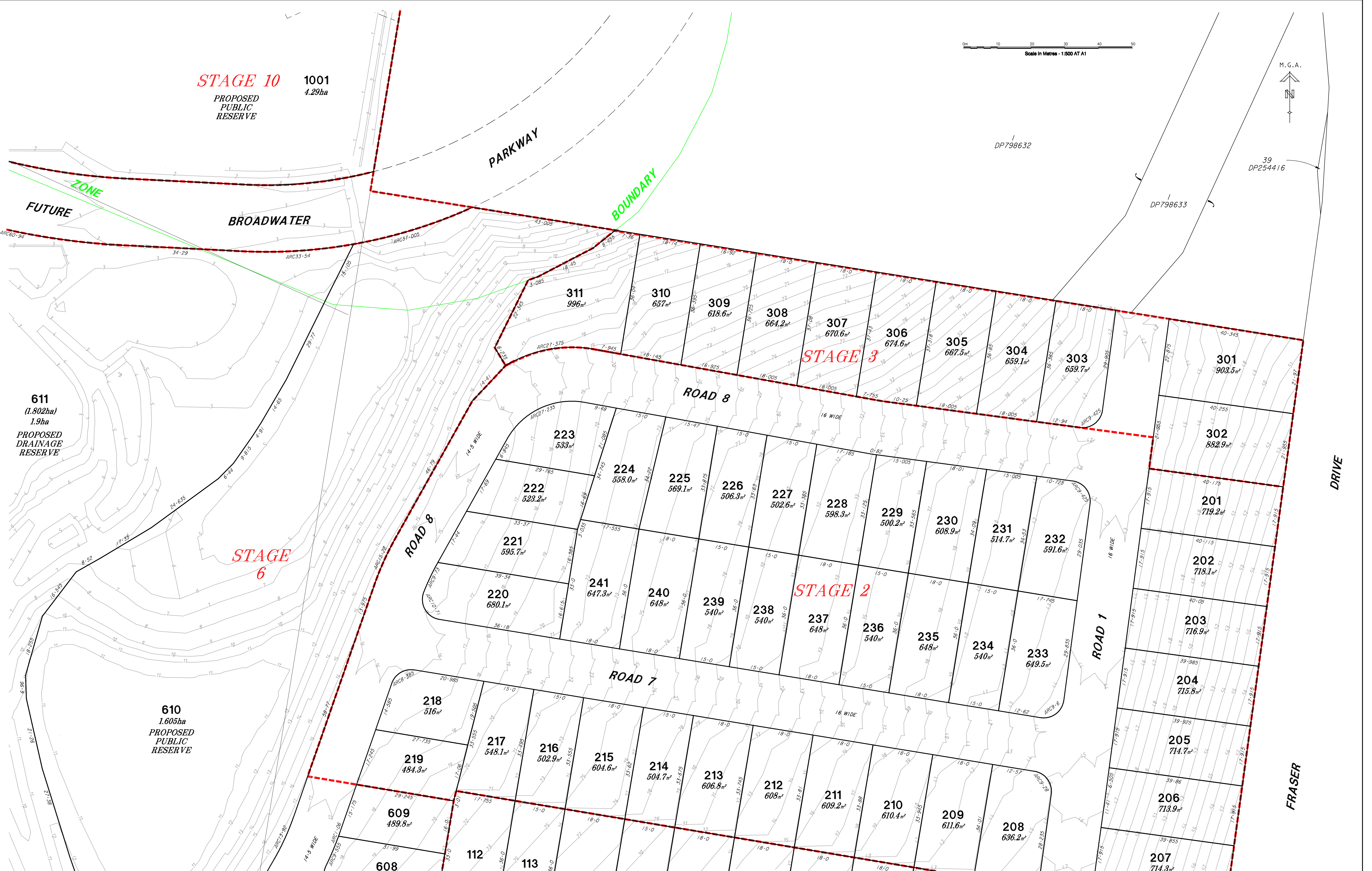
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LOT 1 IN DP304649, LOT 1 IN DP175235,
LOT 2 IN DP778727, LOT 1 IN DP781687,
LOT 1 IN DP781697, LOT 1 IN DP169490,
LOTS 40 & 43 IN DP254416
FOR NEWLAND DEVELOPERS PTY LTD
Parish of TERRANORA County of ROUS
C:\jobs-surfers\1526\187798-A lotals Altitude I Aspire.pro
SCALE
1:500 AT A1
1:1000 AT A3

Level Datum
F.BK
L.BK
Drawn
BDR/ASP
Chk'd
BDR

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ALTITUDE
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PLAN SHOWING
PROPOSED SUBDIVISION LAYOUT
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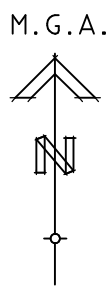
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BDR Chk

PROPOSED STAGING
STAGE 1 LOTS 101 - 136
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PLAN SHOWING
PROPOSED SUBDIVISION LAYOUT
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Tweed Heads Ph: (07) 55363611



EASEMENT FOR WATER SUPPLY
(G79367) OVER WHOLE OF LOT
EASEMENT FOR WATER SUPPLY
(G227070) OVER WHOLE OF LOT

2
DP709021
TSC OWNED PROPERTY
CLASSIFIED AS
"OPERATIONAL LAND"

59
DP792238
PUBLIC
RESERVE

(981m²)

STAGE 6

PROPOSED DRAINAGE RESERVE

611
(1.802ha)
1.9ha

610
1.605ha
PROPOSED PUBLIC RESERVE

STAGE 7

ROAD 2

STAGE 8

ROAD 9

MARKET PARADE

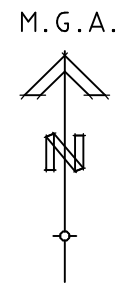
PARKES

LANE

LANE
18 WIDE

PARKES

LANE
18 WIDE



DPI 75234



**PLAN SHOWING
PROPOSED SUBDIVISION LAYOUT
& DESIGN CONTOURS**

8	
7	5
6	4
	3

Rev. A 22-1-13 Layout amended
Revision
Associate Consultant:

BRADLEES CONSULTING ENGINEERS

IMPORTANT NOTES :

THE PROPOSED BOUNDARIES AS SHOWN HEREON ARE PRELIMINARY ONLY AND ARE SUBJECT TO FINAL DESIGN, LOCAL AUTHORITY APPROVAL AND REGISTRATION IN THE DEPARTMENT OF LANDS.

DESIGN CONTOURS SHOWN HEREON ARE PER INFORMATION SUPPLIED BY BRADLEES CONSULTING ENGINEERS.

VP - DENOTES PROPOSED RESTRICTION ON USE OVER THE LOT, REQUIRING ONE OFFSTREET CARPARK IS TO BE PROVIDED.

PROPOSED STAGING

STAGE 1 LOTS 101 - 136
STAGE 2 LOTS 201 - 241
STAGE 3 LOTS 301 - 341 (INCLUDES 1 PUBLIC RESERVE)
STAGE 4 LOTS 401 - 451 (INCLUDES 1 PUBLIC RESERVE)
STAGE 5 LOTS 501 - 524
STAGE 6 LOTS 601 - 611 (INCLUDES 1 PUBLIC RESERVE & 1 RESIDENTS LOT)
STAGE 7 LOTS 701 - 713 (INCLUDES 2 MEDIUM DENSITY SITES, 1 PUBLIC RESERVE & 1 RESIDENTS LOT)
STAGE 8 LOTS 801 - 841 (INCLUDES 2 MEDIUM DENSITY LOTS & 1 PUBLIC RESERVE)
STAGE 9 LOTS 901 - 927 (INCLUDES 2 MEDIUM DENSITY LOTS & 1 PUBLIC RESERVE)
STAGE 10 LOT 1001 (PUBLIC RESERVE)
STAGE 11 LOTS 1101 - 1107
TOTALS - 251 RESIDENTIAL LOTS 4 MEDIUM DENSITY LOTS
6 PUBLIC RESERVES 1 DRAINAGE RESERVE
1 RESIDENTS LOT (COMMUNITY ASSOCIATION)

PROPOSED SUBDIVISION

LOT 1 IN DP304649, LOT 1 IN DPI75235,
LOT 2 IN DP718727, LOT 1 IN DP781687,
LOT 1 IN DP781697, LOT 1 IN DP169490,
LOTS 40 & 43 IN DP254416
FOR NEWLAND DEVELOPERS PTY LTD

Parish of TERRANORA County of ROUS
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SCALE
1:500 AT A1
1:1000 AT A3

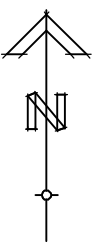
**B & P SURVEYS
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T15263 19-1-2012 18779 B 7 8 A

M.G.A.



0m 10 20 30 40 50
Scale in Metres - 1:500 AT A1

227
DP755740

STAGE 10
PROPOSED
PUBLIC
RESERVE

1001
4.29ha

927
911m²
PROPOSED
PUBLIC
RESERVE

926
7729m²

BROADWATER

ROAD 13
13 WIDE

STAGE 9

ROAD 12

14.5 WIDE

925
2938m²

712
PROPOSED
PUBLIC
RESERVE
STAGE 7

PARKWAY

713



**PLAN SHOWING
PROPOSED SUBDIVISION LAYOUT
& DESIGN CONTOURS**

8	5
7	4
6	3

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LOT 2 IN DP778727, LOT 1 IN DP781687,
LOT 1 IN DP781697, LOT 1 IN DP169490,
LOTS 40 & 43 IN DP254416
FOR NEWLAND DEVELOPERS PTY LTD

Parish of TERRANORA County of ROUS
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SCALE
1:500 AT A1
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