

## DEVELOPMENT APPLICATION

<b>APPLICATION NUMBER:</b>	PLN-26-023
<b>PROPOSED DEVELOPMENT:</b>	Single Dwelling and temporary dwelling
<b>LOCATION:</b>	195 Black Snake Road Granton
<b>APPLICANT:</b>	Modern Architecture Practice
<b>ADVERTISING START DATE:</b>	22/05/2026
<b>ADVERTISING EXPIRY DATE:</b>	05/06/2026

Plans and documentation are available for inspection at Council's Offices, located at 374 Main Road, Glenorchy between 8.30 am and 5.00 pm, Monday to Friday (excluding public holidays) and the plans are available on Glenorchy City Council's website ([www.gcc.tas.gov.au](http://www.gcc.tas.gov.au)) until **05.06.2026**.

During this time, any person may make representations relating to the applications by letter addressed to the Chief Executive Officer, Glenorchy City Council, PO Box 103, Glenorchy 7010 or by email to [gccmail@gcc.tas.gov.au](mailto:gccmail@gcc.tas.gov.au).

Representations must be received by no later than 11.59 pm on **05.06.2026**, or for postal and hand delivered representations, by 5.00 pm on **05.06.2026**.

**DRAWING LIST**

SO1 COVER SHEET  
 SO2 SITE PLAN  
 SO3 PROPOSED FLOOR PLANS  
 SO4 ELEVATIONS  
 SO5 DRAINAGE  
 SO6 ESD (ENVIRONMENTALLY SUSTAINABLE SUSTAINABLE DESIGN)  
 SO7 NCC NOTES

**Client:**  
Grant Westacott & Amie Hull

**Site Address:**  
195 Black snake rd  
Granton

**Drawn by:**  
LJ

**GENERAL NOTES:**  
**CHECK ALL** DIMENSIONS AND MEASUREMENTS ON SITE PRIOR TO FABRICATION AND OR CONSTRUCTION. DIMENSIONS ARE IN MILLIMETERS "FRAME TO FRAME" AND DO NOT ALLOW FOR INTERIOR LININGS.  
**DO NOT** SCALE DRAWINGS. **IF IN DOUBT ASK.**

**ALL WORK** IN ACCORDANCE WITH THE BUILDING CODE OF AUSTRALIA (BCA) AS AMENDED, RELEVANT AUSTRALIAN STANDARDS (AS) CODES AND GOOD BUILDING PRACTICES. DRAWINGS TO BE READ IN CONJUNCTION WITH SPECIFICATIONS AND SCHEDULES.

ISSUE	DESCRIPTION	DATE

**File Number:**  
JENARC/O1/12/25

**Title:**  
Specifications & detailing for certification & permit issue of residential construction

**Sheet Original:**  
A - 2

**Scale:**  
As Shown



Registered Architects  
**Leon Jenkins**  
34 Silwood Avenue  
Howrah Tas 7018  
Phone: (03) 6244 4850  
Mobile: 0419 894 623  
Email: maparch@netspace.net.au  
TCC N°: CG1003T  
QCC N°: 4833  
ARBV N°: 20048

**Drawing Number:**

**SO1**



VIEW APPROACHING GARAGE  
NTS



VIEW FROM NORTH  
NTS

**KEY PROPOSAL STATISTICS PROJECT DATA**

<b>TITLE</b>	<b>VOLUME</b>	<b>FOLIO</b>
	188352	3
<b>LOCATION</b>	195 BLACK SNAKE RD, GRANTON LOT 1	
<b>AREAS:</b>		
<b>SITE</b>	1.04HA	
<b>GROUND FLOOR</b>	80.75M2	
<b>HIGHEST POINR OF BUILDING ABOVE NGL</b>	5,495M ABOVE NGL.	

**FINISHES**

<b>ROOF</b>	- COLORBOND	- NIGHT SKY
<b>WINDOWS</b>	- POWDER COATED	- NIGHT SKY
<b>SPANDRELS</b>	- HARDIE - 6MM CEMENT SHEET	NIGHT SKY
<b>WALLS</b>	- NAIL RIB -	- NIGHT SKY

**NOTES:**

THE INFORMATION CONTAINED IN THIS DOCUMENT IS COPYRIGHT AND MAY NOT BE USED OR REPRODUCED FOR ANY OTHER PROJECT OR PURPOSE VERIFY ALL DIMENSIONS AND LEVELS ON SITE AND REPORT ANY DISCREPANCIES TO MAP ARCHITECTS FOR DIRECTION PRIOR TO THE COMMENCEMENT OF WORK. DRAWINGS ARE TO BE READ IN CONJUNCTION WITH WITH ALL OTHER CONTRACT DOCUMENTS. USE FIGURED DIMENSIONS ONLY. **DO NOT SCALE FROM DRAWINGS**

THE COMPLETION OF THE ISSUE DETAILS CHECKED AND AUTHORISED SECTION BELOW IS CONFORMATION OF THE STATUS OF THE DRAWING. THE DRAWING SHALL NOT BE USED FOR CONSTRUCTION UNLESS ENDORSED 'FOR CONSTRUCTION' AND ISSUED. MAP ARCHITECTS CANNOT GUARANTEE THE ACCURACY OF THE CONTENT AND FORMAT FOR COPIES OF DRAWINGS ISSUED ELECTRONICALLY. **IF IN DOUBT ASK**

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ELEVATIONS - THESE GIVE INFORMATION OF EXTERNAL FINISHES, WINDOWS, AND SO ON ALTHOUGH MOST DETAILED INFORMATION WILL BE IN THE PLANS AND SECTIONS, THE ELEVATIONS TEND TO BE MORE OF A VISUAL AID.

**GLENORCHY CITY COUNCIL PLANNING SERVICES**

APPLICATION No.: PLN-26-023  
 DATE RECEIVED: 8 May 2026

DA - SUBMISSION



SOIL AND WATER MANAGEMENT NOTES:

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Client: Grant Westacott & Amie Hull

Site Address: 195 Black snake rd Granton

Drawn by: LJ

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ISSUE	DESCRIPTION	DATE
GCC	PARKING /DRAINAGE	21/04/26

File Number: JENARC/O1/12/25

Title: Specifications & detailing for certification & permit issue of residential construction

Sheet Original: A - 2

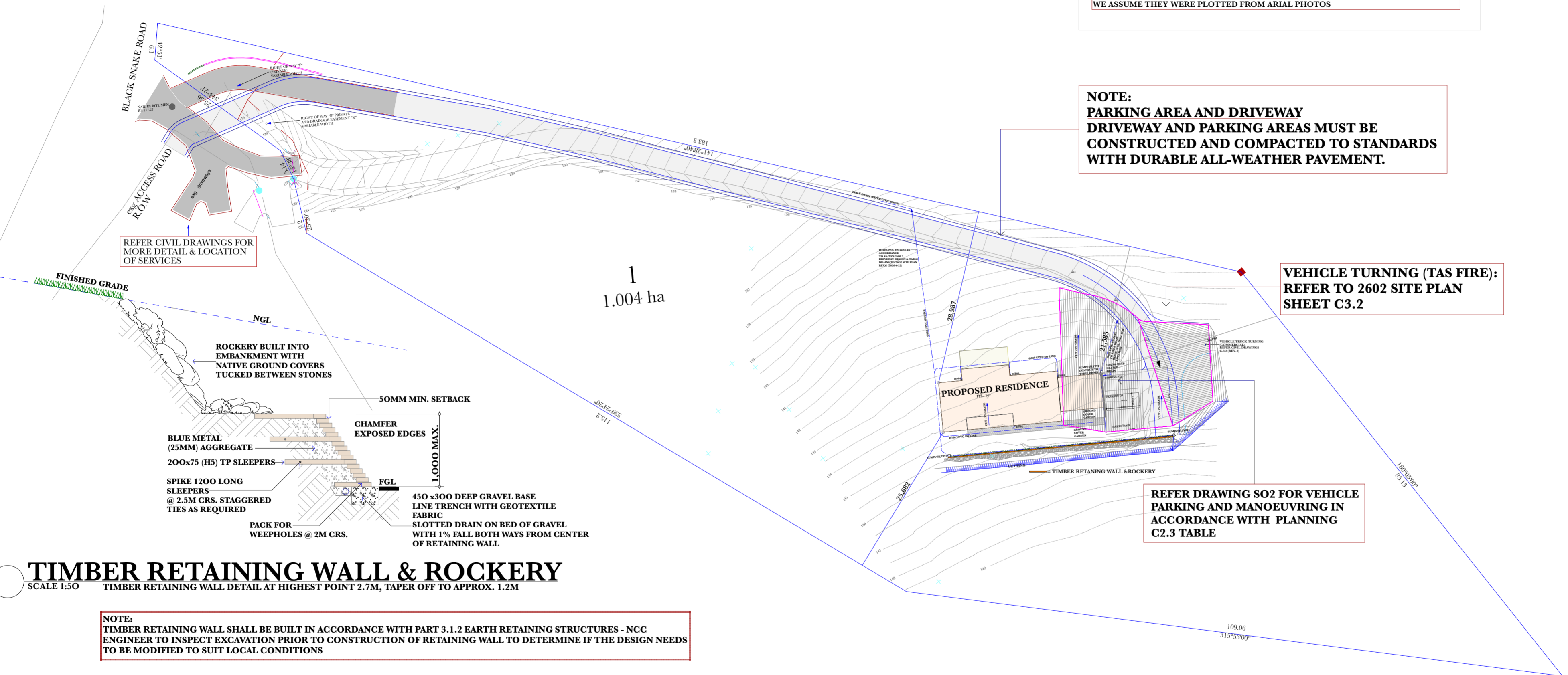
Scale: As Shown



Registered Architects Leon Jenkins 34 Silwood Avenue Howrah Tas 7018 Phone: (03) 6244 4850 Mobile: 0419 894 623 Email: maparch@netspace.net.au TCC N°: CG1003T QCC N°: 4833 ARBV N°: 20048

Drawing Number:

SO2



TIMBER RETAINING WALL & ROCKERY SCALE 1:50

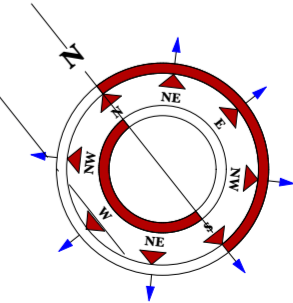
NOTE: TIMBER RETAINING WALL SHALL BE BUILT IN ACCORDANCE WITH PART 3.1.2 EARTH RETAINING STRUCTURES - NCC ENGINEER TO INSPECT EXCAVATION PRIOR TO CONSTRUCTION OF RETAINING WALL TO DETERMINE IF THE DESIGN NEEDS TO BE MODIFIED TO SUIT LOCAL CONDITIONS

SITE PLAN SCALE 1:500

READ THIS SITE PLAN IN CONJUNCTION WITH DRAWINGS PREPARED BY: GC DESIGN

GLENORCHY CITY COUNCIL PLANNING SERVICES APPLICATION No. : PLN-26-023 DATE RECEIVED: 8 May 2026

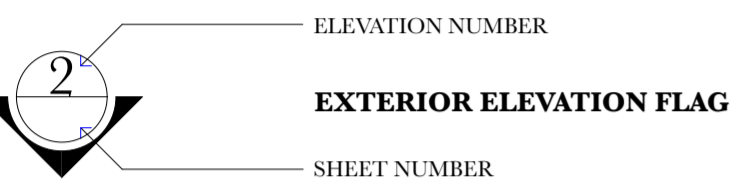
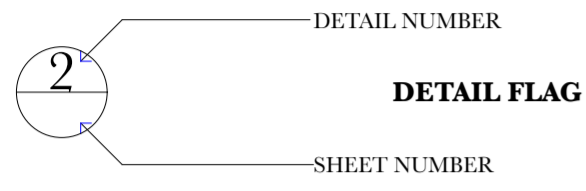
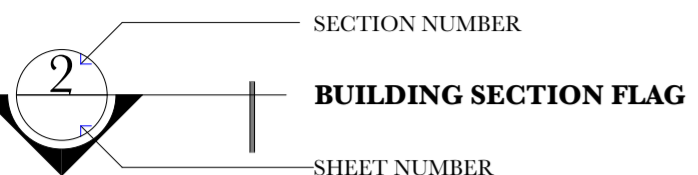
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DA - SUBMISSION



SYMBOL LEGEND



SD SLIDING DOOR

OS OPENING SASH FLAG

ABBREVIATIONS

ITEM	COMMENTS
NGL	NATURAL GROUND LEVEL AT BUILDING FACE
FGL	EXISTING GROUND LEVEL AT BUILDING FACE
CL	CEILING LINE
FFL	FINISHED FLOOR LEVEL
GB	GLASS BALUSTRADE
F	FIXED GLAZING
SD	SLIDING DOORS
CS	HARDIES 6MM CEMENT SHEET
BW	BLOCKWORK
OS	OPENING SASH
MW	MOD WOOD
CO	CUSTOM ORB NIGHT SKY
NR	NAIL RIB NIGHT SKY
RAD	ROLLER DOOR
CP	CONCRETE PADS
WS	WINDOW SURROUND WINDOW FLASHING
BS	GALV 50x50x5 SHS
MB	METER BOX

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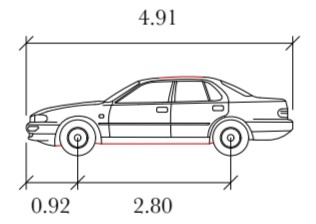
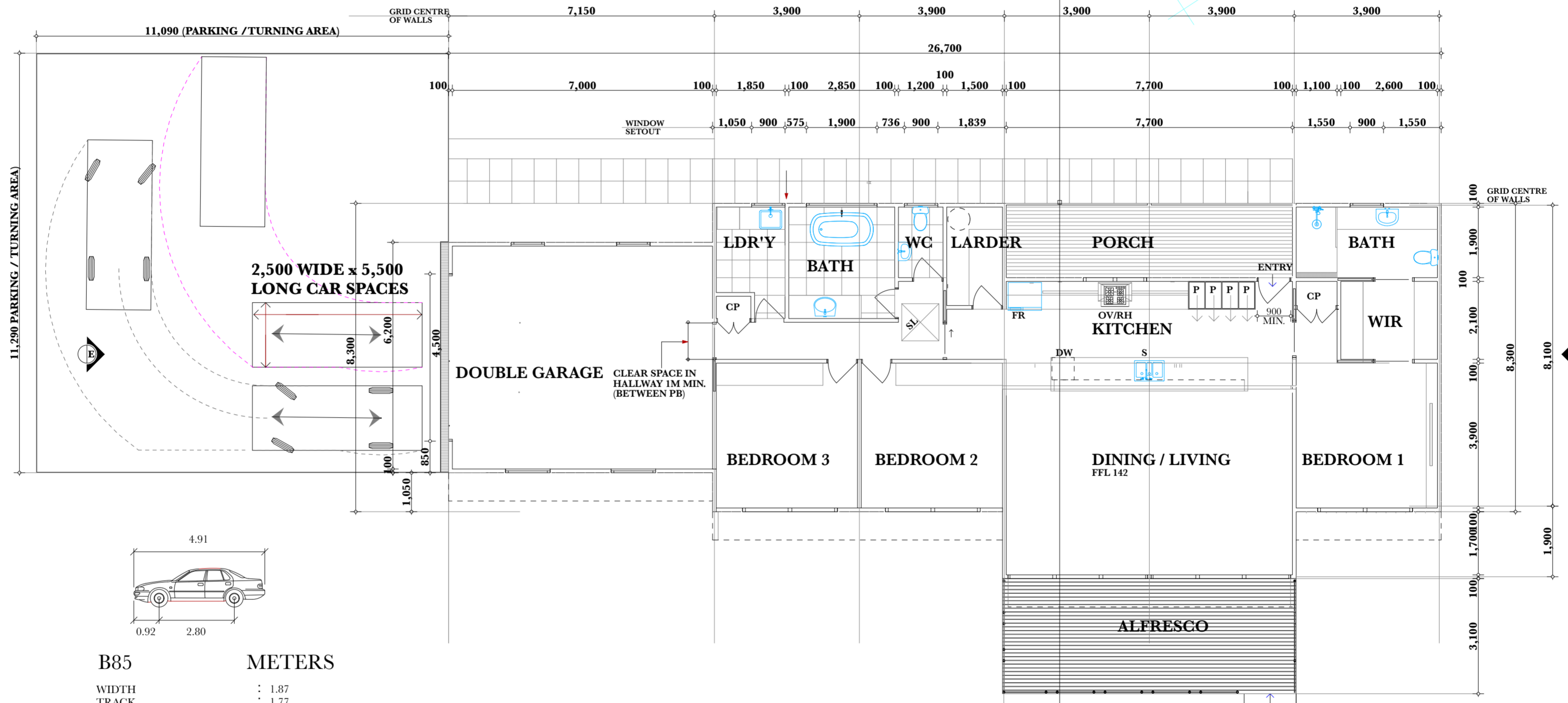
BATHROOM NOTES:

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DESIGN STANDARDS LHDS PART 6  
REINFORCEMENT OF BATHROOM AND TOILET WALL TO ALLOW FOR FUTURE INSTALLATION OF HANDRAILS. THIS STANDARD IS INTEGRATED INTO THE NCC 2022  
LOW-LEVEL TRAP FITTING THAT IS DESIGNED TO BE ACCESSIBLE, AND MAINTAINED IN ACCORDANCE WITH NCC SPECIFICATIONS AND LOCAL AUTHORITIES REQUIREMENTS

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B85 METERS  
WIDTH : 1.87  
TRACK : 1.77  
LOCK TO LOCK TIME : 6.0  
STEERING ANGLE : 34.0



PLANNING SCHEME C2.3  
DIMENSIONS OF CAR PARKING AND COMBINED ACCESS AND MANOEUVRING SPACE IN STRICT ACCORDANCE WITH PLANNING TABLE C2.3

PROPOSED FLOOR PLAN STAGE 2

SCALE 1:100

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GCC	RFI STAGE 1	21/04/26

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Title: Specifications & detailing for certification & permit issue of residential construction

Sheet Original: A - 2

Scale: As Shown

map modern architecture practice

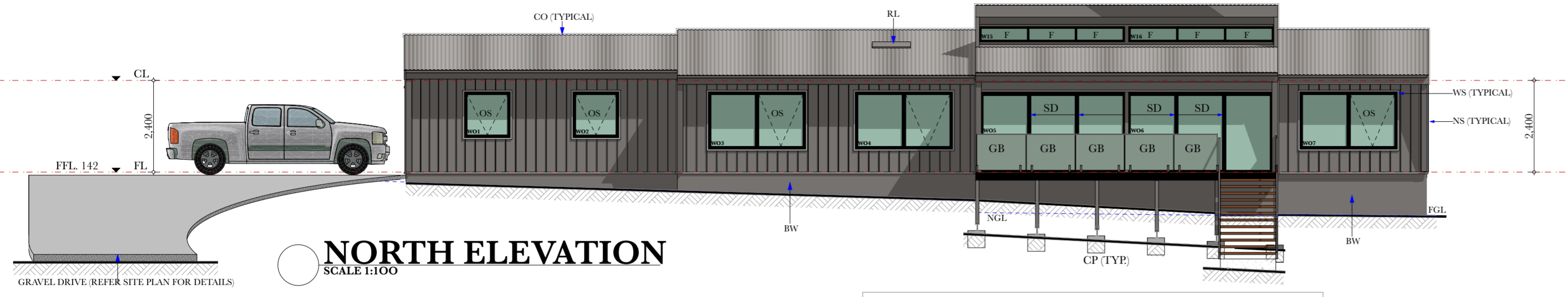
Registered Architects  
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Drawing Number:

SO3

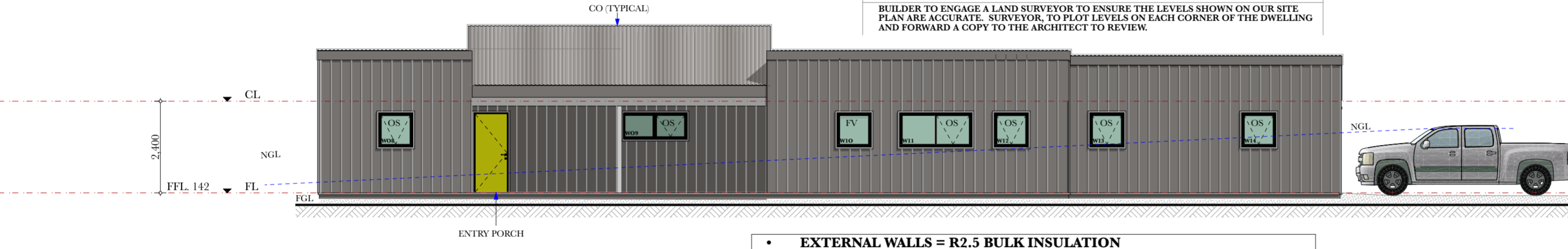
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ABBREVIATIONS		
ITEM		COMMENTS
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GB	GLASS BALUSTRADE	
F	FIXED GLAZING	
SD	SLIDING DOORS	
CS	HARDIES 6MM CEMENT SHEET	
BW	BLOCKWORK	
OS	OPENING SASH	
MW	MOD WOOD	137x23MM
CO	CUSTOM ORB	NIGHT (COLORBOND)
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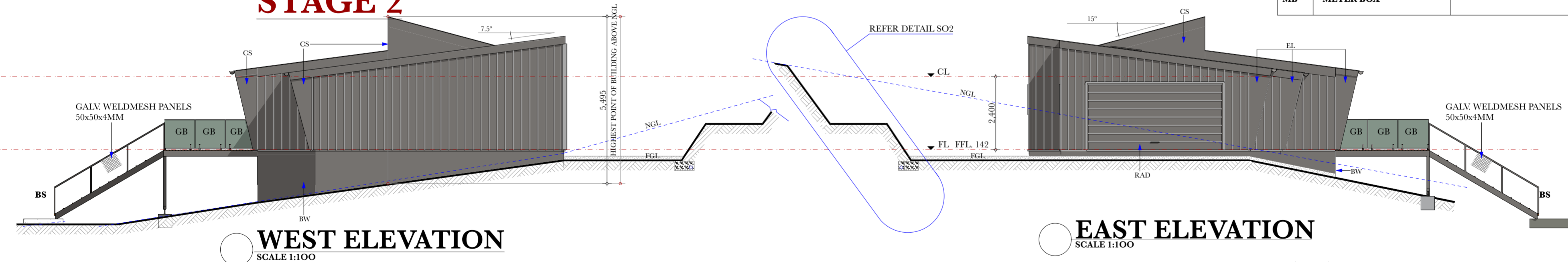
NORTH ELEVATION  
SCALE 1:100

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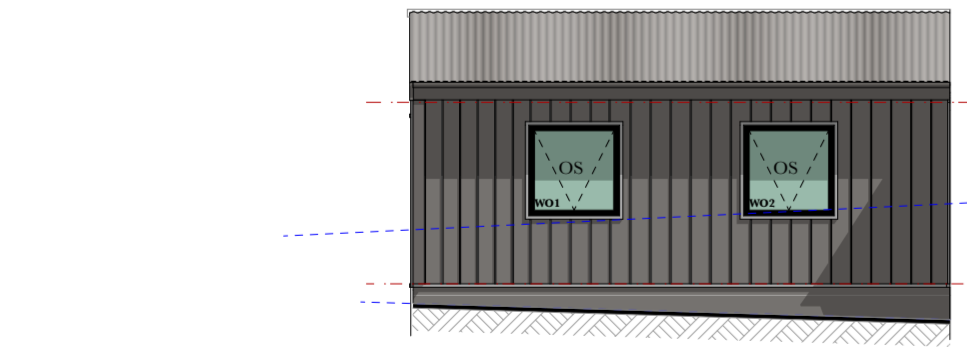
SOUTH ELEVATION  
SCALE 1:100  
**STAGE 2**

- EXTERNAL WALLS = R2.5 BULK INSULATION
- SLAB ON GROUND = R1.1 KOOLTHERMAL K3 25MM INSULATION
- CEILING = R5.0 BULK INSULATION
- GENETRIC ALUMINIUM DOUBLE GLAZING: U-VALUE=4.8 SHGC=0.59

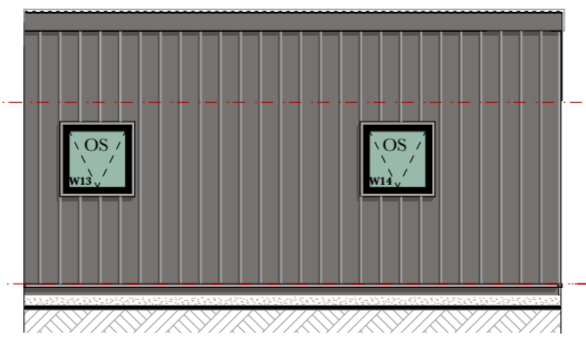


WEST ELEVATION  
SCALE 1:100

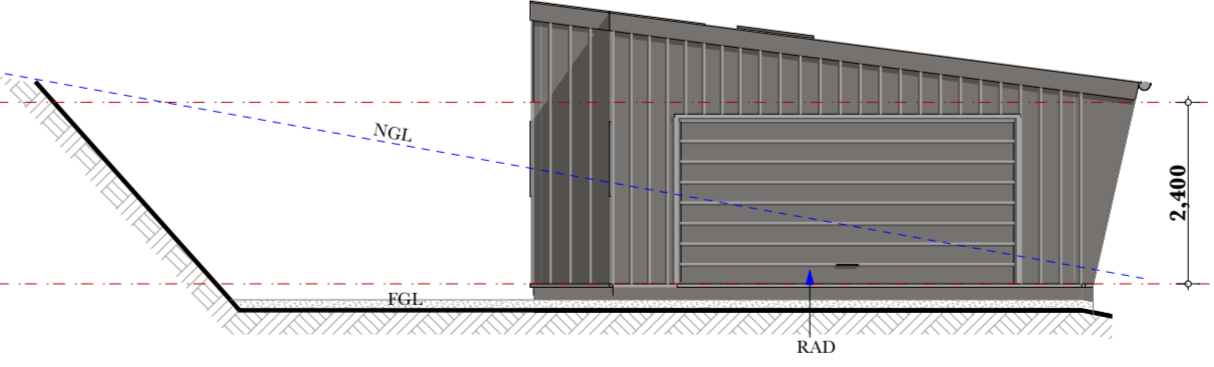
EAST ELEVATION  
SCALE 1:100



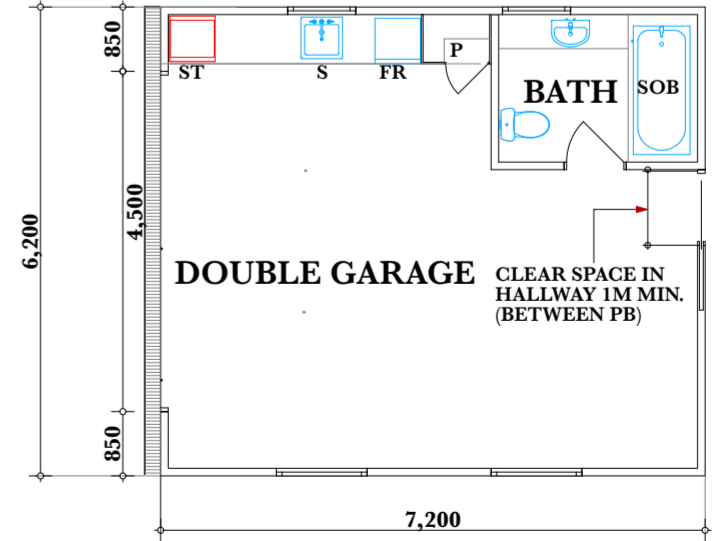
NORTH ELEVATION  
SCALE 1:100  
**STAGE 1**



SOUTH ELEVATION  
SCALE 1:100



EAST ELEVATION  
SCALE 1:100



FLOOR PLAN  
SCALE 1:100

GLENORCHY CITY COUNCIL  
PLANNING SERVICES  
APPLICATION No. : PLN-26-023  
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LEGEND & NOTES

- Stormwater line (100mm UPVC)
Sewer line (100mm UPVC)
Wet areas shown hatched. Refer to drawing A20 for waterproofing details.

Install inspection openings at major bends for stormwater and all low points of downpipes. All plumbing & drainage to be in accordance with local Council requirements. Provide surface drain to back of bulk excavation to drain levelled pad prior to commencing footing excavation.

Services The heated water system must be designed and installed with Part B2 of NCC Volume Three - Plumbing Code of Australia.

Thermal insulation for heated water piping must: a) be protected against the effects of weather and sunlight; and b) be able to withstand the temperatures within the piping; and c) use thermal insulation in accordance with AS/NZS 4859.1

Heated water piping that is not within a conditioned space must be thermally insulated as follows: 1. Internal piping a) All flow and return internal piping that is - i) within an unventilated wall space ii) within an internal floor between storeys; or iii) between ceiling insulation and a ceiling Must have a minimum R-Value of 0.2 (ie 9mm of closed cell polymer insulation)

2. Piping located within a ventilated wall space, an enclosed building subfloor or a roof space a) All flow and return piping b) Cold water supply piping and Relief valve piping- within 500mm of the connection to central water heating system Must have a minimum R-Value of 0.45 (ie 19mm of closed cell polymer insulation)

3. Piping located outside the building or in an unenclosed building sub-floor or roof space a) All flow and return piping b) Cold water supply piping and Relief valve piping- within 500mm of the connection to central water heating system Must have a minimum R-Value of 0.6 (ie 25mm of closed cell polymer insulation)

Piping within an insulated timber framed wall, such as that passing through a wall stud, is considered to comply with the above insulation requirements.

LEGEND & NOTES

Any tank used to store drinking water must comply with Section B of the Tasmanian Appendices of the Plumbing Code of Australia to provide for a safe drinking water supply.

Install Downpipe First Flow Diverters in accordance with manufacturer's instructions. Drip pipes to discharge well clear of footings.

Pre-fabricated tanks must be marked to comply with clause 8.9 of AS/NZS 3500 and Plumbing Code of Australia TasB101.5.

Bury all external water supply pipes, and enclose pump within a 6mm FC sheet enclosure.

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Drawn by: LJ

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Table with 3 columns: ISSUE, DESCRIPTION, DATE

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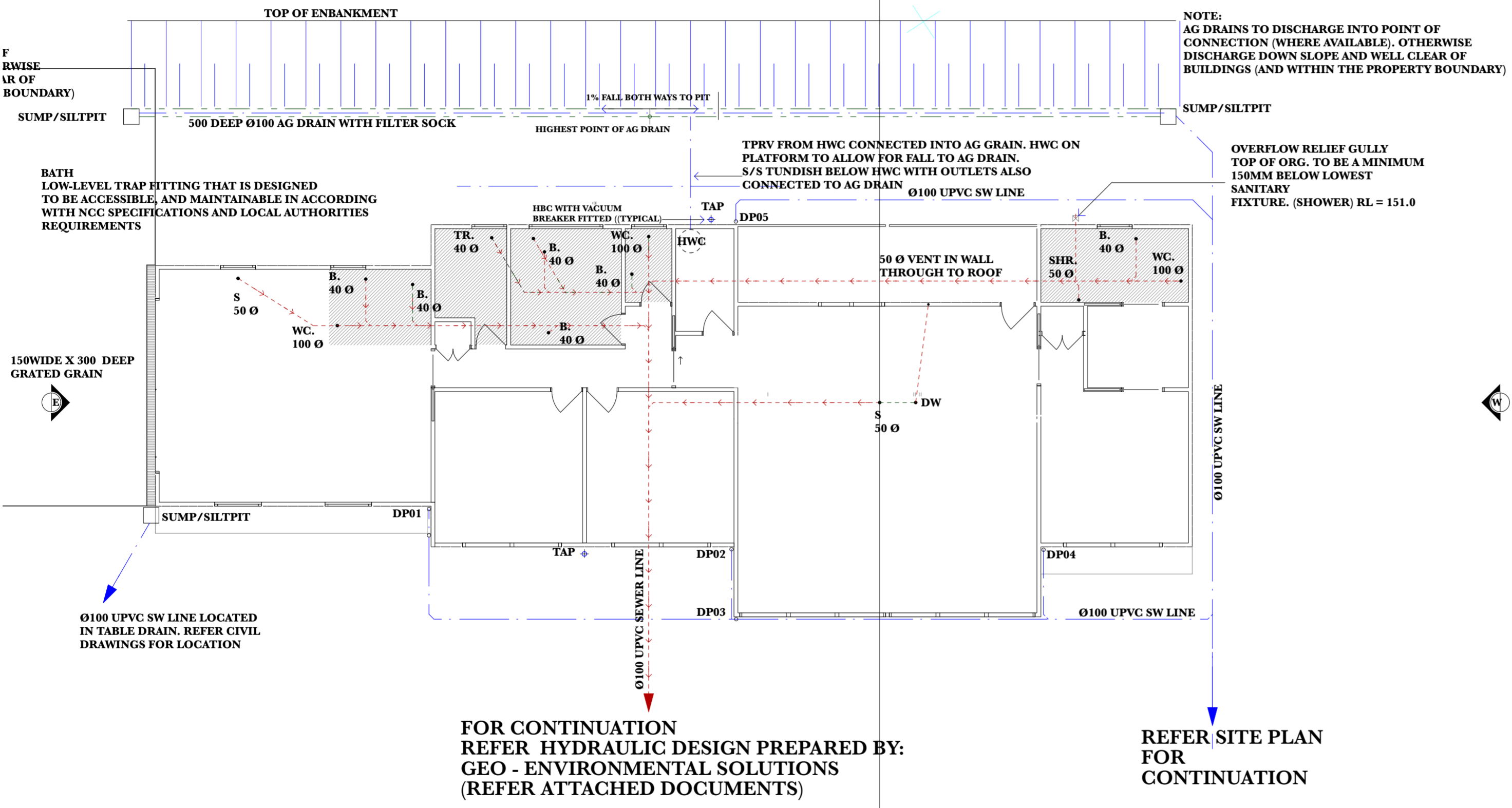
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map modern architecture practice Registered Architects Leon Jenkins 34 Silwood Avenue Howrah Tas 7018 Phone: (03) 6244 4850 Mobile: 0419 894 623 Email: maparch@netspace.net.au TCC No: CG1003T QCC No: 4833 ARBV No: 20048

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SO5

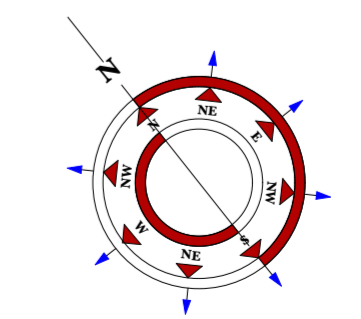


FOR CONTINUATION REFER HYDRAULIC DESIGN PREPARED BY: GEO - ENVIRONMENTAL SOLUTIONS (REFER ATTACHED DOCUMENTS)

REFER SITE PLAN FOR CONTINUATION

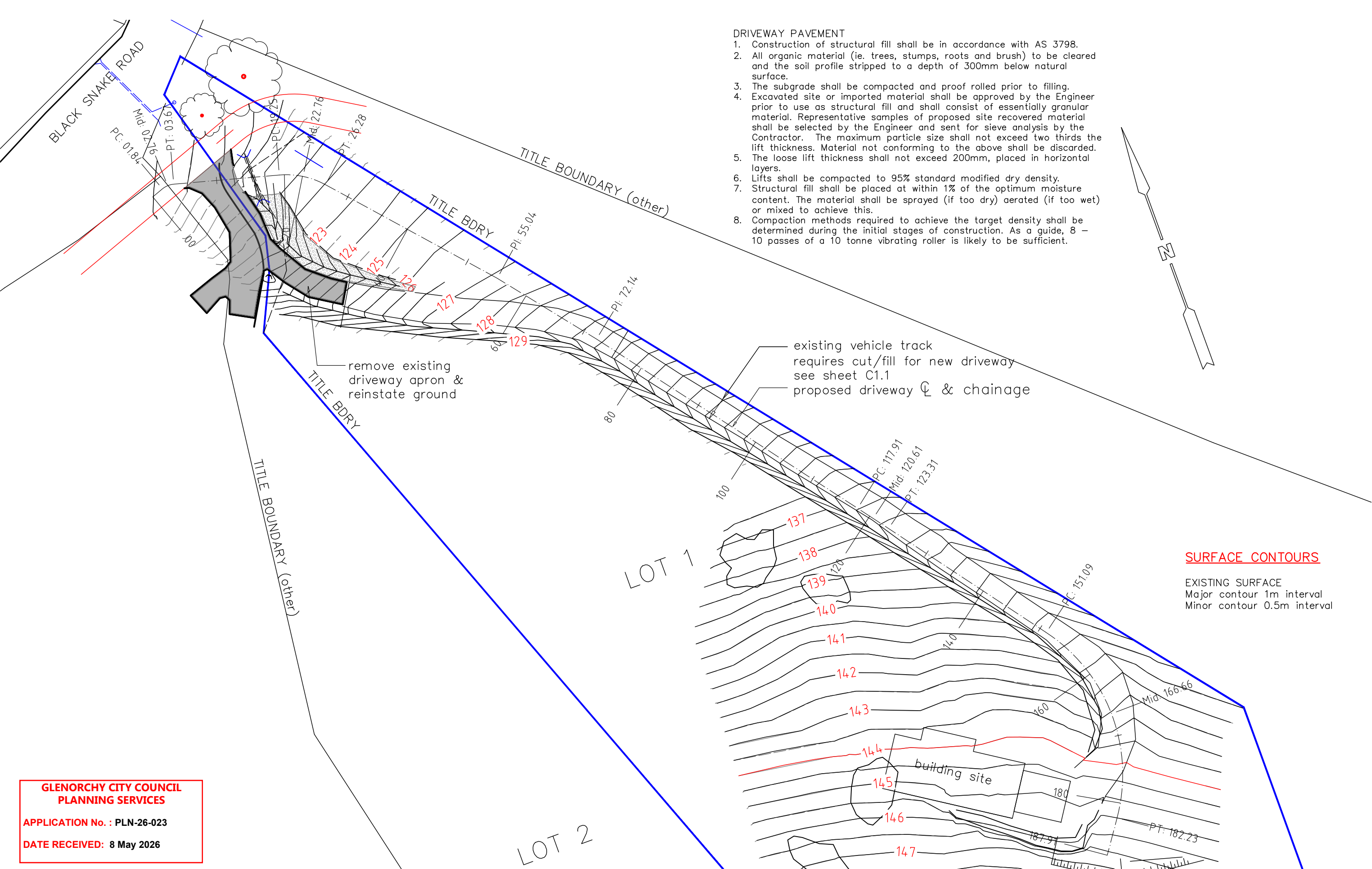
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DRAINAGE PLAN SCALE 1:100









**GLENORCHY CITY COUNCIL  
 PLANNING SERVICES**  
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**Building Design  
 Civil & Structural Drafting**  
 3 Vernon Avenue  
 MONTROSE TAS 7010  
 Greg Carpenter  
 m 0417 506 525  
 e gregc@gldc.com.au

CLIENT	Grant Westacott
PROJECT	lot 1 Black Snake Road New Residence
DRAWING	SITE PLAN EXISTING CONDITIONS Extent of Detailed Survey

Scale	1:500
Date	11/03/2026
Job no:	26-02
Dwg no:	C1

Drawn	GC			
Design	GC			
Checked				
<b>A3</b>				
REV.	AMENDMENTS	GC	DRWN	DATE

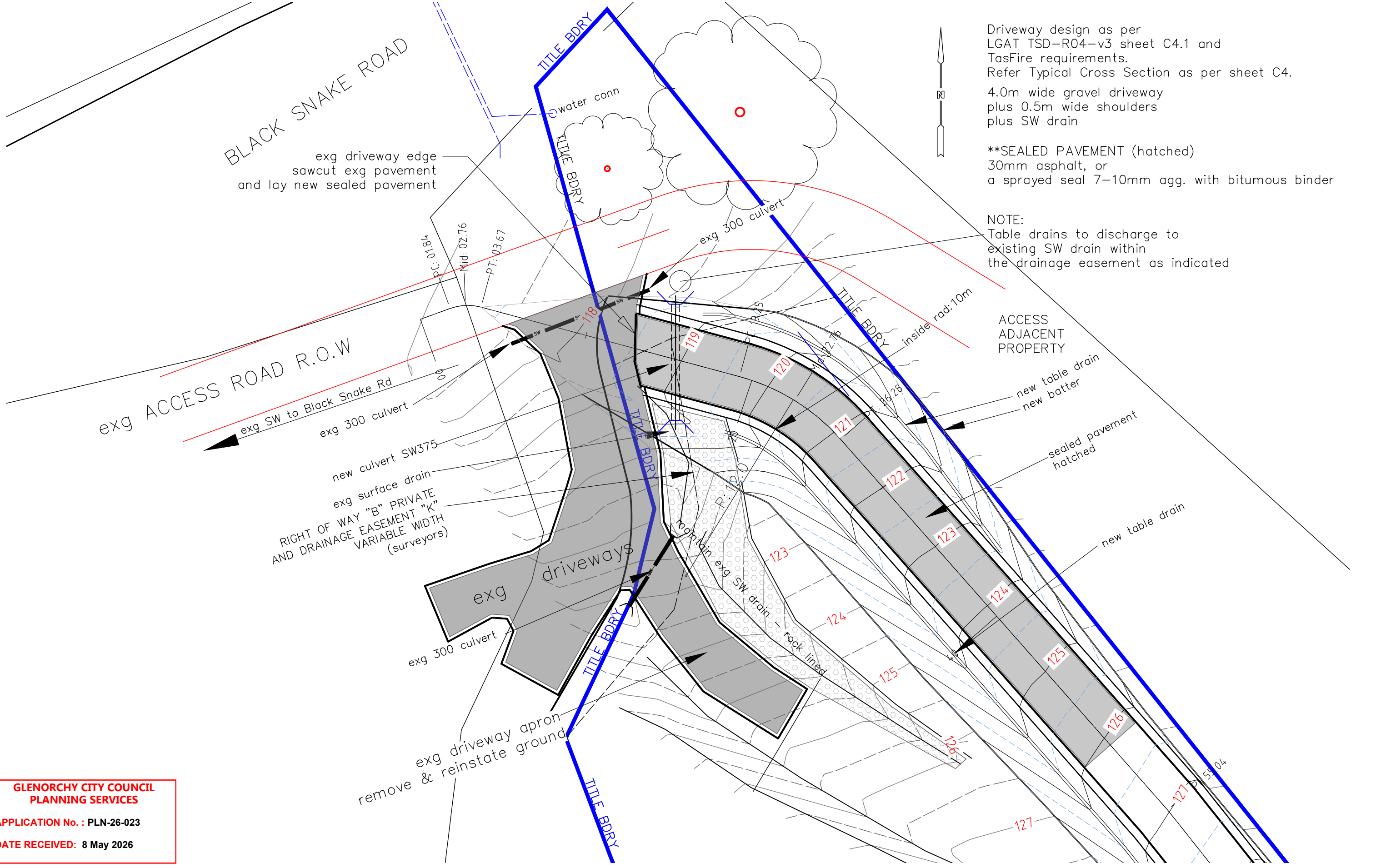
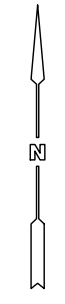


BLACK SNAKE ROAD

exg driveway edge  
sawcut exg pavement  
and lay new sealed pavement

Driveway design as per  
LGAT TSD-R04-v3 sheet C4.1 and  
TasFire requirements.  
Refer Typical Cross Section as per sheet C4.  
4.0m wide gravel driveway  
plus 0.5m wide shoulders  
plus SW drain  
  
\*\*SEALED PAVEMENT (hatched)  
30mm asphalt, or  
a sprayed seal 7-10mm agg. with bitumous binder

NOTE:  
Table drains to discharge to  
existing SW drain within  
the drainage easement as indicated



**GLENORCHY CITY COUNCIL  
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DATE RECEIVED: 8 May 2026



**Building Design  
Civil & Structural Drafting**  
3 Vernon Avenue  
MONTROSE TAS 7010  
  
Greg Carpenter  
m 0417 506 525  
e gregc@gldc.com.au

CLIENT	Grant Westacott	Scale	1:200	Drawn	GC				
PROJECT	lot 1 Black Snake Road New Residence	Date	11/03/2026	Design	GC				
DRAWING	SITE PLAN DRIVEWAY Entrance	Job no:	26-02	Checked					
		Rev-C	05/05/2026	Dwg no:	C2	<b>A3</b>			
				REV.	AMENDMENTS			GC	-
				DRWN	DATE				

**DRIVEWAY DESIGN AS PER TASFIRE REQUIREMENTS.**

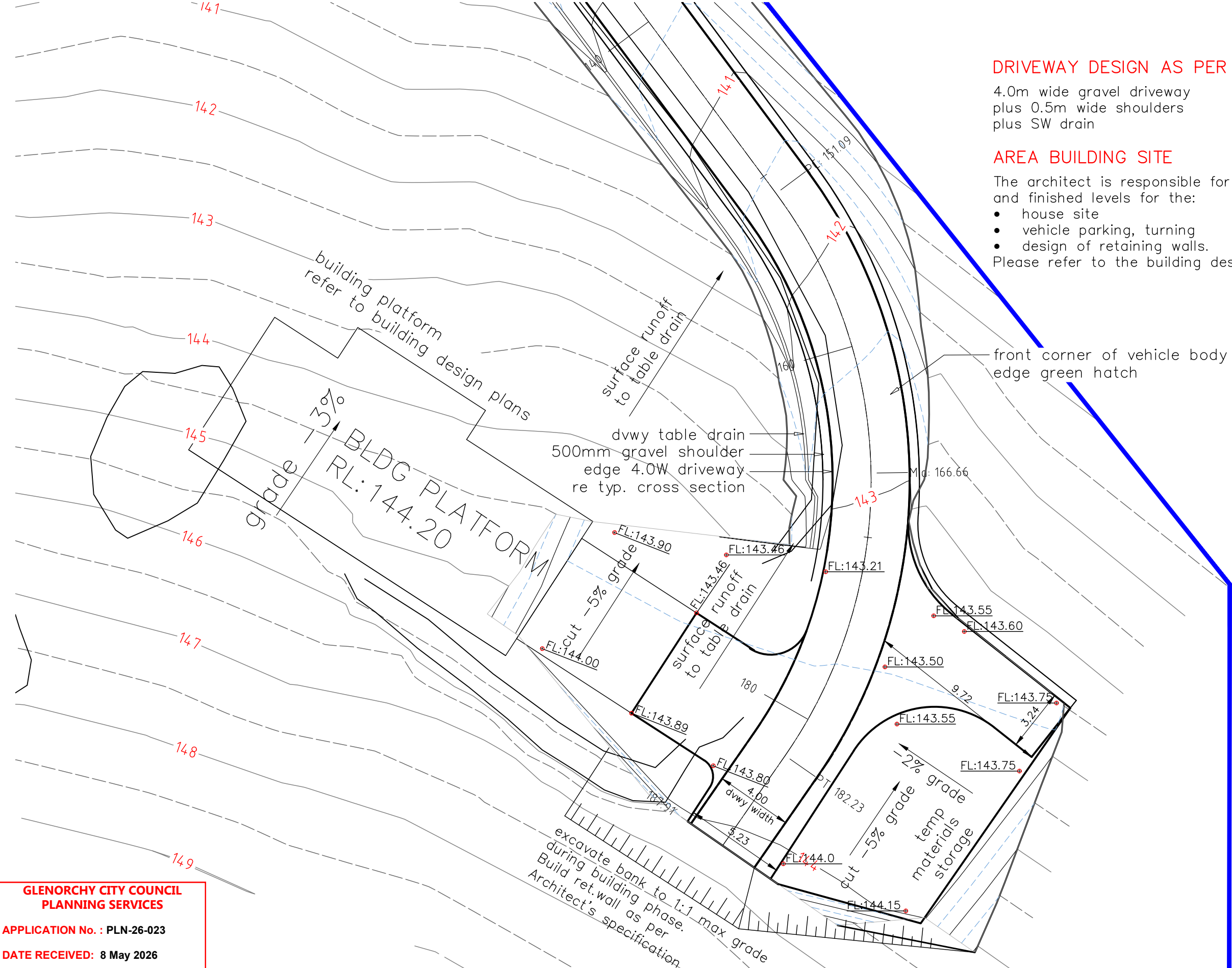
4.0m wide gravel driveway  
plus 0.5m wide shoulders  
plus SW drain

**AREA BUILDING SITE**

The architect is responsible for the final design and finished levels for the:

- house site
- vehicle parking, turning
- design of retaining walls.

Please refer to the building design drawings.



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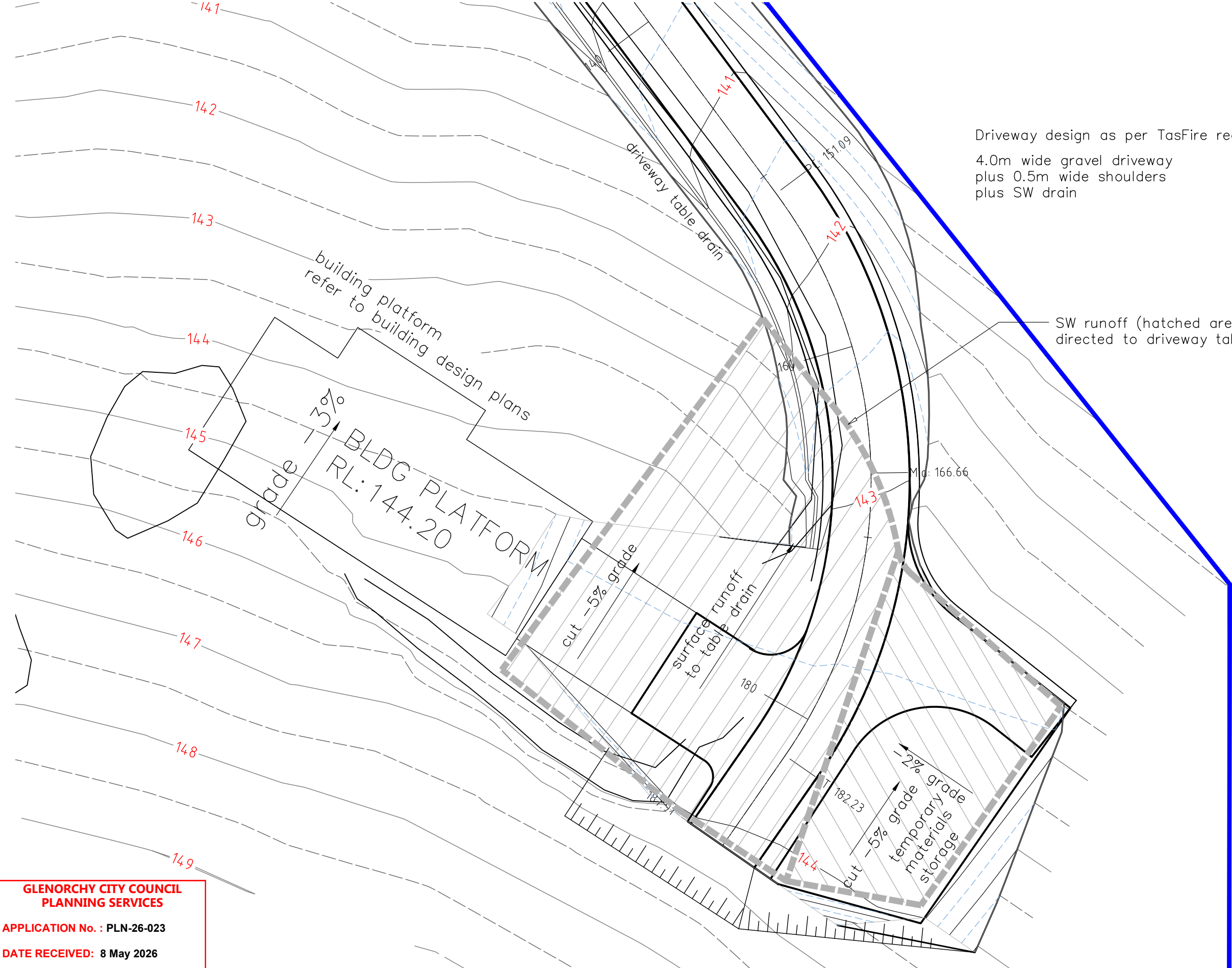
**Building Design  
Civil & Structural Drafting**  
3 Vernon Avenue  
MONTROSE TAS 7010  
Greg Carpenter  
m 0417 506 525  
e gregc@gldc.com.au

CLIENT Grant Westacott  
PROJECT lot 1 Black Snake Road  
New Residence  
DRAWING SITE PLAN  
Driveway & Car Parking Area

Rev-C  
05/05/2026

Scale 1:200  
Date 11/03/2026  
Job no: 26-02  
Dwg no: C3

Drawn	GC				
Design	GC				
Checked					
	<b>A3</b>			GC	-
REV.	AMENDMENTS			DRWN	DATE



Driveway design as per TasFire requirements.  
 4.0m wide gravel driveway  
 plus 0.5m wide shoulders  
 plus SW drain

SW runoff (hatched area)  
 directed to driveway table drain

For final car parking layout refer to  
 Building Design Plans by MAP

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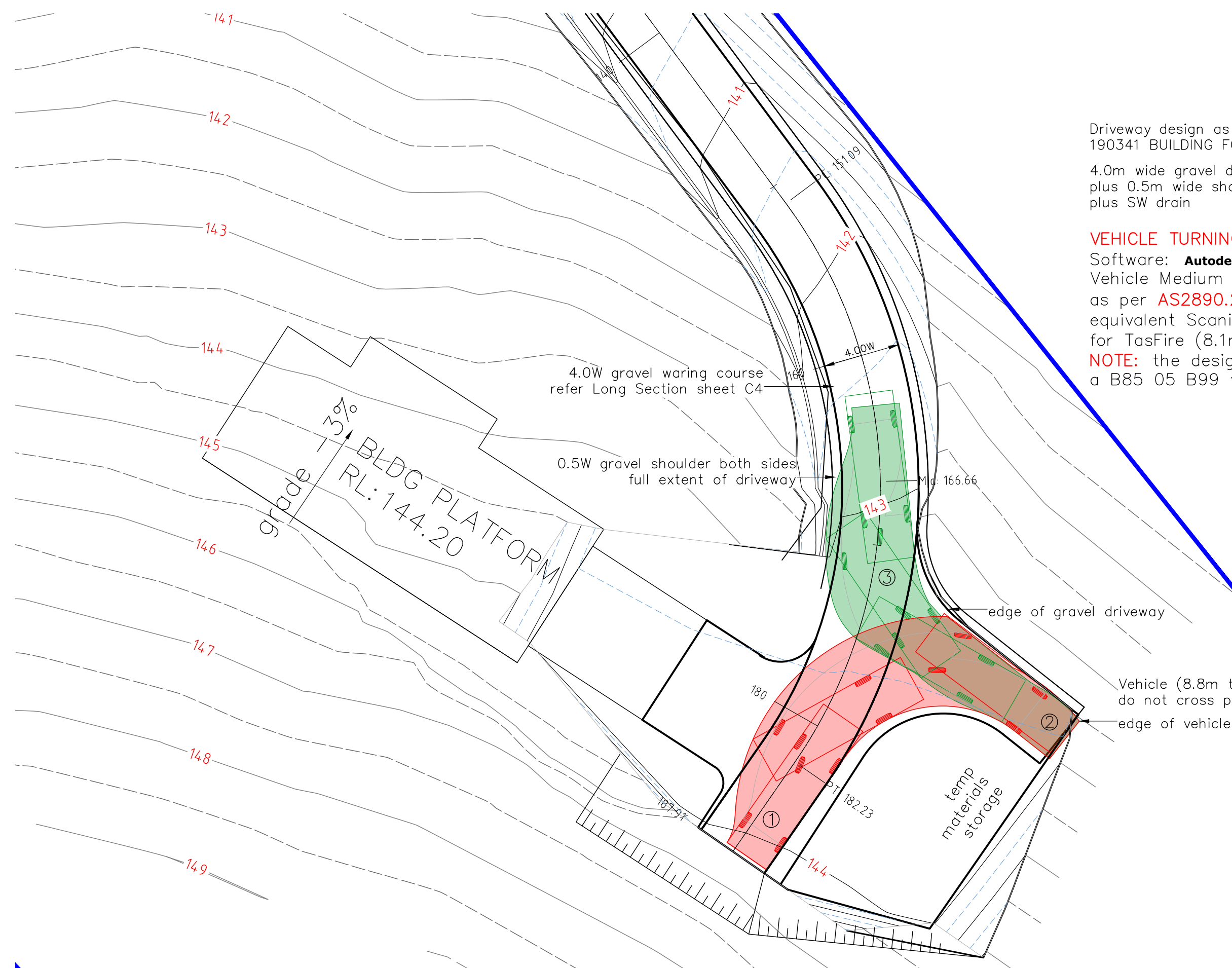


**Building Design  
 Civil & Structural Drafting**  
 3 Vernon Avenue  
 MONTROSE TAS 7010  
 Greg Carpenter  
 m 0417 506 525  
 e gregc@gldc.com.au

CLIENT	Grant Westacott
PROJECT	lot 1 Black Snake Road New Residence
DRAWING	SITE PLAN Driveway SW Surface Flow

Scale	1:200
Date	11/03/2026
Job no:	26-02
Dwg no:	C3.1

Drawn	GC			
Design	GC			
Checked				
<b>A3</b>			GC	-
REV.	AMENDMENTS	DRWN	DATE	



Driveway design as per TasFire requirements document:  
190341 BUILDING FOR BUSHFIRE Property Access.

4.0m wide gravel driveway  
plus 0.5m wide shoulders  
plus SW drain

**VEHICLE TURNING**

Software: **Autodesk® Vehicle Tracking 2025**  
Vehicle Medium Rigid Vehicle (8.8m)  
as per **AS2890.2-2002 (commercial Vehicles)**  
equivalent Scania CAFS truck  
for TasFire (8.1m)

**NOTE:** the design vehicle used is much larger than  
a B85 05 B99 vehicles referred to in AS2890.1.

- Illustration:  
vehicle turning 8.8m rigid vehicle
- ① Drive forward IN & stop
  - ② Red hatch: reverse OUT & turn
  - ③ Green hatch forward & OUT

Vehicle (8.8m truck) wheel tracks  
do not cross pavement edge.  
edge of vehicle body, typical

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Civil & Structural Drafting**  
3 Vernon Avenue  
MONTROSE TAS 7010  
  
Greg Carpenter  
m 0417 506 525  
e gregc@gldc.com.au

CLIENT Grant Westacott  
PROJECT lot 1 Black Snake Road  
New Residence  
DRAWING SITE PLAN  
Carpark & Vehicle Turning Area

Rev-C  
05/05/2026

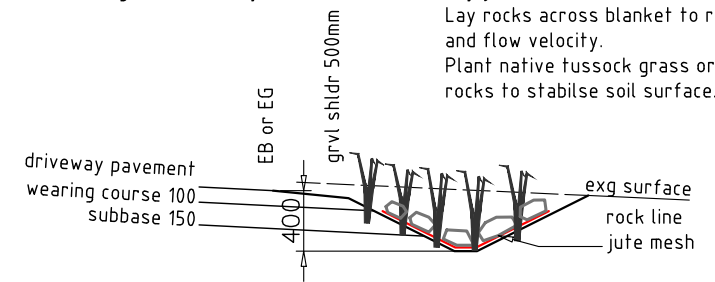
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Date 11/03/2026  
Job no: 26-02 Dwg no: C3.2

Drawn	GC				
Design	GC				
Checked					
				GC	-
				DRWN	DATE

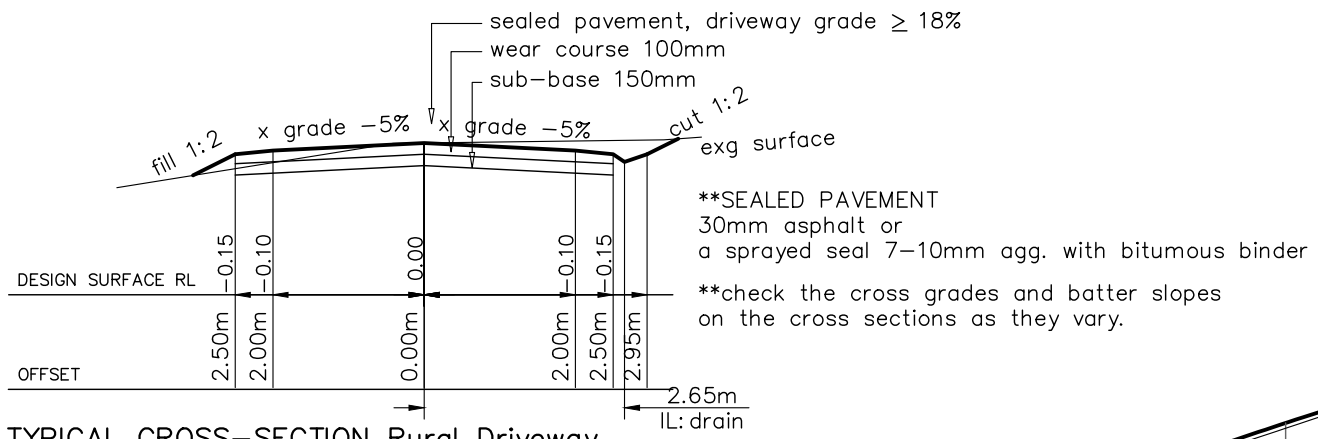
**A3**

Line table drains for entire length of driveway

**DRIVEWAY TABLE DRAIN.**  
Lay jute mesh blanket or similar & pin.  
Lay rocks across blanket to reduce soil erosion and flow velocity.  
Plant native tussock grass or other native grass between rocks to stabilise soil surface.



**DETAIL DRIVEWAY TABLE DRAIN**  
scale 1:50



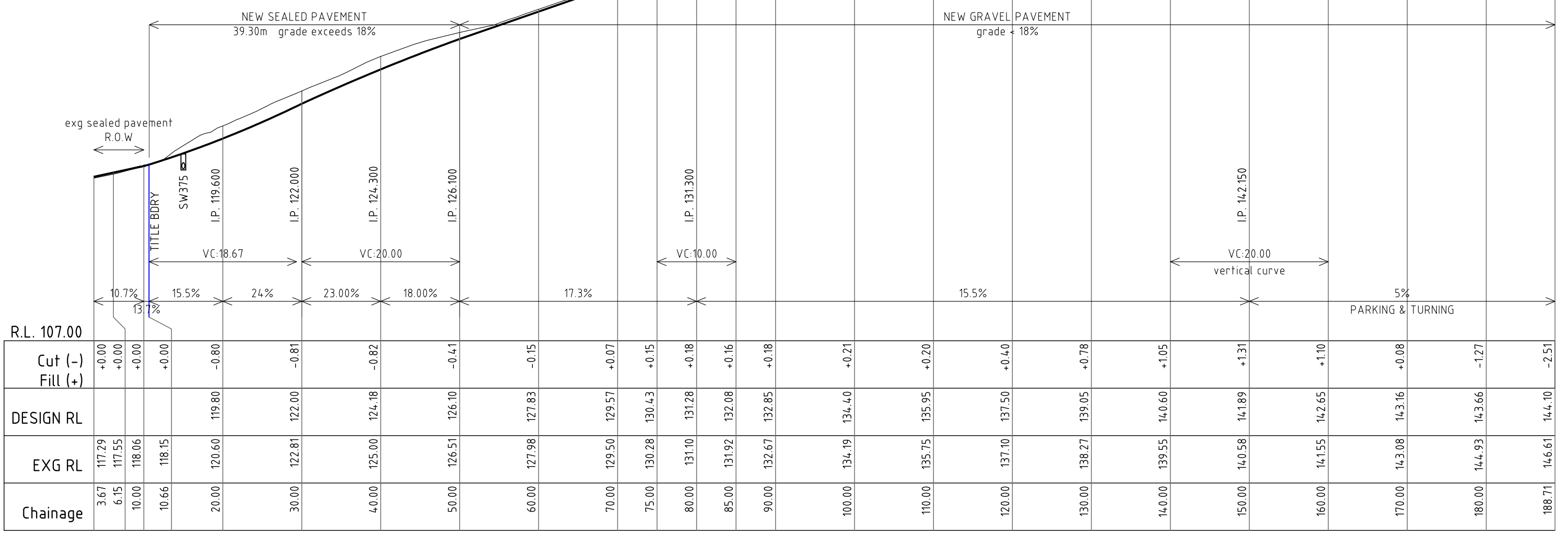
**TYPICAL CROSS-SECTION Rural Driveway**  
scale 1:100

Total cut: 665m<sup>3</sup>  
Total fill: 256m<sup>3</sup>  
NET: 409m<sup>3</sup>

design surface  
150mm FCR  
lay and machine compact & roll

retaining wall:  
crib type  
refer Building Plans

existing surface  
temporary gravel driveway  
where new pavement extends past the exg gravel base or is reved as cut then construct full gravel pavement as per Typical Cross Section grade exg surface to allow for 150mm min. wearing course



**DRIVEWAY LONG SECTION**

Horz Scale 500  
Vert Scale 250 (2x)



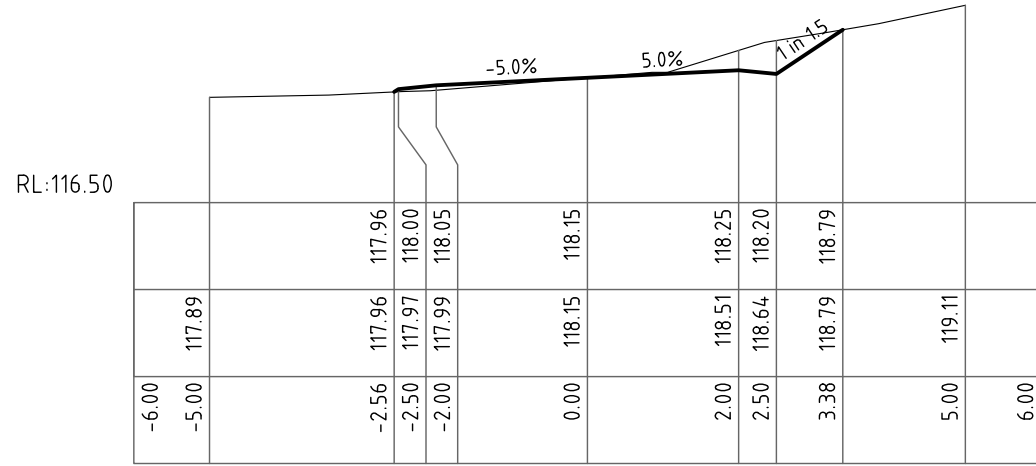
**Building Design  
Civil & Structural Drafting**  
3 Vernon Avenue  
MONTROSE TAS 7010  
Greg Carpenter  
m 0417 506 525  
e gregc@gldc.com.au

CLIENT Grant Westacott  
PROJECT lot 1 Black Snake Road  
New Residence  
DRAWING DRIVEWAY DESIGN  
Long & Cross Section, Drain Detail  
Rev-C 05/05/2026

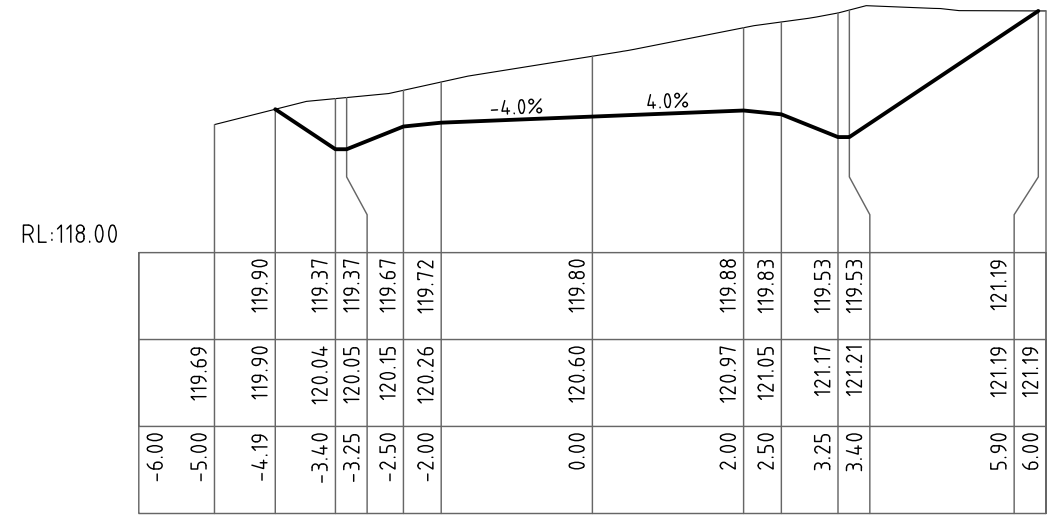
Scale  
Date 11/03/2026  
Job no: 26-02  
Dwg no: C4

Drawn GC				
Design GC				
Checked				
<b>A3</b>	-	-	GC	-
REV.	AMENDMENTS		DRWN	DATE

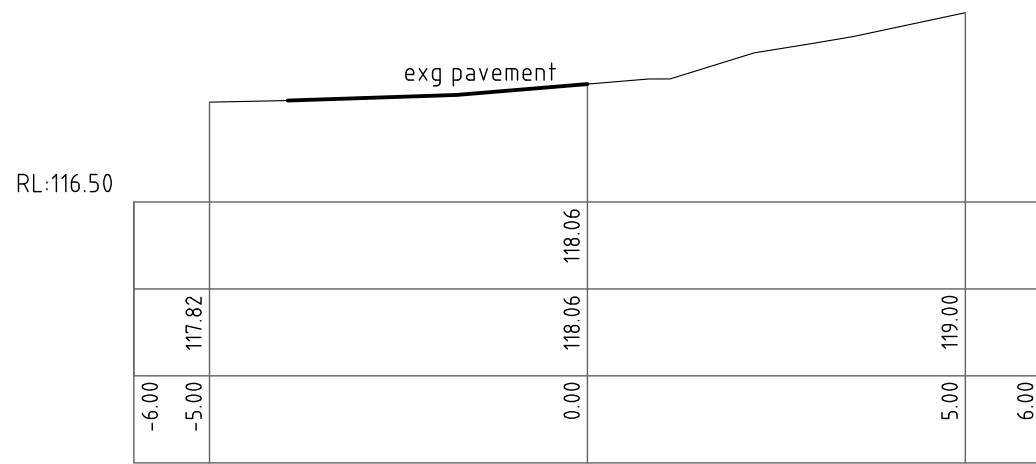




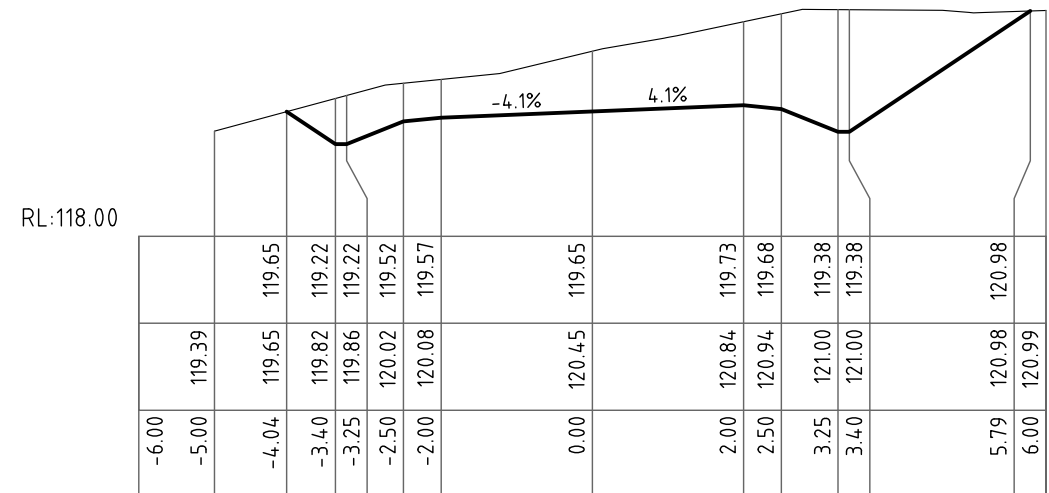
CH: 10.67  
START DRIVEWAY  
AT TITLE BOUNDARY



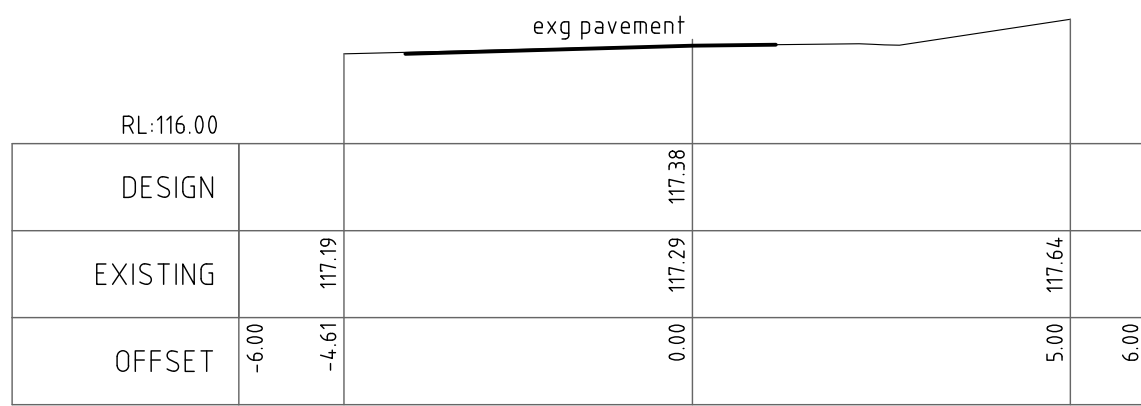
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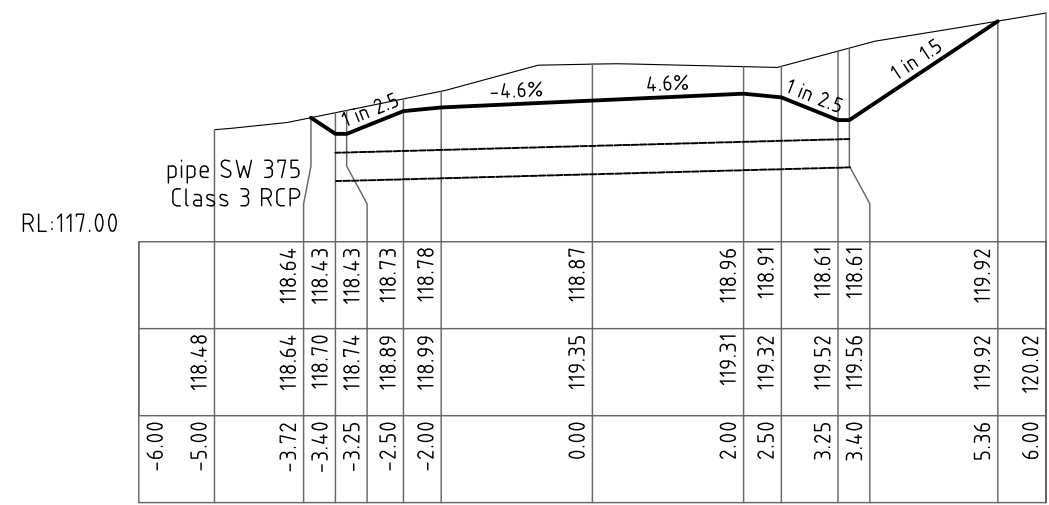
CH: 10.00



CH: 19.25



CH: 3.67



CH: 15.00

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Greg Carpenter  
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CLIENT Grant Westacott

PROJECT lot 1 Black Snake Road  
New Residence

DRAWING DRIVEWAY DESIGN  
Cross Sections 1/3

Scale 1:200

Date 11/03/2026

Job no: 26-02 Dwg no: C5

Drawn GC  
Design GC  
Checked  
**A3**

REV.	AMENDMENTS	GC	DATE
-	-	-	-



