

infrastructure & development consulting

South Creek West Cobbitty Sub Precinct 5
Infrastructure Servicing Strategy

December 2022

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Project Number	19-047	Date	13 December 2022
Project Name	South Creek West – Cobbitty Sub Precinct 5	Status	Final
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Author	R. Higginson	Reviewed	C. Avis

1 Introduction

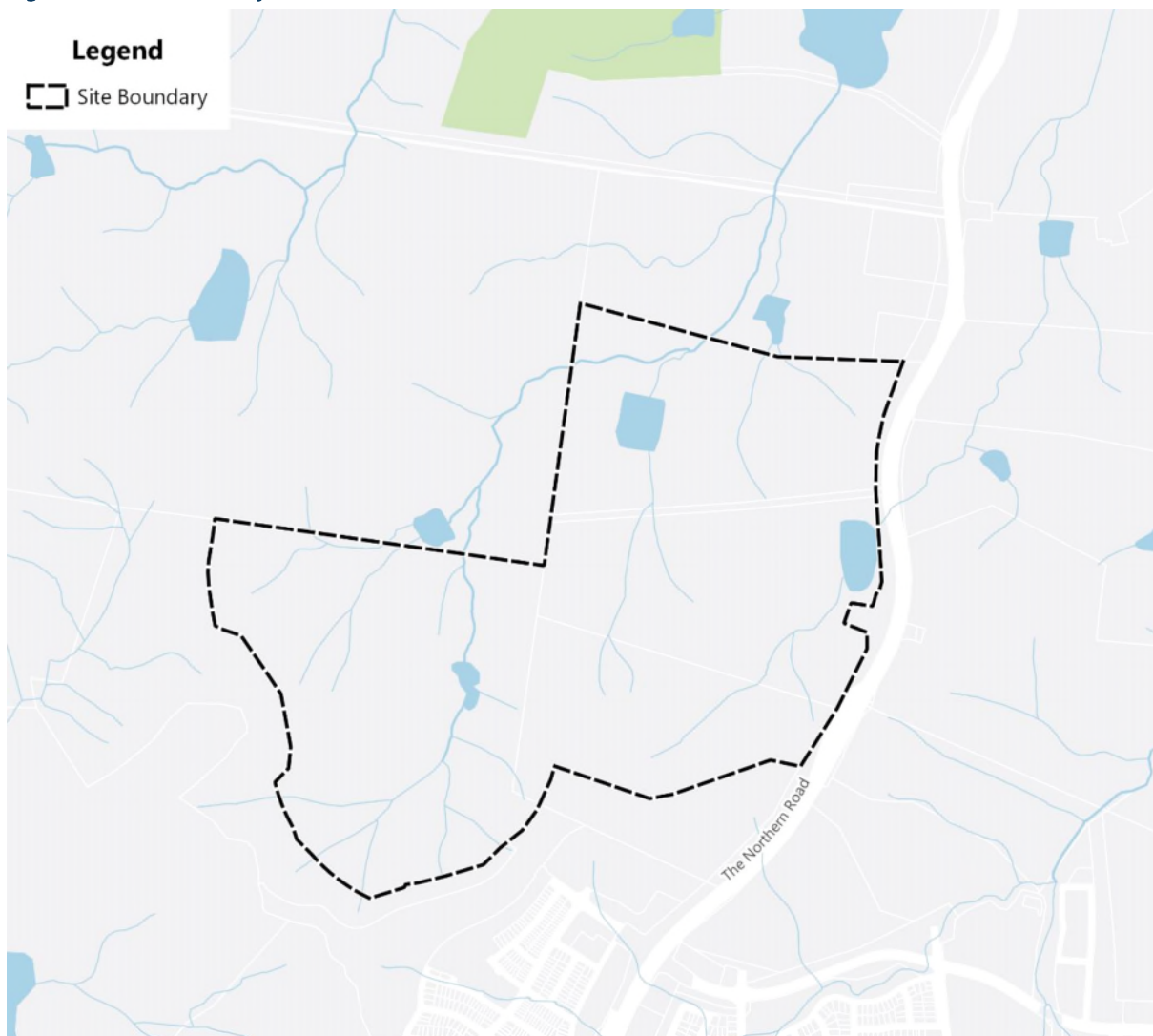
This report summarises the investigations relating to the infrastructure delivery strategies for the development site at Cobbitty Sub Precinct 5 (Precinct 5). The site is located within the South Creek West Land Release Area and is yet to be rezoned for residential development.

The site will be developed into primarily low and medium density residential dwellings, with supporting social infrastructure such as parks, playing fields and a school. Existing site access is from The Northern Road on the eastern boundary.

This report outlines a potential strategy for the provision of utility services for the site. Specifically, this report will outline:

- Existing services within the vicinity of the site
- Current and planned projects
- Implications of the above and potential servicing strategies for the proposed development of the site

Figure 1 - Site Boundary



2 The Site

2.1 Existing Site

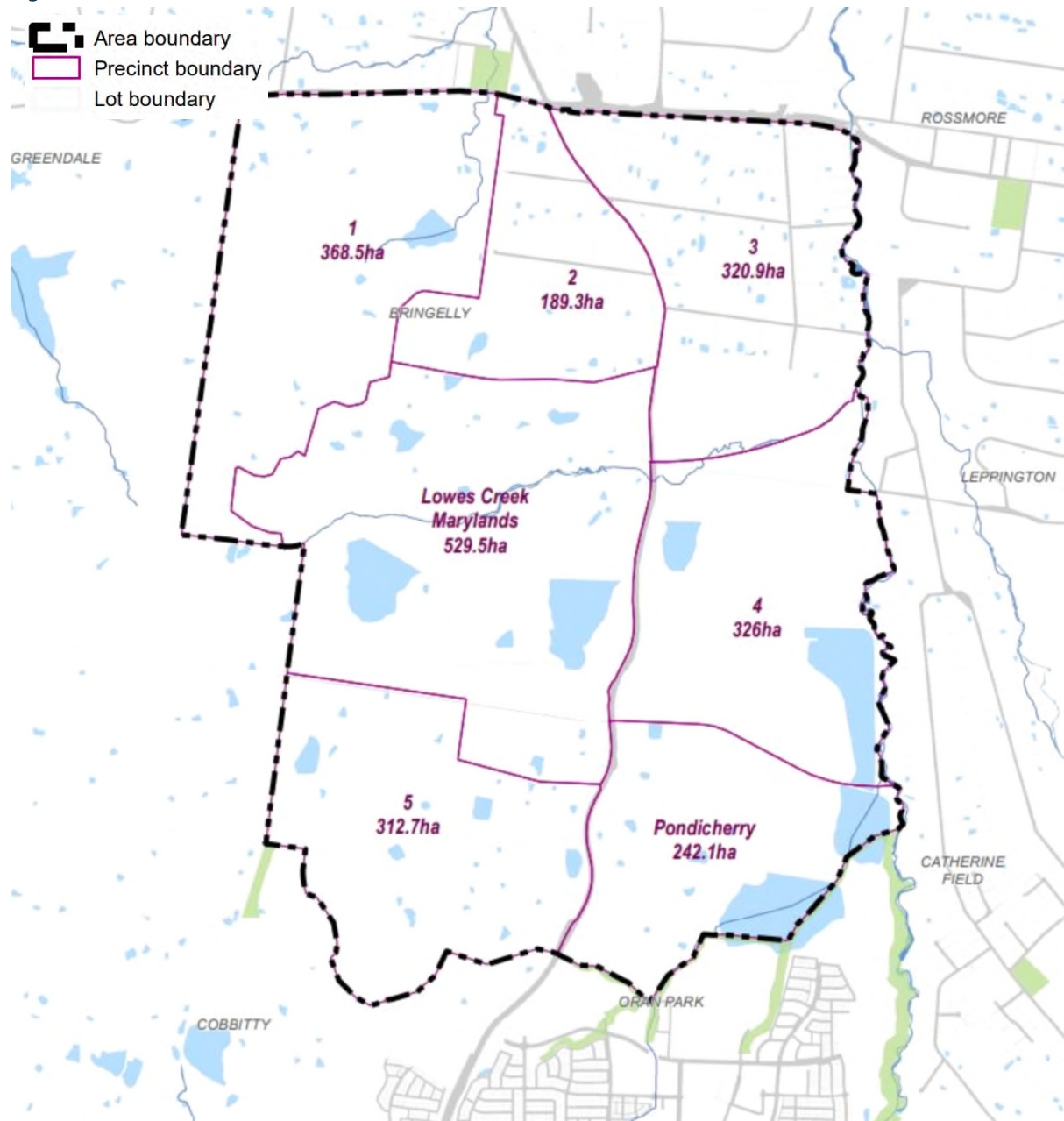
The site is situated within the South Creek West Land Release Area (SCWLRA). The SCWLRA forms part of the South West Growth Area (SWGA). Given the scale of the release area, the Department of Planning and Environment (DPE) divided it into five distinct precincts numbered 1 – 5. The land to which this Planning Proposal relates to is referred to as Cobbitty Sub-Precinct 5, also known as Precinct 5. It totals approximately 170 hectares and is characterised by the existing rural residential and agricultural land uses and activities.

The Precinct was released by the Minister for Planning on 24 November 2017 for urban development. The release formally commenced the rezoning process for land within the precinct, including the subject site.

Precinct 5 is located within the south-west portion of the SCWLRA within the suburb of Cobbitty in the Camden LGA. The Precinct adjoins the Lowes Creek Maryland Precinct, which has recently been rezoned to the north, the Pondicherry precinct to the east which is in the process of being rezoned and the growing town centre and suburbs of Oran Park to the south.

Figure 2 illustrates the site boundaries of Precinct 5 and the SCWLRA.

Figure 2 - South Creek West Land Release Area



Source: DPE (2021)

2.2 Proposal

BHL, as the major landholder in the precinct, seeks to initiate the preparation of a planning proposal for the rezoning of Precinct 5, consistent with the Draft Indicative Layout Plan (ILP). This is to facilitate the orderly redevelopment of Precinct 5 into a residential community.

The intended outcome of this Planning Proposal is to amend the current *State Environmental Planning Policy (Sydney Region Growth Centres) 2006* to facilitate the urban development of Precinct 5 as part of the South West Growth Centre and envisaged in the Greater Sydney Commission's Regional Plan and District Plan.

The Draft ILP has been prepared to support the planning proposal and precinct rezoning and has been informed by extensive specialist consultant studies. The site will comprise approximately 2,600 dwellings and a population of 8,000 people within a thriving community supported by:

- Easy access to jobs in the Western Sydney Aerotropolis
- Local shops, community uses and services, and proximity to the Oran Park Town Centre
- Over 23ha of open space, including 9ha of sporting fields and local parks
 - Open space typologies also include creeks, grasslands, playgrounds and other nature-based recreation areas
- Pedestrian and cycling connections including a central green corridor
- Prominent creeks and riparian areas that retain water in the local environment
- A future local school
- Integrated stormwater and services infrastructure that improve local amenity

The proposed new planning controls comprise amendments to *State Environmental Planning Policy (Sydney Region Growth Centres) 2006* and associated environmental planning instruments including the rezoning of the precinct to reflect land uses shown in the Draft ILP.

This Planning Proposal also seeks to introduce a site-specific Schedule to the *Camden Growth Centre Precincts Development Control Plan* to support the Precinct's development in accordance with the Draft ILP and supporting technical investigations.

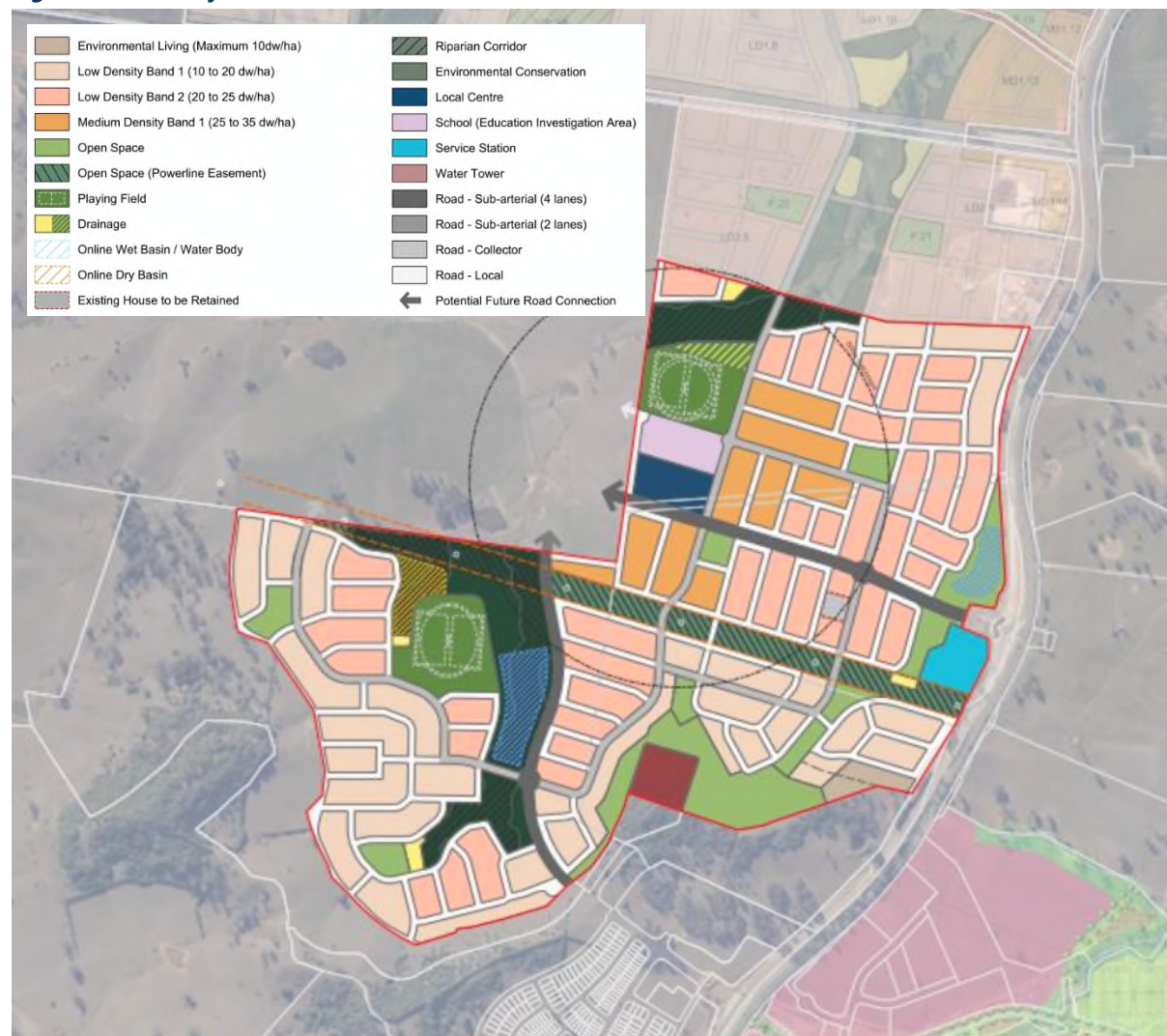
2.3 Proposed Development

Precinct 5 will be rezoned to provide a mix of development typologies. A breakdown of the proposed development is provided in Table 1.

Table 1 - Proposed Yield

Land Use	NDA (Ha)	Yield
Environmental Living (10 dw/ha)	0.82	8
Low Density 1 (20 dw/ha)	41.74	834
Low Density 2 (25 dw/ha)	47.11	1,177
Medium Density (35 dw/ha)	13.65	477
Mixed Use (Local Centre) (35-60 dw/ha)	N/A	100
Total	103.32	2,596

Figure 3 – Cobbitty Sub Precinct 5 ILP



3 Water

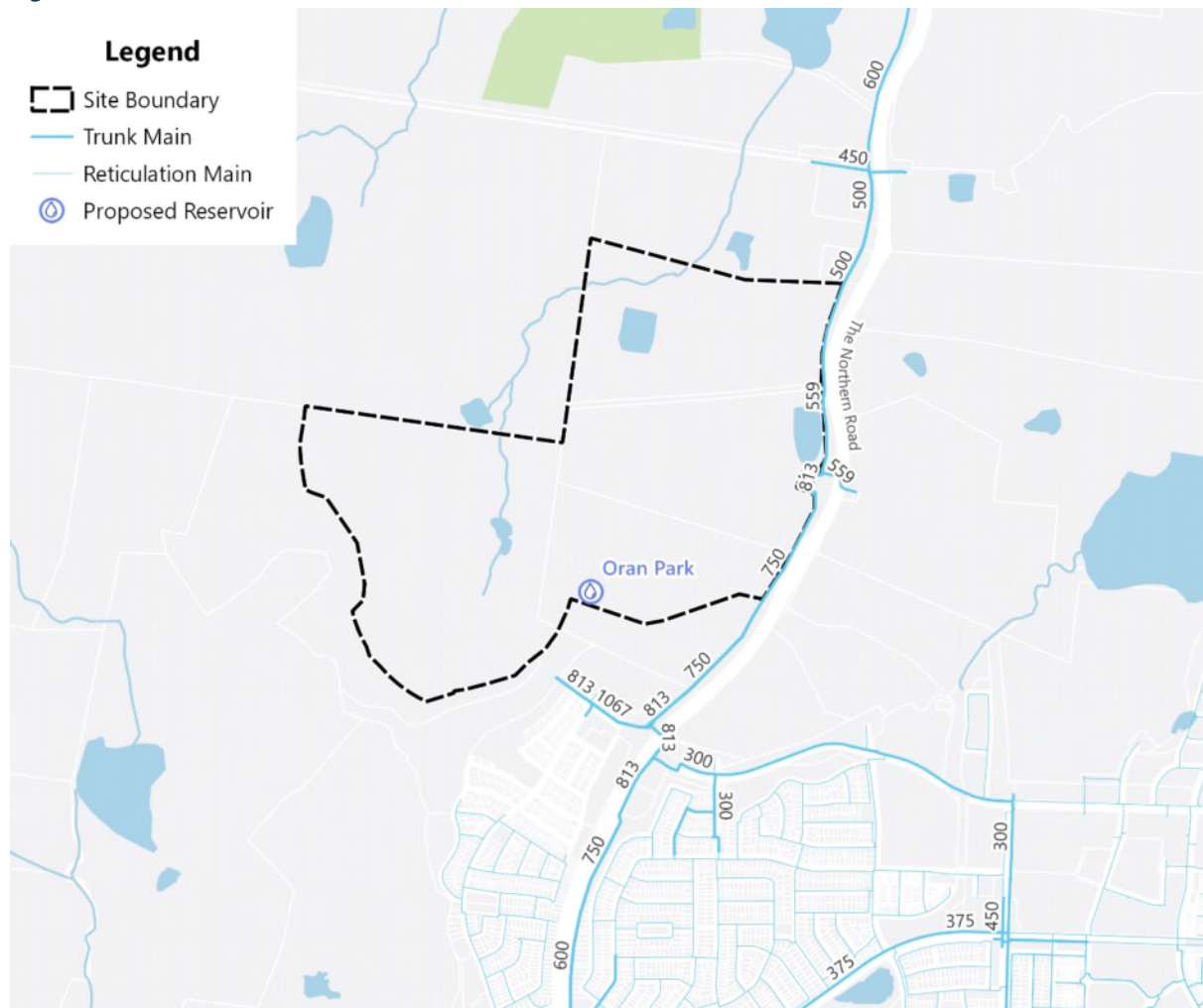
3.1 Existing Network

The site is not currently serviced by the Sydney Water potable water network. Potable water infrastructure supplies existing rural properties within Rossmore and Leppington, and in newer development areas in Oran Park and Turner Road.

Two 24ML reservoirs will be constructed in the southern portion of the site to provide potable water supply to development in the surrounding area. Sydney Water are expected to deliver these reservoirs by 2024.

Sydney Water have recently constructed twin trunk mains which traverse the western side of The Northern Road. These trunk mains are 750mm and 600mm in diameter and will connect to the future Oran Park reservoirs, located at a high point within the Precinct, adjacent the southern site boundary as shown in Figure 4 below. This infrastructure has been planned for, and will have sufficient capacity to supply all proposed development on the site, as well as development to the north within the Lowes Creek Maryland Precinct.

Figure 4 – Potable Water Network



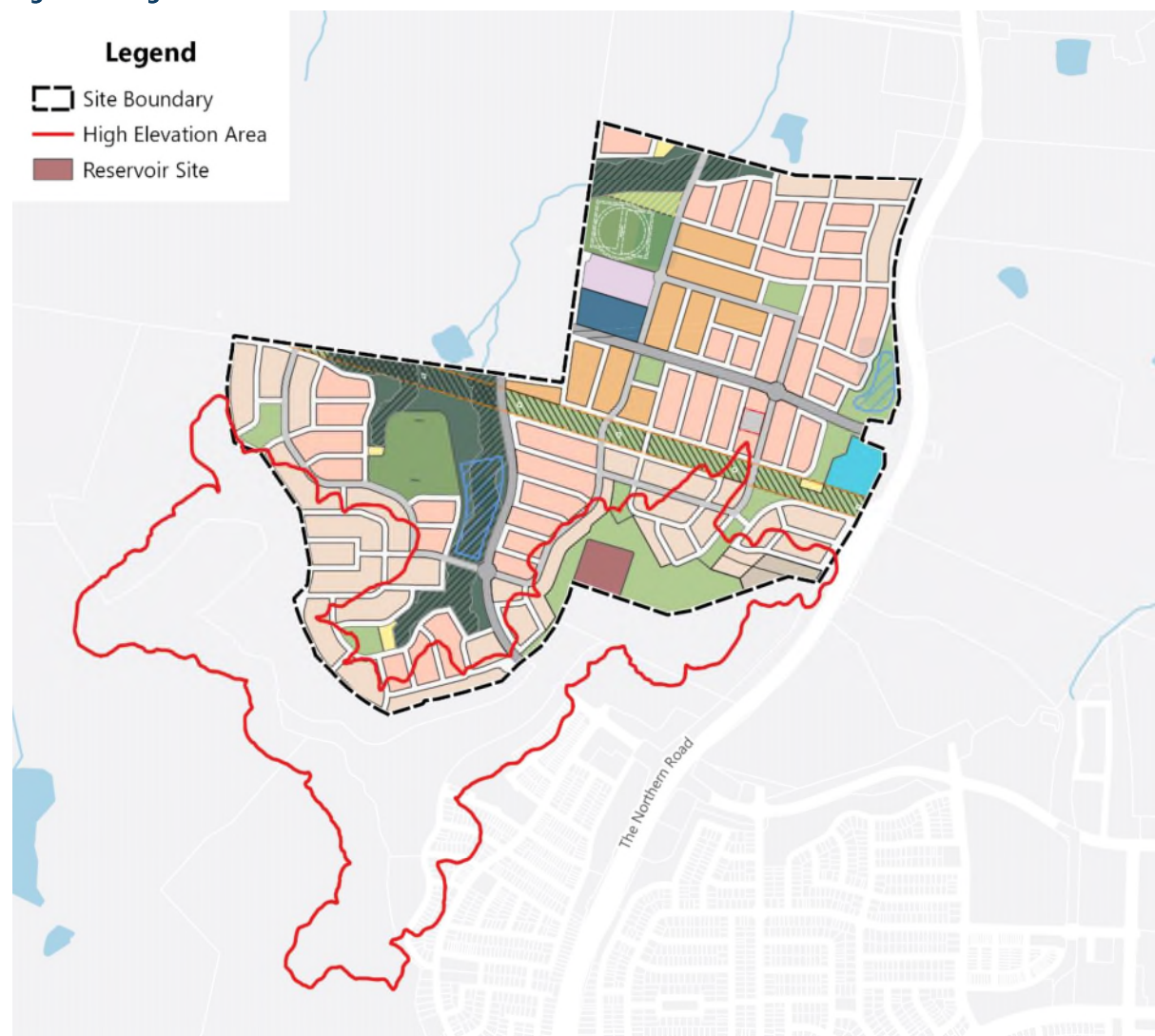
3.2 Sydney Water Growth Servicing Plan

Sydney Water's 2022 Growth Servicing Plan (GSP) outlines the servicing strategy to support planned growth in Greater Sydney up to 2027. The GSP indicates that infrastructure to support South Creek West is in the design and delivery phase, with limited existing trunk capacity available until Sydney Water delivered reservoirs are constructed by the 2024 financial year.

The GSP also identifies an area of high elevation along the southern portion of the site. The elevation contour (RL 116AHD) was plotted over the site to determine the development areas which may be impacted. This is shown in Figure 5.

As discussed above, the proposed reservoirs will be located in the south east part of the site, within the open space adjacent the site boundary. Based on the existing contours, the reservoirs are likely to be located at a minimum elevation of RL 136AHD, providing at least 20m elevation difference to the high elevation area shown below. It is likely that the delivery of these reservoirs will resolve any potential servicing constraint, however this will be confirmed with Sydney Water.

Figure 5 – High Elevation Areas



3.3 Proposed Servicing Strategy

A high-level assessment was undertaken using the Water Supply Code of Australia (WSA) to determine the trunk infrastructure requirements to support the proposed development. This involved calculating the peak hourly demand to estimate the likely trunk main size required.

The maximum water demand rates were extracted from the WSA. These rates were used to determine the peak hour demand for each land use type. The results of this assessment are provided in Table 2.

Table 2 - Proposed Water Demand Calculations

Land Use	Max Demand Rate (kL/Day)	Unit	Peak Demand (L/s)
Low Density Residential (<30 dw/ha)	1.4	Per Dwelling	73.7
Medium Density Residential (30-60 dw/ha)	60	Per Net Ha	19.0
Apartments (within Local Centre)	0.8	Per Dwelling	1.9
School	90	Per 500 Students	2.1
Parks & Ovals	7	Per Ha	0.1
Total			96.7

Based on the above assessment, a single 300mm diameter trunk main would be required to support the proposed development. This would be supplied in a series of between two and four connections to The Northern Road approximately 250-300mm in size.

As discussed in Section 3.1, it is expected the site will be supplied by the new Oran Park reservoirs. These reservoirs will be located adjacent the site boundary. Given the proximity of development to the proposed reservoirs, provision of potable water supply to the site is not expected to pose a constraint to development.

Sydney Water have provided a Feasibility Letter, which outlines servicing options for the site. The above strategy has been prepared based on the advice contained within this letter. A copy has been included in Appendix A of this report.

4 Sewer

4.1 Existing Network

The site and surrounding area are not currently serviced by the Sydney Water sewer network. Existing rural properties in the area utilise on-site septic tanks for sewage collection and disposal. Newer developments within the Oran Park, Harrington Park and Turner Road developments, located to the south east of Precinct 5, are serviced by the Sydney Water sewer network. Sewer from these developments is currently transferred to the West Camden Water Recycling Plant (WRP), located approximately 8km south west of the site.

The SWGA and Aerotropolis are set to undergo significant change over the coming years which will require large investment in utilities infrastructure. Relevant to the site are the Lowes Creek sewer pump station (SP1209) and the associated carrier mains (Lowes Creek Carrier, Maryland Carrier and Pondicherry Carrier). These works will, in time, ensure there is adequate capacity to support the proposed development as well as development within the adjacent precincts in Lowes Creek Maryland and Pondicherry.

All sewer from the proposed development will drain to SP1209. This pump station and the Lowes Creek Carrier will be delivered by Sydney Water in 2023/24, subject to funding approval. This pump station will service Pondicherry, Lowes Creek Maryland, South Creek West and parts of Catherine Field and Catherine Field North and will be sized to support all development in these Precincts.

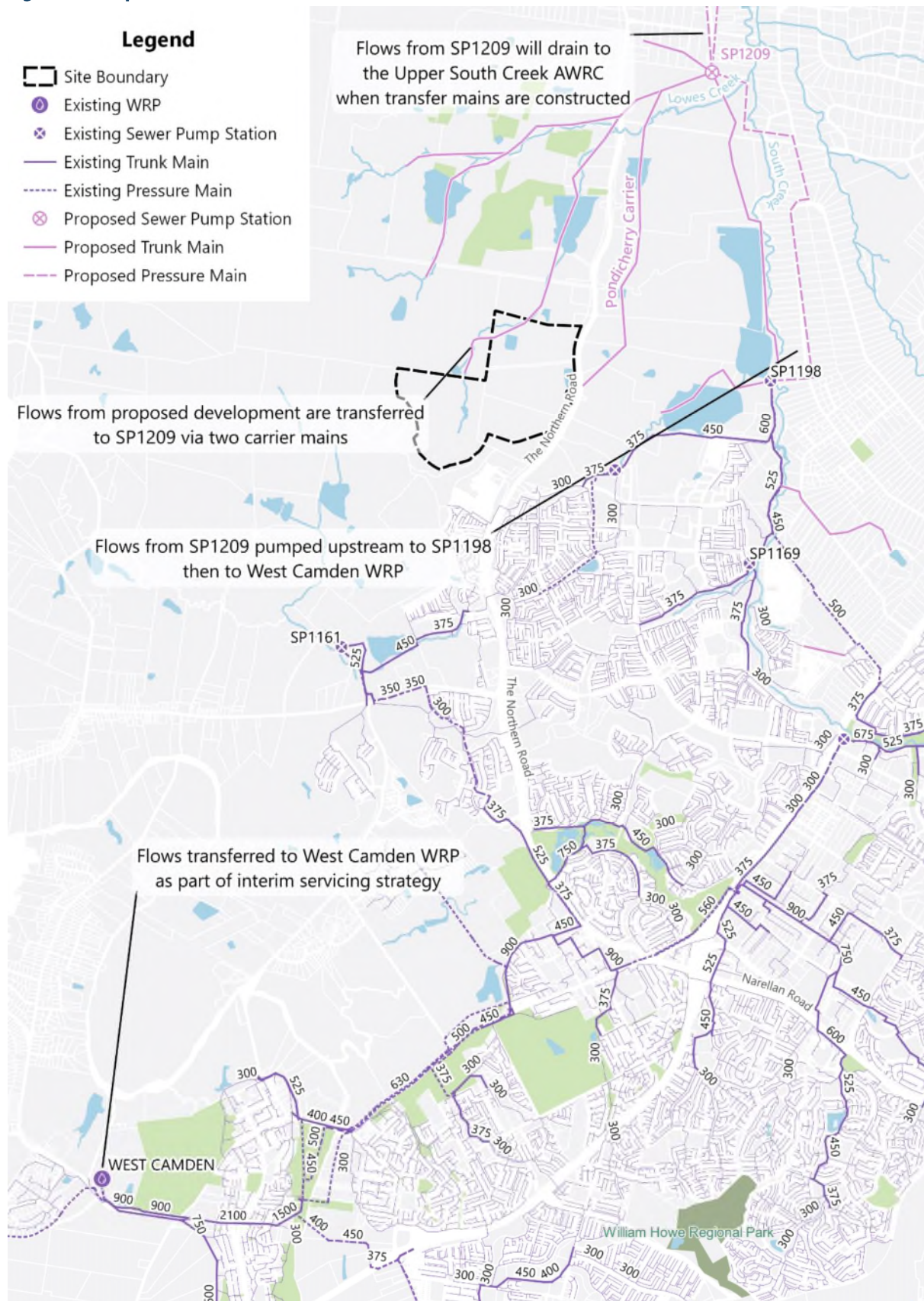
The Lowes Creek and Maryland Carriers will be sized to support Precinct 5, as well as downstream development within Lowes Creek Maryland. The Pondicherry Carrier will be sized to support development within the catchment, including the eastern catchment of Precinct 5, Pondicherry and Greenways.

Ultimately, flows from SP1209 will be transferred to the Upper South Creek Advanced Water Recycling Centre (AWRC), located near the confluence of Badgerys Creek, Kemps Creek and South Creek, approximately 14km north of the site. Sydney Water have indicated that the Upper South Creek AWRC will be operational in line with the opening of the Western Sydney Airport, in 2026. The Upper South Creek AWRC is located a considerable distance from SP1209, and significant lead in infrastructure will be required to transfer flows from SP1209 to the AWRC. The delivery timeline for these lead-ins are currently unknown, however Sydney Water's Feasibility Letter suggests a connection from SP1209 to the AWRC will be available after 2026.

Until the required transfer mains are constructed, flows from SP1209 will be transferred to the West Camden WRP via SP1198 and SP1156. Sydney Water have indicated that SP1209 has capacity to cater for 4,000 dwellings until 2026. This capacity includes other developments within the catchment. Engagement with Sydney Water will continue throughout the next phase of the project to confirm the servicing strategy for the site.

The existing and planned trunk sewer infrastructure is shown in Figure 7.

Figure 7 - Proposed Sewer Network



4.2 Sydney Water Growth Servicing Plan

Sydney Water's GSP indicates that trunk sewer infrastructure to support South Creek West is currently in the strategic planning phase. The GSP notes that the South Creek West Precinct has been released but not yet rezoned, and trunk infrastructure within the precinct will be delivered by developers in a staged fashion.

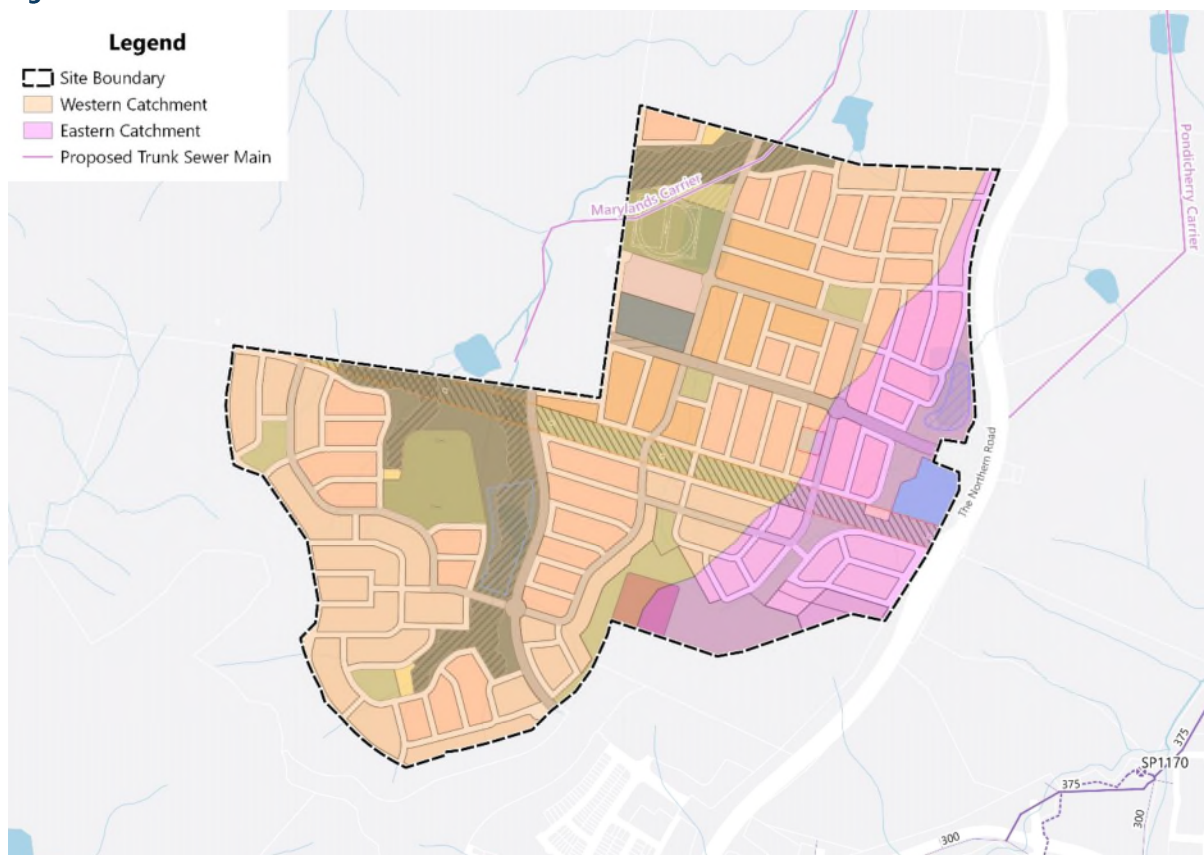
4.3 Sewer Catchments

The site falls into two sewer catchments, the western catchment drains to the Maryland Carrier and the eastern catchment drains to the Pondicherry Carrier. As discussed above, both carrier mains will discharge to SP1209. The sewer catchments are shown in Figure 8 and a summary of the required infrastructure for each catchment is provided in Table 3.

Table 3 - Sewer Catchment Data

Catchment	Size (Ha)	Carrier	SPS
Western	138.0	Maryland Carrier	SP1209
Eastern	34.9	Pondicherry Carrier	SP1209

Figure 8 - Sewer Catchments



4.4 Proposed Servicing Strategy

The site falls into two sewer catchments, both draining to the future SP1209. This pump station will transfer wastewater to the West Camden WRP for up to 10 years, depending on available capacity at the WRP and delivery of infrastructure connections to the north. Beyond this, wastewater within the SP1209 catchment will be transferred to the Upper South Creek AWRC.

The western catchment drains to SP1209 via the Maryland Carrier while the eastern catchment drains beneath The Northern Road to the Pondicherry Carrier. While Sydney Water will deliver SP1209 and Lowes Creek Carrier Section 1, they have indicated that both the Maryland and Pondicherry Carriers will need to be delivered by developers under a commercial agreement.

A high level assessment of the required trunk sewer infrastructure was undertaken using the Sewage Supply Code of Australia (SSA). The load on the sewer network is expressed in Equivalent Population (EP). The EP for each land use were extracted from the SSA. For residential uses, EP is expressed as a rate per dwelling and for non-residential uses, EP is expressed as a rate per hectare of development (gross). For schools the EP is related to the number of students. For the purpose of this assessment it has been assumed that the school site will accommodate 500 students, with an associated EP rate of 0.2/student.

The proposed land uses were split based on the catchments shown in Figure 8. The approximate total EP for each catchment was then calculated using the EP rates tabulated below.

Table 4 - Calculated Equivalent Population

Land Use	EP Rate	Eastern Catchment	Western Catchment	Total EP
Environmental Living (10 dw/ha)	3.5/dw	-	28	28
Low Density 1 (20 dw/ha)	3.5/dw	2,342	578	2,919
Low Density 2 (25 dw/ha)	3/dw	2,874	657	3,531
Medium Density (35 dw/ha)	3/dw	1,431	-	1,431
Mixed Use (Local Centre)	2.5/dw	250	-	250
School	100	94	-	94
Total		7,091	1,263	8,353

Based on the above, a total equivalent population of 8,353 is expected within the site. Approximate trunk main sizing requirements have been determined for each catchment based on the above EP values. The Western Catchment will require the equivalent of a 375mm diameter trunk main, while the Western and Eastern Catchments will require a 225mm main.

As discussed above, the sizing of the downstream trunk carrier mains that will service the development are unknown at this stage. Given these mains will ultimately service a larger catchment outside the Precinct 5 site, it is likely the size of these mains will be significant. Lead-ins to these mains from the site could be achieved through single 375mm and 225mm diameter mains for each catchment, or through a series of smaller mains.

Sydney Water have provided a Feasibility Letter which outlines servicing options for the site. The above strategy has been prepared based on the advice contained within this letter. A copy has been included in Appendix A of this report.

5 Electricity

5.1 Existing Network

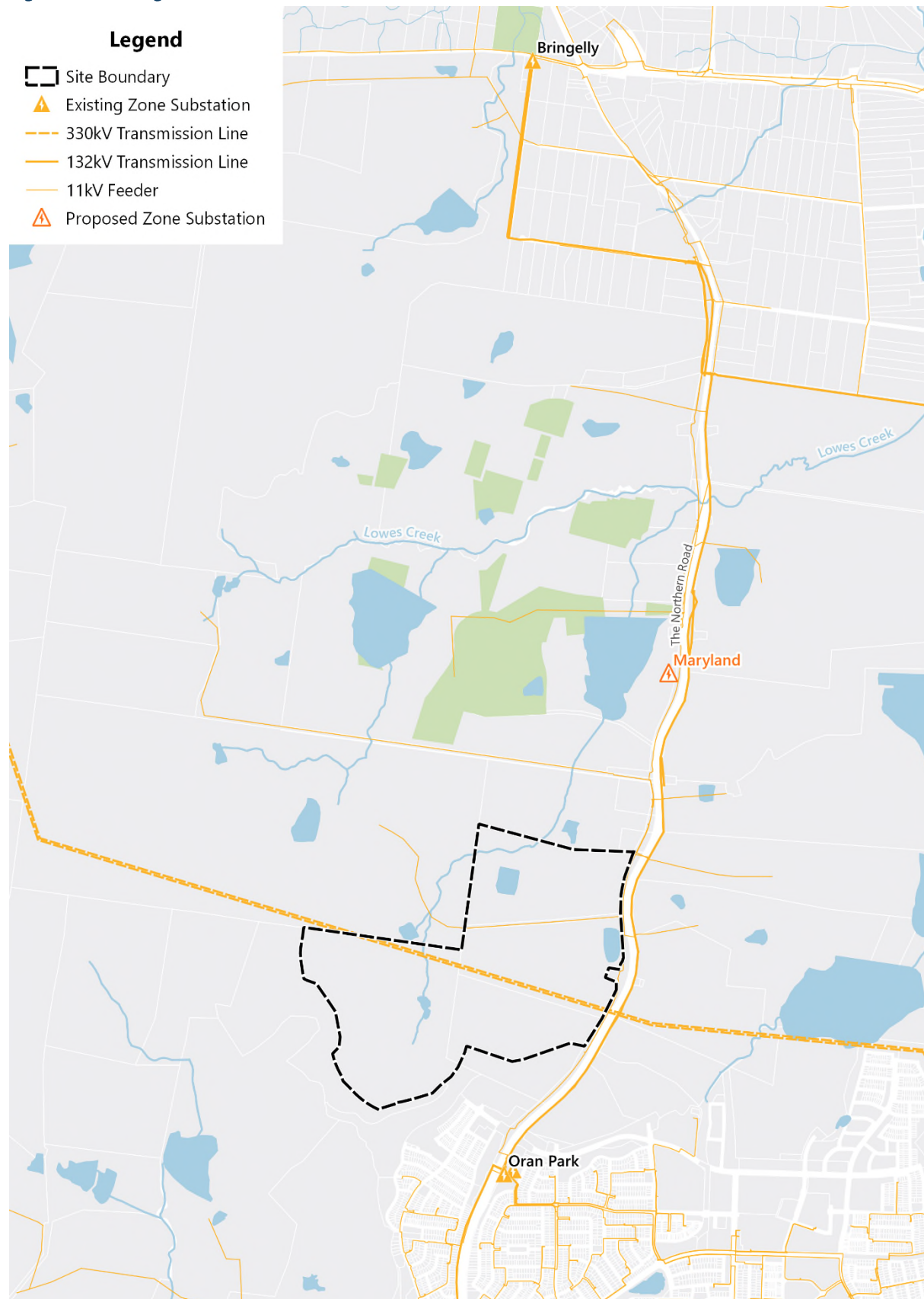
The site is located within the Endeavour Energy (EE) electrical supply zone. The closest zone substation (ZS) to the site is the Oran Park ZS, which has a firm capacity of 45MVA. The Oran Park ZS is connected to the Bringelly ZS, located 4.4km north of the site, via 132kV transmission lines which traverse the eastern side of The Northern Road. The Bringelly ZS has a firm capacity of 19MVA.

Endeavour Energy's Distribution Annual Planning Report (DAPR) estimates that the proposed development within the Maryland and Lowes Creek precinct will produce 11,000 lots and require an ultimate load of 44MVA. EE are planning on supplying early development within these precincts from the Oran Park and Bringelly ZS, however the existing high voltage network does not have sufficient capacity to supply the total expected demand within this precinct.

Endeavour Energy will construct two additional zone substations in the region to service the expected growth across the SWGA. Substations at Maryland and Catherine Park are expected to free up capacity at the Oran Park and Bringelly substations. The DAPR currently suggests both zone substations will be delivered in 2027, this information is current on 12 December 2022. The Maryland substation will be located adjacent The Northern Road, approximately 1km north of the site while the Catherine Park ZS will be located adjacent existing transmission lines on the eastern side of Oran Park, approximately 3km south east of the site.

Initial stages of development on the site will likely be supplied from the Oran Park ZS, with later stages of development potentially supplied from the Maryland substation, should there be insufficient capacity at Oran Park. The existing electrical network and proposed Maryland ZS are shown in Figure 9.

Figure 9 - Existing Electrical Network



5.2 Proposed Servicing Strategy

Endeavour Energy undertook a high-level assessment of the proposed development in June 2022 based on a previous site layout and yield which included 44% more dwellings than the current proposed yield. A copy of this assessment is provided in Appendix A. The following servicing strategy was prepared for the proposed development site based on the previous yields.

EE have previously estimated the total load generated by the development to be approximately 18MVA, which would require 4-5 11kV feeders. Based on the reduction in dwellings from the time this advice was prepared, we would assume that 2-3 11kV feeders will be sufficient to supply development, however this will be confirmed with EE during the next phase of the project.

High voltage feeders can be installed gradually as development progresses. Generally, an 11kV feeder can support 800 – 1,400 dwellings, however this is dependent on the type of dwelling, the distance from the zone substation and other factors.

EE noted in their strategy that the site will be supplied via the Oran Park ZS and there is currently sufficient spare capacity to supply the whole development. Available spare capacity at the zone substation is expected to decrease over time, as new development connection applications are made. Should the demand generated by the development exceed the available spare capacity at the Oran Park ZS, then additional supply would be sourced from the future Maryland ZS. It is not expected that demand generated by the proposed development would exceed available supply at Oran Park ZS prior to the commissioning of the Maryland ZS in 2027.

New feeders will likely be constructed within the existing trench location on the eastern side of the road reserve in The Northern Road. Based on the current staging plan, it is anticipated a new feeder will be required every 3-4 years. Existing 11kV feeders and low voltage assets within the site boundary will be demolished and removed to support the proposed development.

It should be noted that spare capacity cannot be reserved for future development, and further network capacity investigations will need to be conducted when the formal connection of load application is submitted to EE in future.

Based on the above assessment, provision of electrical supply to the site is not expected to pose a constraint to development. Endeavour Energy's servicing strategy for the site has been included in Appendix A of this report.

6 Gas

The site is not currently serviced by the Jemena natural gas network. Gas infrastructure supplies dwellings within the Oran Park precinct, to the south of the site. Should the site require gas infrastructure, Jemena will support the demand generated by development as required. Generally, there will be little demand for gas infrastructure generated by non-residential development.

Should gas be required for the proposed development, it is likely trunk infrastructure will be extended from Oran Park to the site. Any gas servicing requirements for the site will be confirmed with Jemena during the next phase of the project.

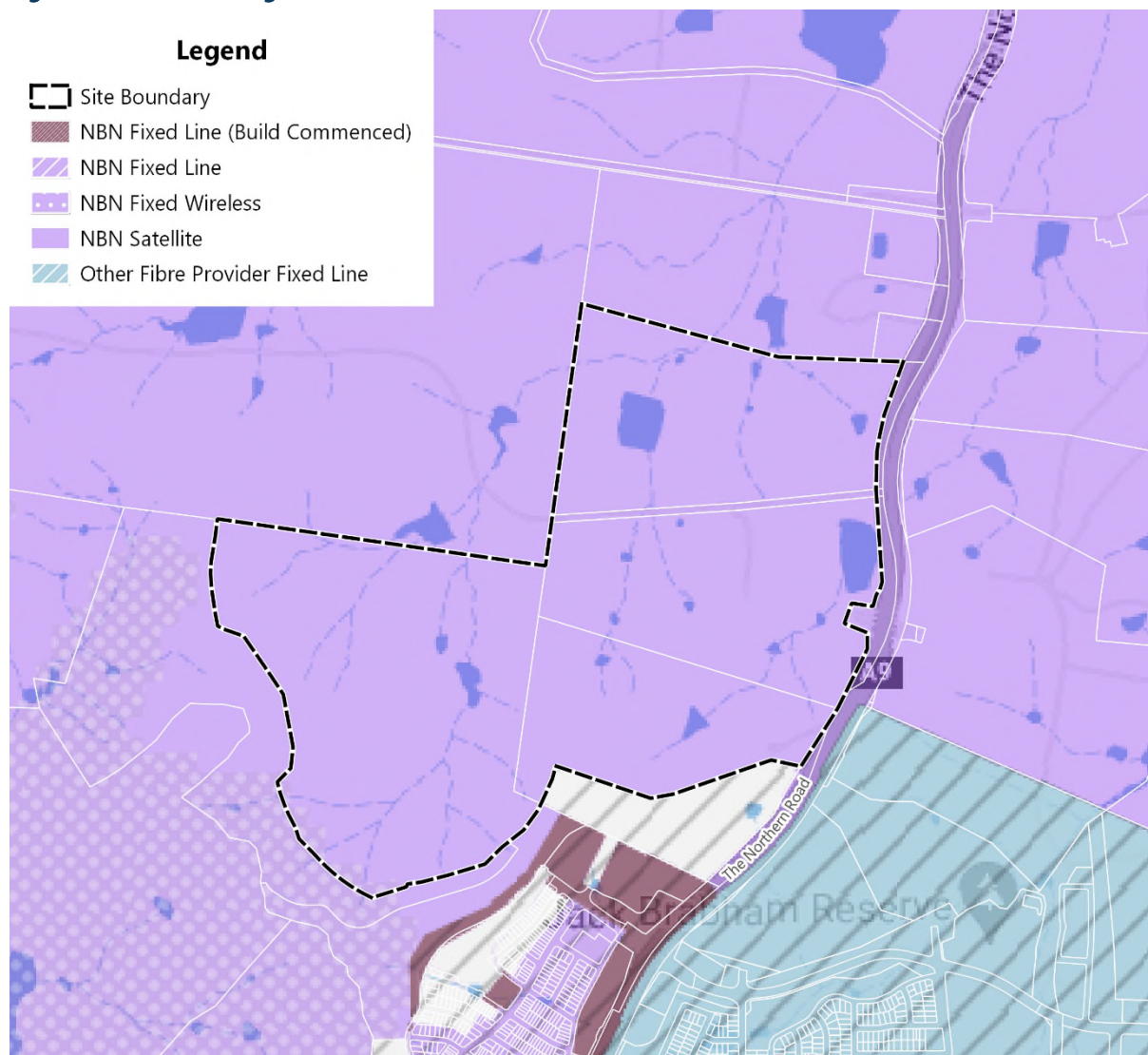
7 Telecommunications

7.1 NBN

The site is currently serviced by NBN satellite technology which uses satellite signals to deliver broadband data. This is achieved via installation of a small antenna or dish on the roof of a home or business to transmit and receive data from a satellite orbiting the earth. This technology is generally used in rural areas with large distances between residential dwellings.

Fixed line technology is available within the Oran Park precinct. It is likely that fixed line technology can be extended to the site to supply future development. NBN Co. policy requires developers to provide pit and pipe infrastructure within the road reserve for all subdivisions. NBN assess each application request separately to negotiate commercial terms, however connection fees of up to \$600 and \$400 may apply to single dwelling units and multi dwelling units respectively. Please note these charges are subject to change.

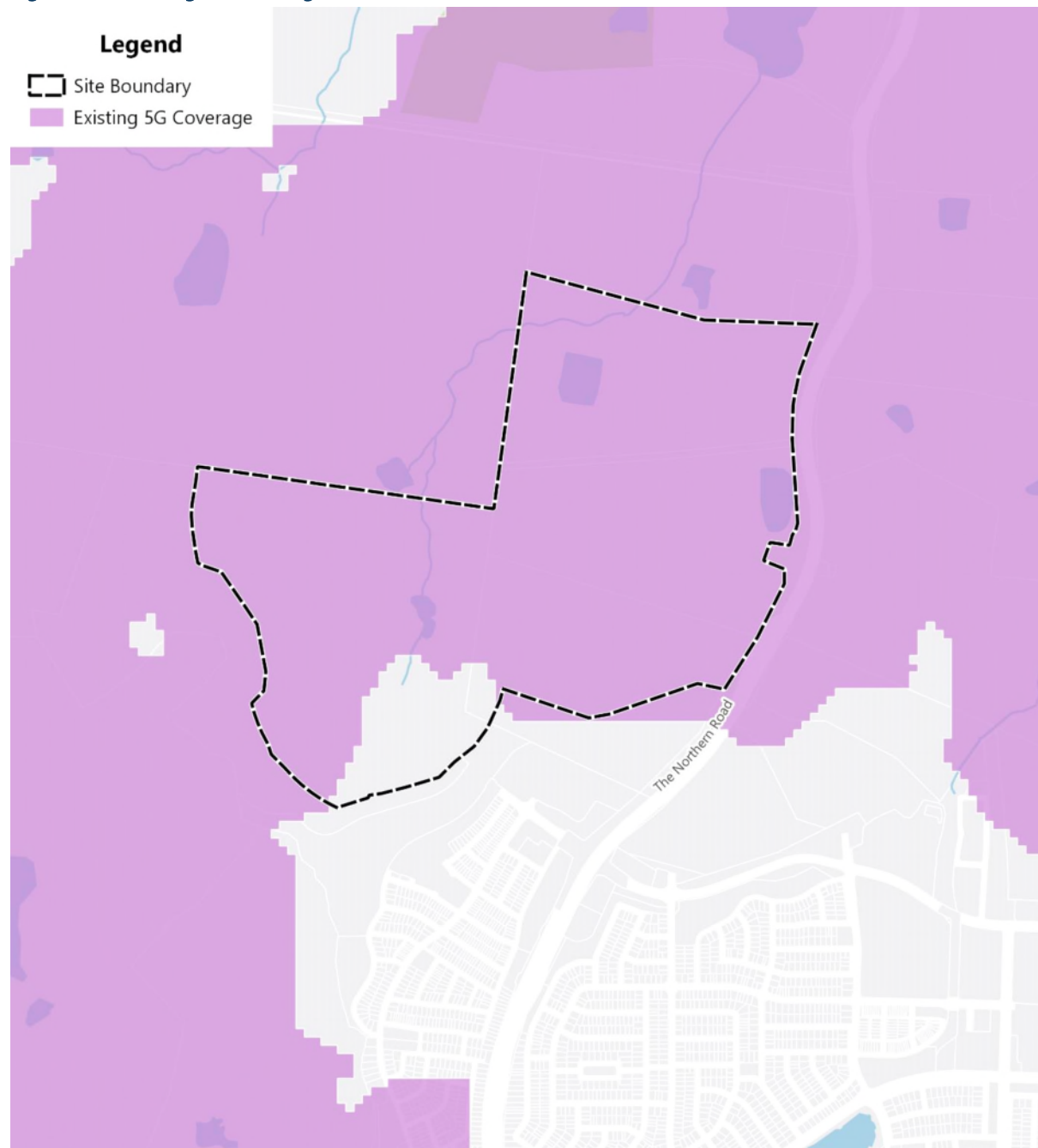
Figure 10 - NBN Coverage



7.2 Telstra 5G Network

Telstra have blanket handheld 4G coverage across the site. Rollout of Telstra's 5G network has commenced across the SWGA. Most of the site can already access 5G coverage, with a small portion near the southern boundary of the site not currently covered by the network. Figure 11 shows the existing 5G network coverage in purple. Future infrastructure rollout across the SWGA will be staged to match the pace of development. It is expected that 5G network coverage will extend across the whole site over the coming years.

Figure 11 - Existing 5G Coverage



8 Conclusion

This report summarises the investigations relating to the infrastructure delivery strategies for the development site at Cobbitty Sub Precinct 5. Based on the assessments in this report, the proposed development can be adequately serviced by the infrastructure planned for the SCWLRA and greater SWGA. It is expected that this infrastructure can be delivered to align with the planned development timeline.

Appendix A – Authority Endorsement/Advice

Case Number: 194137

6 December 2021

Boyuan Holdings Limited

Dear Adam Carmody

Re: Servicing of the proposed planning proposal at 657 The Northern Road, Cobbitty.

Thank you for your enquiry about the water-related servicing requirements for your proposed development at **Lot 2 DP1216380 657 NORTHERN RD, Cobbitty.**

The general information below, is provided to assist you in considering options for your site. The information is based on our system as of the date of this letter. The information below is as follows:

Water:

- The development is located within the Narellan South water supply zone (WSZ) which has limited capacity to service growth.
- Drinking water servicing of the 3,800 lot development is required via the proposed Oran Park WSZ.
- The Oran Park reservoirs and associated infrastructure are currently programmed to be delivered in 2022/23. This delivery timeframe is subject to change.

Wastewater:

The development is located within the Lowes Creek catchment and drains to proposed SP1209 via proposed Lowes Creek carrier section 1. Sydney Water plans to deliver these assets by 2023/24. This is subject to funding approval.

Stage 1 servicing of Lowes Creek catchment (SP1209) –

- SP1209 will transfer flow to West Camden Water Recycling Plant (WRP) via SP1198. Refer to attached locality plan.

- There is limited capacity within the West Camden wastewater network. SP1209 can only service up to 4,000 dwellings via transfer to West Camden wastewater network until about 2026.
 - The capacity for 4,000 lots, is for all developments draining to SP1209, including other developments.
- In addition to the Sydney Water delivered trunk infrastructure, precinct wastewater trunk mains are required to be extended from the Lowes Creek Carrier Section 1, to service this development. These trunk mains are required to be delivered by developers under commercial agreement with Sydney Water.
 - The developer will need to collaborate with any developers/landowners for construction and delivery timing of carriers required to be extended to this development.

Ultimate servicing of Lowes Creek catchment

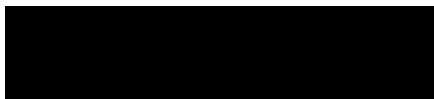
- After 2026, Sydney Water plans to transfer SP1209 flows to the Upper South Creek (USC) Advanced Water Recycling Centre (AWRC). The AWRC is planned to be operational in 2025/26.

Recycled Water:

- Recycled Water options to service South Creek West are actively being explored by Sydney Water.
- If you are interested in recycled water options to service the proposed development, please contact your account manager, Shaun Muir, to discuss.

If you have any further enquiries, or would like to accelerate your development, please phone me on 0477 995 349 or email shaun.muir@sydneywater.com.au to arrange to meet and discuss accelerating the servicing of your development area.

Yours sincerely



Shaun Muir
Major Account Manager
Developer Partnerships

Rachel Higginson

From: Louis Fernandes <[REDACTED]>
Sent: Monday, 13 September 2021 12:03 PM
To: Rachel Higginson
Cc: [REDACTED]
Subject: RE: Cobbitty Development Site

Hi Rachel,

Hoping all is well!

Asset Planning and Performance has prepared the following response to **Cobbitty Development**:

1. The total site assessed load has been assessed to approximately **18MVA**.
2. This development will require at least 4 -5 dedicated Feeders.
3. Feeders will require a minimum of 2 x cross-feeder ties plus 1 cross-zone tie (per feeder) in line with sound network planning reliability and security principles.
4. At present, there is enough total capacity at Oran Park ZS to supply the development. (Firm capacity constraints may require EE to implement future Major projects at the correct time).
5. This development will be supplied from Oran Park ZS via up to 4 - 5 dedicated feeders.
6. Feeders can be installed progressively as the development progresses over the proposed 10-year timeline.
7. The Capacity Planner will allocate 11kV circuit breakers as needed. There are currently several spare circuit breakers, but this will reduce over time as other network and customer feeders are installed and there will be a requirement to double-terminate some feeders when spares are exhausted.
8. Due to expected cable congestion exiting Oran Park ZS, some initial HV cables may need to be 300 Cu XLPE and can then be reduced to 240 Cu XLPE at suitable point, until the first distribution substation. Further assessments will be required upon application.
9. **Note:** Endeavour Energy does not reserve capacity. Further network capacity investigations will need to be conducted when the formal connection of load application is submitted in the future.

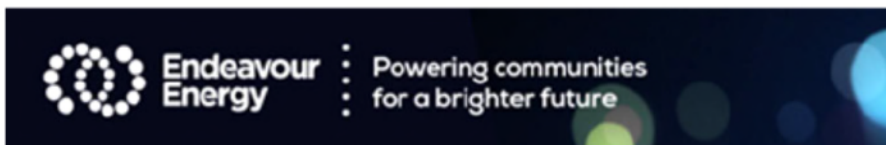
Kind regards,

Louis Fernandes | Capacity Planner

T [REDACTED]

51 Huntingwood Drive Huntingwood NSW 2148

endeavourenergy.com.au



Endeavour Energy acknowledges the traditional owners of country where we work and recognises their continuing connection to the land, waters and community. We pay our respects to the people, the cultures, and to the elders both past, present and emerging.

From: Jason Lu
Sent: Tuesday, 7 September 2021 4:11 PM
To: Rachel Higginson <[REDACTED]>
Cc: [REDACTED]