Department of Planning, Housing and Infrastructure

Our ref: SSD-77450458-PA-25

Alana Kosklin
Stakeholder Lead
Ausgrid Operator Partnership
42 Honeysuckle Drive
Newcastle, NSW, 2300

14/10/2026

Subject: Steel River East BESS (SSD-77450458) – Condition B17 Out of Hours Work Request

Dear Dr. Kosklin,

I refer to your letter dated 29 September 2026, submitted to the Department of Planning, Housing and Infrastructure (the Department) requesting the Planning Secretary's approval to vary the hours specified in Schedule 2, Condition B15, consistent with the requirements of Schedule 2, condition B17 of the Steel River East Battery Energy Storage System (BESS) Development Consent (SSD-77450458).

It is understood the proposed Benedict Recycling access way scope of works will enable connection to and from the BESS site and includes installation of:

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

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

The Department notes that you have previously received approval for out of hours works (SSD-77450458-PA-23) on the following dates:

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

Due to equipment failure the full scope of works was unable to be completed on the 26 to 28 September 2026 and you are now seeking to extend construction hours to facilitate the installation of this infrastructure under Benedict Recycling access way on the following dates:

- 1pm Saturday 17 October to 6am Monday 19 October 2026.

The Department has reviewed the information submitted and notes:

- Steel River East BESS shares an access way with Benedict Recycling and Leading Edge Data Centre;
- this access way receives weekday traffic of approximately 620 vehicles per day, including 450 which are heavy vehicles;
- the work is expected to generate up to 6 heavy vehicle movements over the period;
- works would be undertaken continuously during this period;

- an Out of Hours Work Management Plan Stage 1 (Revision C dated 25 September 2026) has been prepared in accordance with Schedule 2, Condition B17, which includes a noise assessment using the TfNSW Construction and Maintenance Noise Estimator Tool;
- no noise level exceedances are predicted at any receiver; and
- PLUS Grid Storage will notify the City of Newcastle (Council) and Transport for NSW (TfNSW) of the planned out of hours work.

In accordance with Schedule 2, Condition B17, as nominee of the Planning Secretary, I approve for the construction hours to be varied to allow the install of the stormwater drainage, electrical conduits and sewer pipework works to occur beneath the Benedict Recycling access way continuously between 1pm Saturday 17 October and 6am Monday 19 October 2026.

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; and
- 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 Scotney Moore on 02 9274 6342.

Yours sincerely,



Iwan Davies
Director
Energy Assessments

As nominee of the Planning Secretary