Department of Planning, Housing and Infrastructure

Our ref: SSD-77450458-PA-23

Alana Kosklin
Stakeholder Lead
The Trustee for Blue PGS Partner Trust & Others
42 Honeysuckle Drive
Newcastle, NSW, 2300

11/09/2026

Subject: Steel River BESS – Out of Hours Request

Dear Ms Kosklin

I refer to your submission dated 3 September 2026, requesting the Planning Secretary's approval to vary the hours of construction activities specified in Schedule 2, Condition B15, consistent with the requirements of Schedule 2, Condition B17 of the Development Consent for Steel River BESS (SSD-77450458).

It is understood the proposed Benedict Recycling access way scope includes installation of:

- stormwater drainage;
- electrical conduits; and
- sewer pipework.

to enable connection to and from the BESS site.

To avoid disruption to Benedict Recycling and its customers, PLUS Grid Storage is proposing to install this infrastructure outside of approved construction hours.

This request seeks to extend construction hours to facilitate the installation of this infrastructure under Benedict Recycling access way on the following dates:

- 1pm Saturday 26 September to 5am Monday 28 September 2026
- 1pm Saturday 17 October to 5am Monday 19 October 2026 (wet weather contingency only, if works cannot be completed 26–28 September).

The Department notes the out of hours request:

- works would be undertaken continuously during this period;
- PLUS Grid Storage has consulted with Benedict Recycling and Leading-Edge Data Centre about this proposed out of hours work;

- included an Out of Hours Work Management Plan (Rev A, dated 27 August 2026), prepared in accordance with Schedule 2, Condition B17, which includes a noise assessment using the TfNSW Construction and Maintenance Noise Estimator Tool; and
- no Noise Management Level exceedances are predicted at any receiver.

The Department notes that you have committed to consulting with TfNSW and Council prior to this approval.

Accordingly, as nominee of the Planning Secretary, I approve the request to vary the hours of construction activity to undertake infrastructure installation beneath the Benedict Recycling access way.

The above approval is subject to the following requirements, to the satisfaction of the Planning Secretary:

Where a noise complaint is received, attended noise monitoring should be undertaken to investigate the noise and any noisy activities reduced as soon a feasibly actionable. Details of activities and equipment in use during the complaint should be identified. Where possible, attended monitoring should be conducted during similar conditions (activities/equipment) and weather conditions as those present during the complaint.

If any complaint is received, appropriate mitigation measures are to be identified, and the Department and the complainant are to be informed of the measures that will be implemented to address the complaint. Should any further complaints be received regarding works in the extended construction hours, this approval to extend the works hours may be revoked by the Department.

A record of any complaints made, or non-compliances identified during monitoring, regarding works undertaken during extended construction hours must be provided to the Department within 24 hours of the complaint or non-compliance.

All work is to be undertaken in accordance with the requirements of Schedule 2, Condition B18 of the Development Consent.

Please ensure you make the document publicly available on the project website at the earliest convenience.

This approval to extend construction hours for infrastructure installation beneath the Benedict Recycling access way may be revoked by the Department at any time.

If you wish to discuss the matter further, please contact Wayne Jones on (02) 6575 346.

Yours sincerely



Iwan Davies
Director
Energy Assessments

As nominee of the Planning Secretary