PROJECT SUMMARY

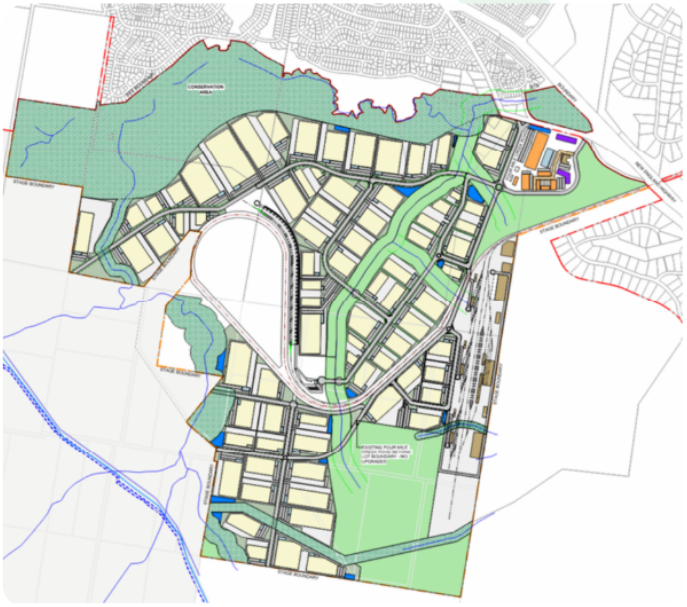
Four-Mile Creek Stage 1

CLIENT: TACTICAL GROUP AND BLOOMFIELD | **ENGAGEMENT PERIOD: 2025 - ONGOING**

PROJECT OVERVIEW

Four Mile Creek Stage 1 is a 570-hectare staged industrial development with large-format warehousing, rail manufacturing and maintenance facilities, an intermodal terminal and a northern gateway commercial precinct. Early works are planned to start in late 2029.

Croí prepared the Utility Risk and Opportunities Report covering electrical, water, wastewater and telecommunications servicing.



Utilities Strategy & Design • Utilities & Project Management

Croí's Role

Croí personnel were involved in:

- Electrical maximum demand assessment for Phases 1A to 1J to AS/NZS 3000
- Potable water and wastewater demand estimates
- Temporary builder's supply and permanent supply options
- Water, wastewater, recycled water and telecommunications servicing strategies
- Utility risk and opportunity assessment
- Utility authority engagement and recommendations

Key Achievements

- Confirmed available electrical supply capacity
- Flagged the risk of losing capacity to nearby developments
- Showed the risk of lodging the Endeavour Energy application too late for the project's timeline
- Prompted the client's long-term utility planning

Key Interfaces

- Ausgrid (electrical network)
- Hunter Water (water and wastewater)
- NBN Co (telecommunications)
- The Bloomfield Group (Client – Existing Mine Network Owners)

Key Outcomes

- Recommendations setting the next steps for utility servicing
- Electrical ownership model (Ausgrid or private embedded network) flagged as the critical decision before concept design
- Existing TBG mine networks reserved for Stage 2 and later phases
- Opportunities identified in early capacity reservation, solar and BESS, and embedded network revenue