



OPERATIONAL COMPLIANCE REPORT

351 Telegraph Point Road, Pembroke, NSW 2446

Cairncross Waste Management Facility (SSD-5792)

ENV240898

For:

Port Macquarie Hastings Council

By:

ENV Services Pty Ltd

Date:

18/03/2026

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SCOPE OF ENGAGEMENT AND LIMITATIONS

This report has been prepared by ENV Services Pty Ltd at the request of Port Macquarie Hastings Council for the purpose of developing an Operational Compliance Report for the Cairncross Waste Management Facility (SSD 5792). No other parties may rely on the contents of this report for any purposes except those stated.

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ENV declares that it does not have, nor expects to have, a beneficial interest in the subject project.

To avoid this advice being used inappropriately, it is recommended that you consult with ENV before conveying the information to another who may not fully understand the objectives of the report. This report is meant only for the subject site/project and should not be applied to any other.

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LIST OF ACRONYMS

Below is a list of commonly used acronyms in this report.

Term	Description
BfFMP	Bushfire and Fuel Management Plan
C&I	Commercial and Industrial
CWMF	Cairncross Waste Management Facility
DPE	Department of Planning and Environment
DPHI	Department of Planning, Housing, and Infrastructure
DPIE	Department of Planning, Industry and Environment
EP&A Act	Environmental Planning and Assessment Act
EPA	Environmental Protection Authority
EPL	Environmental Protection License
LEMP	Landfill Environmental Management Plan
LGA	Local Government Area
LMP	Leachate Management Plan
MRF	Material Recovery Facility
ORRF	Organics Resource Recovery Facility
PAR	Post Approval Requirements
PMHC	Port Macquarie Hastings Council
SSD	State Significant Development
VMP	Vegetation Management Plan
WMP	Water Management Plan
WTS	Waste Transfer Station

2 INTRODUCTION, BACKGROUND AND OBJECTIVES

2.1 Introduction

ENV Services Pty Ltd (ENV) were engaged by Port Macquarie Hasting Council (PMHC) to prepare the Compliance Report for the Cairncross Waste Management Facility (CWMF) located at 351 Telegraph Point Road, Pembroke, NSW 2446. The Compliance Report is completed in accordance with State Significant Development (SSD-5792) (Mod 1). The conditions of the development consent (SSD-5792 as modified by the instrument of modification) stipulate the requirement to commission compliance reporting on an annual basis. This document presents the Compliance Report for the reporting period 12 November 2024 to 11 November 2025.

This Compliance Report was completed by Timothy Bischof, an Environmental Scientist holding a Master of Environmental Management and Sustainability and relevant experience in Waste Management and Compliance Audits in NSW. The Compliance Report was reviewed by Kingsley Baldwin, Senior Environmental Scientist and Team Leader.

2.2 Background and Project Description

The CWMF is located at 351 Telegraph Point Road, Pembroke, NSW 2446, approximately 15 kilometres northwest of Port Macquarie. The site is currently operated by PMHC under SSD-5792 (Mod 1) and Environmental Protection Licence (EPL) 11189. The CWMF began operations in 2001 and has been extended under SSD-5792 in 2019 with an estimated life until 2056 under Stage 1, 2 and 3. The CWMF is currently operating predominantly within Stages 1A, 1C and 1E and partly within cells 1B, 1D and 1F.

SSD-5792 (Mod 1) was approved on 31 August 2023 for the interim expansion of the existing leachate treatment by increasing leachate storage and a pre-treatment system. A long-term leachate treatment system is required to be developed in accordance with SSD-5792 and is estimated to be completed by 2028 (Department of Planning, Industry and Environment (DPE) Modification Assessment Report, 2023). Notification has been provided to the Department for MOD 2. The proposed modification would include the design, construction and operation of a landfill gas (LFG) extraction system within the existing site footprint. The Department has acknowledged the modification request however no formal decision has been provided.

This Compliance Report includes a comprehensive assessment which outlines actions against items addressed or left outstanding from the previous reporting period (12 November 2023 to 11 November 2024), including the current compliance status of the CWMF, and any incidents and complaints received during the reporting period 12 November 2024 to 11 November 2025.

2.3 Summary of Project Activities during the Reporting Period

The following major project activities were undertaken at CWMF during the reporting period as advised by PMHC.

- Landfilling continued in Stage 1 noting that sub-cells 1E, 1C and part of 1A are progressively capped.
- Construction has commenced on the Interim Leachate Management System, conditioned within Mod 1. At the time of the site assessment, site establishment had commenced with the construction of a gravel pad. Project staff advised that practical completion of the system is scheduled around September 2026.

2.4 Reporting Period

The Compliance Report assesses the reporting period between 12 November 2024 to 11 November 2025.

2.5 Objectives

This Compliance Report has been undertaken in accordance with SSD 5792 (Mod 1). Condition C12 states Compliance Reports of the project must be carried out in accordance with the Compliance Reporting Post Approval Requirements (Department, 2018). The Reporting Post Approval Requirements (Department, 2020) have superseded the 2018 requirements and the 2020 Requirements have been adopted. PMHC have received approval from DPE (on 20 November 2020) to use the updated 2020 version.

2.6 Roles and Responsibilities

Table 1 summarises the PMHC staff are responsible for the environmental compliance of the CWMF.

Table 1 - PMHC Staff

Officer	Position and Contact Details
Emma Torain	Project Officer Waste and Resource Recovery Community Utilities 02 6581 8684 emma.torain@pmhc.nsw.gov.au
Michael Davis	Waste Manager – Waste Services Community Utilities 02 581 8267 michael.davis@pmhc.nsw.gov.au
Rachel Bennett	Innovation, Process & Compliance Manager Community Utilities 02 6581 8111 rachel.bennett@pmhc.nsw.gov.au

2.7 Site Inspection

A site inspection and interview were undertaken on the 9 February 2026 by Timothy Bischof. Emma Torain was the primary liaising officer who supported the compliance assessment providing the relevant information. Emma Torain and Michael Davis escorted ENV during the site inspection providing relevant details and information for the compliance report. During the site inspection, the CWMF appeared in good condition demonstrating good housekeeping and knowledge of procedures, processes and mitigation measures.

3 PREVIOUS OPERATIONAL COMPLIANCE REPORT

3.1 Talis Consultants - 2025

The previous Operational Compliance Report (Talis, 2025) reported seven (7) non compliances within the Reporting Period. Table 2 below summarises the non-compliances, recommendations from the 2025 compliance report and the corrective actions taken since the reporting period.

Table 2 - Previous Non-Compliances

Condition Number	Non-Compliance	Recommendation (s)	Corrective Actions Taken
B8(b)	SOP39.2 Weekly Site Inspection Checklists for the period 12 November 2023 to 11 November 2024 indicated the presence of Feral cats, Rats/mice, Deer, Dogs, Fox, Cane toads, Flies, Indian Myna birds, and ibis on the site during the reporting period. Wired fencing was observed around the site's perimeter however, the weekly site inspection checklists indicate that it is not preventing all pests / vermin from entering the site. Additionally, the 'Action Taken Comments' column of the Feral Animal Inspection Results section in the checklists were not provided i.e., measures that were undertaken to exclude the animals. Therefore, the effectiveness of the measures taken to exclude pests and vermin from the site cannot be verified.	SOP39.2 Weekly Site Inspection Checklists must be completed accurately by indicating whether each feral species was observed as present or not with a statement on the management / mitigation measures that were implemented. PMHC to ensure site personnel are correctly and accurately filling out the weekly checklists.	Advised by PMHC during the site interview that the recommended actions were undertaken. ENV Comment SOP39.2 weekly Site Inspection checklists for the period 13 November 2024 - 14 November 2025 indicated limited pests. PMHC advised no pest infestations were reported during the reporting period.
B34(a) – (g)	This condition is non-compliant as no Secretary Approval was provided within 12 months of the date of this consent. This condition will permanently be marked as non-compliant.	No Recommendation(s) required. This condition will remain permanently non-compliant.	No corrective actions were undertaken however, PMHC has reviewed communication from the Department of Planning, Housing and Infrastructure (DPHI) that the non-compliances of conditions B3(a)-(g) have been assessed and future operational compliance reports are to mark this condition as 'Not Triggered'.

Condition Number	Non-Compliance	Recommendation (s)	Corrective Actions Taken
C5(d)	SSD 5792 MOD1 was granted 31 August 2023 and as a result, some conditions of this consent were revised (Water Technology, 2024). Any strategies, plans or programs that are affected by the conditions of this consent are to be revised. It was noted that the due date for this revision was due 30 November 2023. A letter from PMHC to DPE (dated, 5 December 2023) indicated that a revision of the Leachate Management Plan would be completed 31 January 2024 which was past the due date. It is noted that the Leachate Management Plan has not been revised.	PMHC to enter formal discussions with DPHI regarding the update of the Leachate Management Plan i.e., to ensure that all management plans needed to be revised as a result of SSD 5792 (Mod 1) changes are actioned within the agreed timeframe with DPHI.	PMHC advised the following in the Talis (2025) Operational Compliance Report. PMHC Comments: “We disagree that the condition has not been complied with. The application for Mod 1 included an Interim Leachate Management Plan. That plan and the works it contemplated was approved in the Mod. There is no need to update the Leachate Management Plan as the Interim Leachate Management Plan sits over that document. Condition A2 requires the development to be carried out in accordance with the modification and the Modification Assessment. The Interim Leachate Management Plan has been developed based on the approval of Mod 1 and we have attached this for your records. The Interim Leachate Management Plan has been prepared. An updated Interim Leachate Management Plan will be provided to the Department once the Interim Leachate Management Plan works are completed”. Refer to Appendix B for further comments.
C8	13 non-compliances were identified in the previous compliance reporting period (Water Technology, 2024). No written notification was sighted to inform DPE or DPHI that there were non-compliances from the previous compliance reporting period. Written notification is to be sent to DPE or DPHI within 7 days after	PMHC to ensure written notification is provided to DPE within 7 days after PMHC becomes aware of any non-compliances for the reporting period. Notifications are to specify the development, development consent identification, condition number, and reason(s)	PMHC notified DPHI within 7 days of receiving the Talis (2025) Operational Compliance Report.

Condition Number	Non-Compliance	Recommendation (s)	Corrective Actions Taken
	PMHC becomes aware of any non-compliances within the reporting period.	for non-compliance. PMHC to include proposed corrective- actions to be taken.	
C9	As Above.	As Above.	PMHC provided DPHI the Talis (2025) Operational Compliance Report stating the non-compliances, the reasons they were not complied with and corrective actions.
C13	The previous Compliance Report (Water Technology, 2024) was sighted on PMHC's website: https://www.pmhc.nsw.gov.au/Your-Council/Policies-plans-and-strategies/Plans/Cairncross-Waste-Facility-Management-Plans. No written notification was sighted for the Department's review of the Compliance Report for 2024 and no written notification from PMHC notifying the Department was sighted for the previous reporting period.	PMHC to ensure that written notification is provided to the Department in accordance with this condition.	Previous compliance report submitted to the PHMC website 2 May 2025, within 60 days of receiving the report. ENV sighted the notification to the Department at least 7 days prior to submitting the compliance report to the website.
C16(c)	It is noted that the Independent Audit Report and PMHC's responses have been made publicly available on PMHC's website: https://www.pmhc.nsw.gov.au/Your-Council/Policies-plans-and-strategies/Plans/Cairncross-Waste-Facility-Management-Plans However, no written notifications addressed to the Department indicating that the report and responses were made publicly available and the Department notified within the time limits of this condition.	PMHC to ensure that written notification is provided to the Department in accordance with this condition.	PMHC is aware of this condition and the upcoming audit due 31 March 2026 requires to be submitted in accordance with this condition.

4 COMPLIANCE STATUS SUMMARY

4.1 Non-Compliances

The Operational Compliance Report includes the actions completed within the reporting period of 12 November 2024 and 11 November 2025. One (1) non-compliance (C16(c)) was previously identified within the previous Operational Compliance Report with one (1) new non-compliance (B22) summarised in Table 3.

Table 3 - Compliance Status Summary

Condition Number	Non-Compliances	Recommendations
C16(c)	"The previous Independent Audit Report (Water Technology, 2023) was sighted on PMHC's website: https://www.pmhc.nsw.gov.au/Your-Council/Policies-plans-and-strategies/Plans/Cairncross-Waste-Facility-Management-Plans. Evidence provided that the audit report was made publicly available (11 September 2023) and the Department was notified more than 7 days prior (21 February 2023), however no evidence was provided to demonstrate publication within the required 60-day timeframe.	Ensure the 2026 Audit Report is submitted in accordance with C16(c).
B22	Sub-section 2.3.1 of the LEMP (dated, 15 August 2021) outlines the site's operating hours which are within the Hours of Work requirements of this condition. Vehicle Movements by Date by Hour summary report (dated, 12 November 2024 to 11 November 2025) was sighted. 86 vehicle movements between 6:35am and 7:00am were sighted, however, these movements were entered manually (denoted by the CM docket code). These movements are advised to have occurred on Sunday when the weighbridge is unmanned and manually entered prior to 7:00am. During the interview, PMHC advised a new weighbridge system is out for tender which will include automated plate recognition. One (1) vehicle movement was recorded outside the operating hours on 26 August 2025 at 6:54 am.	Ensure all vehicles enter the site within the approved operating hours. Reiterate opening hours to staff to ensure no vehicles are admitted to site outside of the approved operating hours.

5 INCIDENTS

No incidents were reported during the reporting period.

6 COMPLAINTS

No complaints were recorded during the reporting period.

APPENDIX A

Figures

Legend

-  Weighbridge (Approximate)
-  Office and Sheds (Approximate)
-  Leachate Tanks and Pump (Approximate)
-  Leachate Collection (Approximate)

Image source: Nearmaps (2025)



Figure 1 – Site Map
Cairncross Waste Management Facility

APPENDIX B

Compliance Table

Condition Number	Compliance Requirement	Evidence Requested / Sighted	Development Phase	Evidence and Comments 12 November 2024 - 11 November 2025	Compliance Status
Schedule 2 - Part A: Administrative Conditions					
A1. Obligation to minimise harm to the environment	In addition to meeting the specific performance measures and criteria in this consent, all reasonable and feasible measures must be implemented to prevent, and if prevention is not reasonable and feasible, minimise, any material harm to the environment that may result from the development, and any rehabilitation required under this consent.	To be determined at the completion of this reporting	All phases	During the site inspection the site appeared to be well maintained and site staff were knowledgeable about systems, processes and management plans. Management and mitigation measures designed to minimise any material harm to the environment outlined in the approved plans of management appear to be in place.	Compliant
A2. Terms of consent	The development may only be carried out: a) in compliance with the conditions of this consent;	To be determined at the completion of this reporting	All phases	The development is being carried out in general accordance with the conditions of consent excluding a minor non-compliances outlined with this compliance matrix.	Compliant
	The development may only be carried out: b) in accordance with all written conditions of this consent;	To be determined at the completion of this reporting	All phases	PMHC advised no written directions were received during the reporting period.	Compliant
	The development may only be carried out: c) in accordance with the EIS, RfS and Modification Assessments;	To be determined at the completion of this reporting	All phases	The development is being carried out in compliance to the extent assessed in this table.	Compliant
	The development may only be carried out: d) in accordance with the Development Layout in Appendix 1; and	To be determined at the completion of this reporting	All phases	The development appears to be carried out in accordance with the Development layout in Appendix 1.	Compliant
	The development may only be carried out: e) in accordance with the management and mitigation measures in Appendix 2.	To be determined at the completion of this reporting	All phases	Following the site inspection and desktop assessment, it was concluded that no evidence was sighted which indicates that PMHC did not carry out the development in accordance with the management and mitigation measures in Appendix 2 during the reporting period.	Compliant
A3. Terms of consent	Consistent with the requirements in this consent, the Planning Secretary may make written directions to the Applicant in relation to: a) the content of any strategy, study, system, plan, program, review, audit, notification, report or correspondence submitted under or otherwise made in relation to this consent, including those that are required to be, and have been, approved by the Planning Secretary; and	Planning Secretary Written Directions if applicable	At any phase	During the audit interview PMHC advised that no written directions were received from the Planning Secretary during the reporting period.	Compliant
	Consistent with the requirements in this consent, the Planning Secretary may make written directions to the Applicant in relation to: b) the implementation of any actions or measures contained in any such document referred to in condition A3(a)	Planning Secretary Written Directions if applicable	At any phase	During the audit interview PMHC advised that no written directions were received from the Planning Secretary during the reporting period.	Compliant
A4. Terms of consent	The conditions of this consent and directions of the Planning Secretary prevail to the extent of any inconsistency, ambiguity or conflict between them and a document listed in condition A2(c). In the event of any inconsistency, ambiguity or conflict between any of the documents listed in condition A2(c), the most recent document prevails to the extent of the inconsistency, ambiguity or conflict.	Planning Secretary Written Directions if applicable	At any phase	During the audit interview PMHC advised that no written directions were received from the Planning Secretary during the reporting period.	Compliant

Limits of Consent					
A5. Lapsing	This consent lapses five years after the date from which it operates, unless the development has physically commenced on the land to which the consent applies before that date.	Not Applicable	All phases	Operations commenced onsite in January 2021 and as such, this condition is not triggered.	Not Triggered
A6. Lapsing	The Applicant must not receive more than: a) 150,000 tonnes of general solid waste (putrescible) waste per year on site for landfill disposal;	Waste Report (from, 12 November 2024 to 11 November 2025)	All phases	The waste report summary dated 19/11/2025 from the period 12 November 2024 to 11 November 2025 was provided. A total of 44,030.30 tonnes general solid waste (putrescible) was received during the reporting period. Below the 150,000 tonne threshold.	Compliant
	b) 50,000 tonnes of general solid waste (non-putrescible) and asbestos waste per year on site for landfill disposal;	Waste Report (from, 12 November 2024 to 11 November 2025)	All phases	The waste report summary dated 19/11/2025 from the period 12 November 2024 to 11 November 2025 was provided. A total of 24,135.99 tonnes general solid waste (non-putrescible) and asbestos was received during the reporting period. Below the 50,000 tonne threshold.	Compliant
	c) the quantity of waste required to meet the final landform profile described in the RTS and shown in Appendix 4.	Waste Report (from, 12 November 2024 to 11 November 2025)	At Stage 3	Construction of the Stage 1 extension was completed in December 2021. Landfilling operations commenced 20 July 2022. The site has not yet reached its final landform and the review of the waste records for the reporting period indicate that waste received at the site during the reporting period was below the limits specified in condition A6a & A6b.	Compliant
A7. Notification of commencement	The date of commencement of operation of the development must be notified to the Department in writing, at least one month before that date.	Letter from PMHC to DPIE (dated, 8 April 2022)	One month before operational commencement of Stage 1	Notification of commencement of landfilling letter from PMHC to DPIE (dated, 8 April 2022) was previously sighted in previous compliance audits. The letter stated that landfilling in Stage 1 would commence after 6 May 2022, landfilling commenced 20 July 2022. As such, notification was made at least one month before the date of operational landfilling commencement in accordance with this condition.	Compliant
A8. Notification of commencement	The Applicant must notify the Department in writing at least one month before the commencement of landfilling in Stage 1, Stage 2 and Stage 3 of the development.	Letter from PMHC to DPIE (dated, 8 April 2022)	At least one month before the commencement of landfilling in Stage 1, Stage 2, and Stage 3 of the development.	Notification of commencement of landfilling letter from PMHC to DPIE (dated, 8 April 2022) was previously sighted in previous compliance audits. The letter stated that operational landfilling in Stage 1 would commence after 6 May 2022, operational landfilling commenced 20 July 2022.	Compliant

A9. Evidence of consultation	Where conditions of this consent require consultation with an identified party, the Applicant must: a) consult with the relevant party prior to submitting the subject document to the Planning Secretary for approval; and	Previous Compliance Report (Water Technology dated, 27 February 2024) & Agency Advice Letters to PMHC on Major Project Portal (Cairncross WMF Modification 1): - DPE Water. - DPE EHG. - TfNSW. - RFS. - NSW EPA. Audit interview	All phases	As per responses in Condition A9 of the previous Compliance Report (Talis Consultants dated, 22 April 2025), consultation for SSD 5792 Mod 1 application occurred in the previous reporting period as evidenced by the following agency letter responses sighted on the Major Projects Portal (Agency Advice): - DPE Water (dated, 27 April 2023); - DPE Environment and Heritage Group (dated, 1 May 2023); - TfNSW (dated, 2 May 2023); - Rural Fire Service (dated, 3 May 2023); and - NSW EPA (dated, 17 May 2023). Letter on 27 June 2025 to DPHI requesting a consolidated review of the strategies, plans and programs after the submission of the compliance report sighted. Interview with PMHC advised no additional consultation occurred during the reporting period.	Compliant
	b) provide details of the consultation undertaken including: (i) the outcome of that consultation, matters resolved or unresolved; and	Evidence of any consultation with any relevant party during the reporting period.	All phases	As per responses in Condition A9 of the previous Compliance Report (Talis Consultants dated, 22 April 2025), consultation for SSD 5792 Mod 1 application occurred in the previous reporting period as evidenced by the following agency letter responses sighted on the Major Projects Portal (Agency Advice): - DPE Water (dated, 27 April 2023); - DPE Environment and Heritage Group (dated, 1 May 2023); - TfNSW (dated, 2 May 2023); - Rural Fire Service (dated, 3 May 2023); and - NSW EPA (dated, 17 May 2023). Letter on 27 June 2025 to DPHI requesting a consolidated review of the strategies, plans and programs after the submission of the compliance report sighted. Interview with PMHC advised no additional consultation occurred during the reporting period.	Compliant
	c) details of any disagreement remaining between the party consulted and how the Applicant has addressed the matters not resolved.	Evidence of any consultation with any relevant party during the reporting period.	All phases	As per responses in Condition A9 of the previous Compliance Report (Talis Consultants dated, 22 April 2025), consultation for SSD 5792 Mod 1 application occurred in the previous reporting period as evidenced by the following agency letter responses sighted on the Major Projects Portal (Agency Advice): - DPE Water (dated, 27 April 2023); - DPE Environment and Heritage Group (dated, 1 May 2023); - TfNSW (dated, 2 May 2023); - Rural Fire Service (dated, 3 May 2023); and - NSW EPA (dated, 17 May 2023). Letter on 27 June 2025 to DPHI requesting a consolidated review of the strategies, plans and programs after the submission of the compliance report sighted. Interview with PMHC advised no additional consultation occurred during the reporting period.	Compliant

A10. Staging, combining and updating strategies, plans or programs	With the approval of the Planning Secretary, the Applicant may: a) prepare and submit any strategy, plan or program required by this consent on a staged basis (if a clear description is provided as to the specific stage and scope of the development to which the strategy, plan or program applies, the relationship of the stage to any future stages and the trigger for updating the strategy, plan or program);	Council to advise how staging will unfold into the future. Landfill Environmental Management Plan (dated, 15 August 2021) Site Inspection	All phases	Interview with PMHC advised the detailed design for construction of Stage 2 is currently out for tender. There is approximatley 4 years of life in Stage 1. Updated staged plans will be provided once the detailed design is completed.	Compliant
	With the approval of the Planning Secretary, the Applicant may: b) combine any strategy, plan or program required by this consent (if a clear relationship is demonstrated between the strategies, plans or programs that are proposed to be combined); and	Council to advise how staging will unfold into the future. Water Management Plan (dated, 4 June 2021)	At any phase	Interview with PMHC advised this condition was not triggered during the reporting period.	Not Triggered
	With the approval of the Planning Secretary, the Applicant may: c) update any strategy, plan or program required by this consent (to ensure the strategies, plans and programs required under this consent are updated on a regular basis and incorporate additional measures or amendments to improve the environmental performance of the development).	Council to advise how staging will unfold into the future and if any plans, programs or strategies are to be updated. Bush Fire and Fuel Management Plan (Revision 4, dated 29 October 2020); Vegetation Management Plan (Revision 5, dated August 2021); and Water Management Plan (Revision 7, dated June 2021).	All phases	Interview with PMHC advised this condition was not triggered during the reporting period.	Not Triggered

A11. Staging, combining and updating strategies, plans or programs	If the Planning Secretary agrees, a strategy, plan or program may be staged or updated without consultation being undertaken with all parties required to be consulted in the relevant condition of this consent.	Council to advise how staging will unfold into the future and if any plans, programs or strategies are to be updated.	All phases	Notification has been provided to the Department for MOD 2. The proposed modification would include the design, construction and operation of a landfill gas (LFG) extraction system within the existing Approved Site. The Department has acknowledge the modification request and has not responded with a decision.	Compliant
A12. Staging, combining and updating strategies, plans or programs	If approved by the Planning Secretary, updated strategies, plans or programs supersede the previous versions of them and must be implemented in accordance with the condition that requires the strategy, plan or program.	Council to advise how staging will unfold into the future and if any plans, programs or strategies are to be updated.	All phases	The site inspection and interview reveal construction has begun on MOD 1 with practical completion around September 2026. The existing Leachate Management Plan (LMP) was in effect during the reporting period the in the Interim Leachate Management Plan to be implemented when the construction works of MOD 1 are complete.	Compliant

A13. Compliance	The Applicant must ensure that all of its employees, contractors (and their sub-contractors) are made aware of, and are instructed to comply with, the conditions of this consent relevant to activities they carry out in respect of the development.	Landfill Environmental Management Plan (dated, 15 August 2021) Staff Training Records / Induction Registry	All phases	PMHC's Landfill Environmental Management Plan (LEMP) (dated, 15 August 2021) was sighted. Section 5.1 of the Landfill Environmental Management Plan provides for the roles and responsibilities of all site personnel and contractors undertaking operational activities on the site. Section 5.2 of the Landfill Environmental Management Plan provides for the training and awareness requirements of each role, including a list of training programs: - Site Environmental Induction (LEMP); - Fire Fighting; - Hazardous Substance and Dangerous Goods Management; and - Environmental Monitoring and Reporting. The Auditor sighted a registry maintained by PMHC which tracks the accreditations of all staff members on the site, including: - Accreditation Type; - Staff Member Name; - Supervisor Name; - Date Received / Expiry Date; and - Status (Active / Expired).	Compliant
A14. Operation of plant and equipment	All plant and equipment used on site, or to monitor the performance of the development, must be: (a) maintained in a proper and efficient condition; and	Maintenance and service records for all plant and equipment Weighbridge Calibration Reports Pre-Start General Plant Checklists Service Records and Maintenance Schedules	All phases	Maintenance schedules were sighted for the reporting period (P7612, P7616, tana 9-1, Tana 19-2). Service records for P0470, P7612, P7617, P0432, P7635 sighted. P0432 reported leaks and damage requiring attention. Pre-start document sighted. P7695 and P0451 have been added in 2025 and do not have any service history yet. Two (2) evaluation reports and 2 verification reports for the weighbridge by NWS Nuweigh (dated, 17 June 2025) for Mettler Toledo/QWM Serial No. DM190203 (Inbound) and Serial No. QWMN/75 (Outbound) were sighted reporting routine inspection or contract requirement (without recalibration or repair). Considered compliant.	Compliant
	All plant and equipment used on site, or to monitor the performance of the development, must be: (b) operated in a proper and efficient manner.	Verification of Competency/Staff training records for operating plant and equipment	All phases	Staff competencies and training records in operating plant and equipment, or to monitor the performance of the development was sighted in a registry maintained by PMHC which tracks the accreditation of all staff members on the site, including: - Accreditation Type; - Staff Member Name; Supervisor Name; Date Received / Expiry Date; and - Status (Active / Expired). Some examples of relevant accreditations sighted in the registry include: - Asbestos Removal License; - Chainsaw Operations; - Forklift License; - Manage Erosion and Sediment Control; and - Plant & Equipment i.e., Excavator, Roller, Front End Loader etc.	Compliant
A15. Utilities and services	Before the construction of any utility works associated with the development, the Applicant must obtain relevant approvals from service providers.	Evidence of relevant approvals from service providers (if any) e.g., RMS, Energy Providers, Telecommunications, etc.	All phases	Not triggered in reporting period.	Not Triggered

A16. Applicability of guidelines	References in the conditions of this consent to any guideline, protocol, Australian Standard or policy are to such guidelines, protocols, Standards or policies in the form they are in as at the date of this consent.	Approved Management Plans / Strategies	All phases	PMHC appears to be aware of the applicability of guidelines based on their implementation of approved plans of management: - Landfill Environmental Management Plan (15 August 2021); - Vegetation Management Plan (27 August 2021); - Bushfire and Fuel Management Plan (26 July 2021); - Leachate Management Plan (14 December 2020); and - Water Management Plan (4 June 2021).	Compliant
A17. Applicability of guidelines	However, consistent with the conditions of this consent and without altering any limits or criteria in this consent, the Planning Secretary may, when issuing directions under this consent in respect of ongoing monitoring and management obligations, require compliance with an updated or revised version of such a guideline, protocol, Standard or policy, or a replacement of them.	Was this triggered during the reporting period?	All phases	Not triggered in reporting period.	Not Triggered
AN1. Advisory notes	All licenses, permits, approvals and consents as required by law must be obtained and maintained as required for the development. No condition of this consent removes any obligation to obtain, renew or comply with such licenses, permits, approvals and consents.	EPL 11189 SSD 5792-MOD 1 Approval Letter / Agency Correspondence	All phases	The site inspection and interview reveal construction has begun on MOD 1 with practical completion around July/September 2026. The site appears to be operating in accordance with this condition.	Compliant
Part B: Specific Environmental Conditions - Waste Management					
B1. Receipt, storage and handling of waste	The Applicant must only receive waste on site that is authorised for receipt by an EPL.	Landfill Environmental Management Plan (dated, 15 August 2021) EPL 11189 Annual Return (from, 23 October 2024 to 22 October 2025) Waste Report (from, 12 November 2024 to 11 November 2025)	All phases	The Landfill Environmental Management Plan (dated, 15 August 2021) was sighted which provides for the types of wastes accepted at the site including General Solid Waste (putrescible and non-putrescible), Asbestos, and any waste that is below the licensing thresholds prescribed in Schedule 1 of the POEO Act. Section 2.2 of the Landfill Environmental Management Plan provides a waste classification for the types of waste accepted at the site. A review of the waste report for the reporting period indicates that no excluded wastes were recorded for the reporting period. Hazardous by catch is reported on the Waste Report, however, this waste is collected on the broader site and transported offsite and does not enter the Cairncross Facility. No hazardous waste was reported to be accepted into Cairncross.	Compliant
B2. Receipt, storage and handling of waste	The Applicant must ensure any waste generated on the site is classified in accordance with the EPA's Waste Classification Guidelines 2014 or its latest version and disposed of to a facility that may lawfully accept the waste.	Landfill Environmental Management Plan (dated, 15 August 2021) Annual Return (from, 23 October 2024 to 22 October 2025) Previous Compliance Report (Water Technology, 2024) Site Interview	All phases	Sub-section 2.2 of the Landfill Environmental Management Plan (dated, 15 August 2021) provides for waste management and monitoring processes on the site including types of waste accepted as defined in clause 49, Schedule 1 of the POEO Act 1997. Interview with the site team indicates all waste is logged online using waste enquiry form which screens for contaminants including naturally occurring asbestos. Waste classification reports are reviewed prior to being accepted. Evidence of waste rejected due to waste containing material which Cairncross is not legally able to accept was sighted.	Compliant

B3. Receipt, storage and handling of waste	The Applicant must provide details of the quantity, type and source of wastes received on the site to the EPA and the Planning Secretary when requested.	Waste Report (from, 12 November 2024 to 11 November 2025) Landfill Environmental Management Plan (dated, 15 August 2021)	All phases	The waste report (12 November 2024 to 11 November 2025) sighted, includes the type and quantity of waste product received and exported from the site. The source of waste and details of all vehicles entering and exiting the site are recorded by the weighbridge as per the Landfill Environmental Management Plan (dated, 15 August 2021). These documents are readily available for the EPA and Planning Secretary when requested. PMHC advised EPA or Planning Secretary did not request additional details during the reporting period.	Compliant
B4. Waste monitoring	From the commencement of landfilling, the Applicant must monitor incoming waste for the development. The Applicant must: a) document the quantity, type and source of wastes received on site via a controlled tracking system;	Landfill Environmental Management Plan (dated, 15 August 2021) Waste Report (from, 12 November 2024 to 11 November 2025)	All phases	Sub-section 2.2.4 of the Landfill Environmental Management Plan (dated, 26 October 2021) refers to waste monitoring. Additionally, a waste report (dated, 12 November 2024 to 11 November 2025) which provides a detailed breakdown of waste quantity, types and source was sighted and indicates that waste is being tracked.	Compliant
	b) ensure that staff receive adequate training to be able to recognise and handle any hazardous waste, asbestos or prohibited waste.	Landfill Environmental Management Plan (dated, 15 August 2021)	All phases	Sub-section 5.2 (Training Awareness) of the Landfill Environmental Management Plan (dated, 15 August 2021) provides training requirements pertaining to hazardous waste, asbestos or prohibited waste.	Compliant
B5. Landfill operations	The applicant must: a) minimise the exposed or cleared areas at the landfill;	Landfill Environmental Management Plan (dated, 15 August 2021)	All phases	Sub-section 2.2.2.2 of the Landfill Environmental Management Plan (dated 15, August 2021) provides that staff will restrict the tipping face to about 600m ² (e.g., 30m x 20m), depending on the level of demand and where health and safety considerations allow. During the site inspection it appeared that only operational areas were exposed and clearing was progressively undertaken as staging progresses.	Compliant
	b) ensure a compaction of 650 kilograms per cubic meter is achieved for each 50,000 tonnes of waste disposed on the site;	Volumetric Survey Checklists (June 2025)	All phases	During the 6-monthly survey period, 820kg/m ³ was the average estimated compaction rate of the 40501.3 tonnes of waste disposed of or buried in the active landfill cell exceeding the target rate of 650kg/m ³ .	Compliant
	c) cover all landfilled waste in accordance with the requirements of the EPA's Environmental Guidelines: Solid Waste Landfills 2016 or its latest version;	Landfill Environmental Management Plan (dated, 15 August 2021) Audit Interview	All phases	Subsection 2.2.2.2 of the Landfill Environmental Management Plan (dated, 15 August 2021) provides that, as required by the Landfill Guidelines, waste will be covered daily and at intermediate stages of operation to minimise odour, dust, litter, the presence of scavengers and vermin, the risk of fire, rainwater infiltration into the waste (and therefore the amount of leachate generated) and the emission of landfill gas. Site inspection revealed daily cover is applied as required.	Compliant

	d) ensure cover material is either overburden or Virgin Excavated Natural Material (VENM), or another alternative material approved in writing by the EPA;	Landfill Environmental Management Plan (dated, 15 August 2021) Waste Report (from, 12 November 2024 to 11 November 2025)	All phases	Subsection 2.2.2.2 of the Landfill Environmental Management Plan (dated, 15 August 2021) provides that: - Daily cover will comprise natural site soils and will be applied at a minimum thickness of 150mm. Existing daily cover is sourced from clay stockpiled from the Stage 1 landfill excavation and other sources, such as, imported Virgin Excavated Natural Material (VENM), as required. - Cover material will be sourced from excess excavated material from landfill cells. The Waste Report (from, 12 November 2024 to 11 November 2025) indicated that approx. 9,035t of approved clean soil was received during the reporting period and used as daily cover material.	Compliant
	e) maintain at least two weeks of cover material on the site; and	Landfill Environmental Management Plan (dated, 15 August 2021) Site Inspection	All phases	Subsection 2.2.2.2 of the Landfill Environmental Management Plan (dated, 15 August 2021), Table 2-1: Landfill operation requirements, item 6 provides for the two-week requirement for cover material to be maintained on the site. Site inspection verified sufficient volume of cover material is available.	Compliant
	f) ensure landfill cells are capped progressively during operation.	Landfill Environmental Management Plan (dated, 15 August 2021)	All phases	Sub-section 2.2.2.2 of the Landfill Environmental Management Plan (dated, 15 August 2021) provides that an intermediate cover layer of 300mm thickness will be applied to cell surfaces which will be unused for a period of 90 days or more. Covered sections of the landfill will be graded to drain rainfall runoff away from the tipping face and daily cover of 150mm minimum thickness will be applied across exposed landfill areas at the end of each operational day.	Compliant
B6. Imported Soil	The Applicant must: a) ensure that only VENM, Excavated Natural Material (ENM), or other material approved in writing by EPA is used for capping the landfill;	Landfill Environmental Management Plan (dated, 15 August 2021) Previous Compliance Report (Water Technology, 2024) Site Inspection	All phases	The following details were sighted in sub-section 2.2.2.2 of the Landfill Environmental Management Plan (dated 15, August 2021): - "During filling of Stages 1 and 2, a clay deficit is expected for each stage (see table 3-2). Clay from Stage E excavation is not available for daily cover during filling of Stages 1 and 2, therefore, daily cover material and clay will need to be externally sourced". This is not yet required, however, when it is required reports of incoming material will be provided by those bringing material to the site (Water Technology, 2024). PMHC have advised that intermediate capping is mostly sourced from excavated material from landfill cells or EPA approved ENM flood recovery material.	Compliant
	b) keep accurate records of the volume and type of fill to be used; and	Site Inspection and Volumetric Survey (July 2025).	All phases	Advised by the site team capping is progressively applied. Volumetric surveys sighted showing capping.	Compliant
	c) make these records available to the EPA and the Planning Secretary upon request.	Have records relating to this condition been requested by the EPA or the Planning Secretary?	All phases	During the interview, the site team records were not requested during the reporting period.	Not Triggered
B7. Litter and Pest Control	The Applicant must: (a) implement suitable measures to prevent the unnecessary proliferation of litter both on and off site, including the installation and maintenance of a mesh fence of not less than 1.8 meters high around the active tipping area of the landfill; and	Site Inspection Landfill Environmental Management Plan (dated, 15 August 2021)	All phases	Sub-section 2.3.8 of the Landfill Environmental Management Plan (dated, 15 August 2021) provides for litter control measures in place to ensure that all wind-blow litter stays within the landfill operation area including requirements for daily inspection. During the site inspection, the site appeared clean of litter and the boundary fencing was in good condition.	Compliant
	(b) inspect and clear the site (and surrounding area, where necessary) of litter on at least a weekly basis.	Weekly Site Inspection Checklists Site Inspection	All phases	The Auditor sighted SOP39.2 weekly site inspection checklists for the period 13 November 2024 - 14 November 2025 which indicated good housekeeping. The site inspection revealed the site is managed well with minimal litter.	Compliant

B8. Litter and Pest Control	The Applicant must: a) implement suitable measures to manage pests, vermin and declared noxious weeds on the site; and	Landfill Environmental Management Plan (dated, 15 August 2021) Weed management records / invoices Site Inspection Vegetation Management Plan (dated, 27 August 2021). Weed Inspection and Control Annual Report February 2024 - January 2025.	All phases	Sub-section 2.3.9 of the Landfill Environmental Management Plan references the Cairncross WMF Pest Management Plan (PMHC, 2013) for pest control on the Site, and aims to: - conserve biodiversity of neighbouring land by reducing feral populations. - reduce local feral populations that may have an impact on nearby farmland. - to manage and monitor feral animal populations within the Cairncross WMF. Sub-section 2.3.10 of the Landfill Environmental Management Plan provides for weed management on the Site to be implemented at the existing cell and future landfill stages. It includes the following management measures: - The landfill (final contours) has been designed to ensure the surfaces are adequately drained to prevent pondage of water which may promote weed growth. - Implementation of chemical spraying and mechanical removal of weeds (e.g., by hand). - Undertaking visual monitoring to determine the effectiveness of the weed eradication measures. - All personnel undertaking the weeds spraying will be trained in the handling and use of herbicides. Invoices for weed control (Lawrence Outdoor Industries) from the reporting period were sighted. And a weed control and management registry was sighted. Weed Inspection and Control Annual Report February 2024 - January 2025 sighted. 2026 Weed Inspection and Control Annual Report has not been sighted, however, weed management spreadsheets (WeedLine 12 November 2024 - 11 November 2025) and Invoices from Lawrence Outdoor Industries have been sighted indicating sufficient management.	Compliant
	b) inspect the site on a regular basis to ensure these measures are effective, and pests, vermin or noxious weeds are not present on site in sufficient numbers to pose an environmental hazard or cause the loss of amenity in the surrounding area. <i>Note: For the purpose of this condition, noxious weeds are those species subject to an order declared under the Biosecurity Act 2015.</i>	Weekly Site Inspection Checklists Landfill Environmental Management Plan (dated, 15 August 2021) Vegetation Management Plan (dated, 27 August 2021)	All phases	SOP39.2 weekly Site Inspection checklists for the period 13 November 2024 - 14 November 2025 indicated limited pests. PMHC advised no pest infestations were reported during the reporting period.	Compliant
B9. Leachate Barrier and Collection System	The Applicant must design, install and manage the leachate barrier and collection system in accordance with the requirements of the EPA's Environmental Guidelines: Solid Waste Landfills 2016 or its latest version, or as otherwise approved by the EPA.	Leachate Management Plan (dated, 14 December 2020) Previous Compliance Report (Water Technology, 2024) SSD 5792 Mod 1 Assessment Report (DPIE, 2023)	All phases	The site inspection and interview reveal construction has begun on MOD 1 with practical completion anticipated in July/September 2026. Existing leachate capture system in place as per LMP.	Compliant
B10. Leachate Barrier and Collection System	All above ground storage tanks containing material that may cause material harm must be bunded or have an alternative spill containment system in place.	Site Inspection	All phases	Site Inspection revealed the above ground leachate tanks have sufficient bunding.	Compliant

B11. Leachate Management Plan	Prior to the commencement of landfilling, the Applicant must prepare a Leachate Management Plan (LMP) to the satisfaction of the Planning Secretary. The LMP must: a) be prepared by a suitably qualified and experienced person(s);	Leachate Management Plan (dated, 14 December 2020) Notification letter from DPE to PMHC (dated, 23 December 2020) Cairncross Waste Management Facility Modification of Consent SSD 5792 (Appendix B).	Stage 1	The Leachate Management Plan Revision 5 (dated, 14 December 2020) prepared by Arcadis Pty Ltd was sighted by the Auditor. PDF document page 3 of the Leachate Management Plan outlines the Authors details including qualification and experience. The plan was approved by DPIE on 23 December 2020. An internal Interim Leachate Management Plan has been prepared for the management of leachate associated with MOD 1 presented in the Cairncross Waste Management Facility Modification of Consent SSD 5792 (Appendix B). However, the LMP dated 14 December 2020 currently remains in effect.	Compliant
	b) be prepared in consultation with the EPA;	Previous Compliance Report (Water Technology, 2024)	Stage 1	The previous Compliance Report, for SSD 5792 MOD 1 changes, sighted correspondence between PMHC and the NSW EPA in the period between 23 June 2022 to 29 November 2022 which demonstrated a consultative process in the preparation and design of the Leachate Management Plan. It is noted that the 'Revisions' table on page ii of the existing Leachate Management Plan (Revision 5 dated, 14 December 2020) indicates that the plan was last updated following consultation with the EPA 14 December 2020.	Compliant
	c) detail measures to collect and store all leachate and prevent leachate from escaping to surface water, groundwater or the surrounding soils;	Leachate Management Plan (dated, 14 December 2020)	Stage 1	The Leachate Management Plan Revision 5 (dated, 14 December 2020) prepared by Arcadis Pty Ltd was sighted by the Auditor. Section 5 of the Leachate Management Plan (dated, 14 December 2020) provides for the measurement and collection of leachate, preventing leachate from escaping to surface water and groundwater or surrounding soils.	Compliant
	d) include best management practices and best available technology to reduce the potential for surface water to be contaminated with leachate during landfilling;	Leachate Management Plan (dated, 14 December 2020)	Stage 1	The Leachate Management Plan Revision 5 (dated, 14 December 2020) prepared by Arcadis Pty Ltd was sighted by the Auditor. Sub-sections 5.3, 5.4 and 5.5 of the Leachate Management Plan (dated, 14 December 2020) provide details on Leachate Storage, Leachate Offsite Disposal and the Covering of Waste in accordance with approved plans of management, statutory requirements (POEO Act 1997) and the Solid Waste Landfill Guidelines, 2016.	Compliant
	e) detail contingency measures for managing any leachate contamination in groundwater, surface water and surrounding soils.	Leachate Management Plan (dated, 14 December 2020)	Stage 1	The Leachate Management Plan Revision 5 (dated, 14 December 2020) prepared by Arcadis Pty Ltd was sighted by the Auditor. Sub-section 5.5 and Section 6 of the Leachate Management Plan (dated, 14 December 2020) details contingency measures for managing any leachate in groundwater, surface water and surrounding soils.	Compliant

B12. Leachate Management Plan	The Applicant must: a) not commence landfilling until the LMP required by condition B11 is approved by the Planning Secretary; and	Evidence of Planning Secretary's approval (letter dated, 23 December 2020) Letter correspondence between PMHC and DPIE (dated, 8 April 2022)	Stage 1	Previous compliance report (Talis, 2025) reports sighting Letter to PMHC from DPIE (dated, 23 December 2020) stating that DPIE were satisfied with the Leachate Management Plan (Revision 5, dated 14 December 2020). and letter from PMHC to DPIE (dated, 8 April 2022) was sighted and stated that landfilling in Stage 1 would commence after 6 May 2022 after approval was granted for the Leachate Management Plans mentioned above. Considered to compliant.	Compliant
	b) implement the most recent version of the LMP approved by the Planning Secretary for the duration of the development.	Leachate Management Plan (dated, 14 December 2020)	All phases	PMHC is currently implementing the latest approved version of the Leachate Management Plan (dated, 14 December 2020).	Compliant
B13. Erosion and Sediment Control	Prior to any surface disturbance for Stage 1, Stage 2 and Stage 3, the Applicant must install and maintain suitable erosion and sediment control measures on site, in accordance with the relevant requirements of the <i>Managing Urban Stormwater: Soils and Construction - Volume 1: Blue Book</i> (Landcom, 2004).	Water Management Plan (dated, 4 June 2021)	All phases	The Water Management Plan (Arcadis dated, 4 June 2021) was sighted. Sub-sections 4.3.2 and 4.3.3 provide for the erosion and sediment control measures for the site.	Compliant
B14. Discharge Limits	The development must comply with section 120 of the POEO Act, which prohibits the pollution of waters, except as expressly provided for in an EPL.	Correspondence with NSW EPA	All phases	Overflow of sediment basin was recorded between 17 January 2025 and 21 January 2025 due to heavy rainfall. Notification was provided to the EPA on the 24 January 2025 in accordance with L2.6 and R2.5 of EPL11189. An overflow of leachate was recorded on the 23 May 2025 & 30 May 2025 weekly inspection reports due to heavy rainfall. Correspondence from the EPA was sighted waiving the requirement to report pollution events that have occurred as a direct result of the flooding until 30 May 2025.	Compliant
B15. Groundwater Collection System Design	The Applicant must provide detailed technical specifications and full construction plans of the groundwater collection system to the EPA and obtain approval from the EPA, prior to construction of the groundwater collection system.	Evidence of provision of GW system details to the NSW EPA prior to construction	Stage 1	The Water Management Plan (Arcadis dated, 4 June 2021) was sighted. Sections 5 provides details of the groundwater collection system.	Compliant
B16. Groundwater Collection System Design	The Applicant must obtain relevant water access license/s in accordance with the <i>Water Management Act 2000</i> , if the development will intercept groundwater.	Evidence of provision of water access license in accordance with the condition	All phases	PMHC advised that the modelling undertaken in Response to Submissions Report Appendix D – Hydrogeological Assessment shows that groundwater inflow per year was predicted to be a maximum of 0.53ML, significantly less than the 3ML trigger for a water access license. While it is expected that a water access license is not required, PMHC acknowledges that it has not sought an exemption from the Natural Resources Access Regulator (NRAR). During the interview, the site team advised a water meter has not been installed to confirm the water take. PMHC advised a water meter is planned to be installed to confirm water take.	Compliant
	Prior to the commencement of landfilling, the Applicant must prepare a Surface Water Management Plan (SWMP) to the satisfaction of the Planning Secretary. The SWMP must: a) be prepared by a suitably qualified and experienced person(s);	Water Management Plan (dated, 4 June 2021)	Stage 1	As noted in condition B16(a) - the Surface Water Management Plan is part of the Water Management Plan (dated, 4 June 2021). The Surface Water Management Plan was prepared by Graham Hawkes (Groundwater Section) Fias Naji (Surface Water Section) of Arcadis.	Compliant
	b) be prepared in consultation with EPA and DoI Lands and Water Division;	Previous Compliance Report (Water Technology, 2024)	Stage 1	As noted in condition B16(b) - the Surface Water Management Plan is part of the Water Management Plan (dated, 4 June 2021). The Auditor sighted a letter from DPIE (dated, 11 June 2021) which provides for the approval of the Planning Secretary. Sighted Appendix A of the Water Management Plan includes consultation with EPA and DoI Lands and Water Division.	Compliant
	c) include a Groundwater Management Plan (GMP), detailing: (i) baseline data on groundwater levels and quality;	Water Management Plan (dated, 4 June 2021)	All Phases	Section 5.4 of the Water Management Plan (dated, 4 June 2021) sighted, includes a Groundwater Monitoring Program and Sub-section 5.1.3 provides baseline data on groundwater levels and quality.	Compliant
	(ii) a program to monitor groundwater levels and quality;	Water Management Plan (dated, 4 June 2021)	All Phases	Section 5.4 of the Water Management Plan (dated, 4 June 2021) sighted, includes a Groundwater Monitoring Program to monitor groundwater levels and quality.	Compliant

B17. Surface Water Management Plan	(iii) the measures to be implemented to prevent contamination of groundwater measures for groundwater not suitable for discharge;	Water Management Plan (dated, 4 June 2021)	All Phases	Section 5.4 of the Water Management Plan (dated, 4 June 2021) sighted, provides measures to prevent contamination of groundwater measures for groundwater not suitable for discharge.	Compliant
	(iv) groundwater discharge water quality trigger values and management measures for groundwater not suitable for discharge;	Water Management Plan (dated, 4 June 2021)	All Phases	Sub-section 5.4.1 of the Water Management Plan (dated, 4 June 2021) sighted, provides for groundwater discharge water quality trigger values and management measures for groundwater not suitable for discharge.	Compliant
	(v) contingency measures for managing any detected groundwater contamination;	Water Management Plan (dated, 4 June 2021)	All Phases	Sub-section 5.4.4 of the Water Management Plan (dated, 4 June 2021) sighted, provides for contingency measures for managing any detected groundwater	Compliant
	(vi) the water license requirements for the development.	Water Management Plan (dated, 4 June 2021)	All Phases	Sub-section 3.4 of the Water Management Plan (dated, 4 June 2021) sighted, provides for the water license requirements for the development.	Compliant
	d) include a Surface Water Management Plan (SWMP), detailing: (i) measures to divert clean surface water away from operational areas of the site;	Water Management Plan (dated, 4 June 2021)	All Phases	Sub-section 4.3 of the Water Management Plan (dated, 4 June 2021) sighted, provides for Surface Water Management and outlines measures to divert clean surface water away from operational areas of the site.	Compliant
	(ii) a program to monitor surface water flows and quality;	Water Management Plan (dated, 4 June 2021)	All Phases	Sub-section 4.4 of the Water Management Plan (dated, 4 June 2021) sighted, includes a Surface Water Monitoring Program to monitor surface water flows and quality.	Compliant
	(iii) trigger levels for investigating any potential adverse surface water impacts;	Water Management Plan (dated, 4 June 2021)	All Phases	Sub-section 4.4.8 of the Water Management Plan (dated, 4 June 2021) sighted, includes surface water contingency measures which outlines the procedure for investigating any potential adverse surface water impacts in response to breaches of trigger levels.	Compliant
	(iv) a protocol for investigation and mitigation of exceedances of the surface water trigger levels.	Water Management Plan (dated, 4 June 2021)	All Phases	Sub-section 4.4.8 of the Water Management Plan (dated, 4 June 2021) sighted, provides a protocol in the form of 'Surface Water Contingency Measures' for investigating and mitigating exceedances of the surface water	Compliant
B18. Surface Water Management Plan	The Applicant must: a) not commence landfilling until the WMP required by condition B17(a) is approved by the Planning Secretary; and	Approval Letter from DPIE (dated, 11 June 2021).	Stage 1	As noted in condition B16(a) above. The Auditor sighted a letter from DPIE (dated, 11 June 2021) which provides for the approval of the Planning Secretary.	Compliant
	b) implement the most recent version of the WMP approved by the Planning Secretary for the duration of the development.	Water Management Plan (dated, 4 June 2021) Approval Letter from DPIE (dated, 11 June 2021).	All phases	The latest version of the Water Management Plan which contains the Groundwater Management Plan (Revision 7 dated, 4 June 2021) was approved by the Planning Secretary 11 June 2021 and is the most recent version of the plan currently being implemented.	Compliant
Odour and Air Quality					
B19. Limits	The Applicant must ensure the development does not cause or permit the emission of any offensive odour (as defined in the POEO Act).	Complaints Register Landfill Environmental Management Plan (dated, 15 August 2021) Previous Compliance Report (Water Technology, 2024) Annual Return	All phases	No complaints listed in the register or the EPA annual review during the monitoring period.	Compliant
B20. Dust minimisation	The Applicant must take all reasonable steps to minimise dust generated during all works authorised by this consent.	Complaints Register Landfill Environmental Management Plan (dated, 15 August 2021)	All phases	Sub-section 6.3.6.2 of the Landfill Environmental Management Plan (dated, 15 August 2021) sighted, provides mitigation measures for Dust / Air Quality. No complaints relating to Dust / Air Quality were recorded in the Complaints Register for the reporting Period.	Compliant

B21. Dust minimisation	The Applicant must ensure that: a) exposed surfaces and stockpiles are suppressed by regular watering;	Complaints Register Landfill Environmental Management Plan (dated, 15 August 2021) Site Inspection	All phases	Sub-section 6.3.6.2 of the Landfill Environmental Management Plan sighted, provides mitigation measures for Dust / Air Quality. No complaints relating to Dust / Air Quality were recorded in the Complaints Register for the reporting Period. Advised by the PMHC during the site inspection, water carts are available for dust suppression.	Compliant			
	b) all trucks entering or leaving the site with loads have their loads covered;	Complaints Register Landfill Environmental Management Plan (dated, 15 August 2021) Site Inspection	All phases	Sub-section 6.3.6.3 of the Landfill Environmental Management Plan (dated, 15 August 2021) sighted, provides that "All trucks entering and leaving the premises carrying loads will be covered at all times, except during loading and unloading".	Compliant			
	c) trucks associated with the development do not track dirt onto the public road network; and	Complaints Register Landfill Environmental Management Plan (dated, 15 August 2021) Site Inspection	All phases	No complaints listed in the register or the EPA annual review during the monitoring period for tracking of mud.	Compliant			
	d) rehabilitation works are carried out progressively on site to minimise exposed surfaces.	Complaints Register Landfill Environmental Management Plan (dated, 15 August 2021) Site Inspection	All phases	Site inspection revealed daily cover applied daily and progressively.	Compliant			
Noise								
B22. Hours of Work	The Applicant must comply with the hours detailed in Table 1, unless otherwise agreed in writing by the Planning Secretary. Table 1 Hours of Work	Vehicle Movements by Date by Hour (dated, 12 November 2024 to 11 November 2025)	All phases	Sub-section 2.3.1 of the LEMP(dated, 15 August 2021) sighted, outlines the site's operating hours which are within the Hours of Work requirements of this condition. Vehicle Movements by Date by Hour summary report (dated, 12 November 2024 to 11 November 2025) was sighted. 86 vehicle movements between 6:35am and 7:00am were sighted, however, these movements were entered manually (denoted by the CM docket code). These movements are advised to have occurred on Sunday when the weighbridge is unmanned and manually entered prior to 7:00am. During the interview, PMHC advised a new weighbridge system out for tender which will include automated plate recognition. One (1) vehicle movement was recorded outside the operating hours on 26 August 2025 at 6:54 am.	Non Compliant			
	<table><tr><td>Activity</td><td>Period</td><td>Time</td></tr><tr><td rowspan="2">Operation</td><td>Monday – Friday</td><td>7 am to 6 pm</td></tr><tr><td>Saturdays, Sundays and Public Holidays</td><td>8 am to 5 pm</td></tr></table>					Activity	Period	Time
Activity	Period	Time						
Operation	Monday – Friday	7 am to 6 pm						
	Saturdays, Sundays and Public Holidays	8 am to 5 pm						
B23. Hours of Work	Works outside of the hours identified in condition B22 may be undertaken in the following circumstances: a) works that are inaudible at the nearest sensitive receivers;	Audit Interview	All phases	N/A	Not Triggered			
	b) works agreed to in writing by the Planning Secretary;	Audit Interview	All phases	N/A	Not Triggered			
	c) for the delivery of materials required outside these hours by the NSW Police Force or other authorities for safety reasons; or	Audit Interview	All phases	N/A	Not Triggered			
	d) where it is required in an emergency to avoid the loss of lives, property or to prevent environmental harm.	Audit Interview	All phases	N/A	Not Triggered			

B24. Noise Limits	The Applicant must ensure noise generated by operation of the development does not exceed the noise limits in Table 2. Table 2 Noise Limits		Landfill Environmental Management Plan (dated, 15 August 2021) Noise Monitoring Complaints Register	All phases	Sub-section 6.3.1 of Landfill Environmental Management Plan sighted, indicates noise limits in line with those of this condition. No complaints related to noise were recorded in the complaints register for the reporting period.	Compliant
	Location	Day L _{Aeq} (15 minute) dB(A)				
	Monitoring Point 10	35				
	Monitoring Point 11	35				
Biodiversity						
B25. Offsets	Prior to any clearing works for Stage 3, the Applicant must retire the following ecosystem and species credits, as determined in accordance with the OEH's Framework for Biodiversity Assessment (FBA) and the Biobanking Assessment Methodology 2014 (BAM). a) 221 ecosystem credits to offset the removal of 3.4 hectares of Blackbutt-Pink Bloodwood Shrubby Open Forest of the Coastal Lowlands of the NSW North Coast Bioregion; <i>Note:</i> <i>If the Applicant seeks a variation to the offset rules, the Applicant must demonstrate that reasonable steps have been taken to find like-for-like offsets in accordance with Section 10.5.4.2 of the FBA and Appendix A of the OEH's NSW Biodiversity Offsets Policy for Major Projects 2014. Koala Connectivity Corridor</i>		Receipts of purchased offsets in accordance with B25(a)	Stage 3	PMHC is currently filling Stage 1. Stage 3 has not commenced.	Not Triggered
	b) 84 species credits to offset the removal of koala habitat; 248 species credits to offset the removal of Green-Thighed Frog habitat; and		Receipts of purchased offsets in accordance with B25(b)	Stage 3	PMHC is currently filling Stage 1. Stage 3 has not commenced.	Not Triggered
	c) 248 species credits to offset the removal of Green-Thighed Frog habitat; and		Receipts of purchased offsets in accordance with B25(c)	Stage 3	PMHC is currently filling Stage 1. Stage 3 has not commenced.	Not Triggered
	d) 3 species credits to offset the removal of Southern Myotis habitat.		Receipts of purchased offsets in accordance with B25(d)	Stage 3	PMHC is currently filling Stage 1. Stage 3 has not commenced.	Not Triggered
B26. Koala Connectivity Corridor	The Applicant must establish and maintain the koala connectivity corridor shown in Figure 1 in Appendix 1. The Applicant must determine the timing for establishing the koala connectivity corridor in consultation with the Biodiversity and Conservation Division of the Department. The agreed timing must be included in the Vegetation Management Plan required by condition B27.		Approval Letter for VMP (dated, 19 October 2021) Vegetation Management Plan (dated, 27 August 2021) Site Inspection	All phases	A letter from DPIE (dated, 19 October 2021) to PMHC sighted, providing Secretary approval for the VMP (Revision 5, dated 27 August 2021) was sighted along with the VMP. sub-section 5.2.5 of the VMP provides for the agreed timing for establishing the koala connectivity corridor.	Compliant
	Within 12 months of the date of this consent, the Applicant must prepare a Vegetation Management Plan (VMP) to the satisfaction of the Planning Secretary. The VMP must: (a) be prepared in consultation with the Biodiversity and Conservation Division of the Department;		Approval Letter for VMP (dated, 19 October 2021) Vegetation Management Plan (dated, 27 August 2021) Site Inspection Previous Compliance Report (Water Technology, 2024)	Stage 1	The previous compliance report (Water Technology, 2024) stated that " SSD 5792 was granted on November 2019 while SSD 5792 Mod 1 was granted on 31 August 2023. The preparation of the Vegetation Management Plan started 27 February 2020, approximately 4 months after SSD 5792 consent approval. DPE Biodiversity and Conservation was consulted on 10 March 2021 via email and a response from the Department was received 13 May 2021. The final version of the plan was submitted to DPE 27 August 2021 and approved 19 October 2021". The timing of this condition was revised from two years (SSD 5792) to 12 months (SSD 5792 MOD 1).	Compliant

B27. Vegetation Management Plan	(b) detail the measures for managing impacts of the development on the Rawdon Creek Nature Reserve in accordance with the Guidelines for developments adjoining land managed by the Office of Environment and Heritage (OEHL, 2013);	Approval Letter for VMP (dated, 19 October 2021) Vegetation Management Plan (dated, 27 August 2021) Site Inspection	Stage 1	Sub-section 5.7 of the Vegetation Management Plan (dated, 27 August 2021) sighted, details management and mitigation measures to reduce risks associated with direct / in-direct impacts of the Site to Rawdon Creek Nature Reserve with reference to the Guidelines for development adjoining land managed by the Office of Environment and Heritage (OEHL, 2013).	Compliant
	(c) detail the procedures for coordinated management of the koala connectivity corridor on the southern boundary, the Strategic Fire Advantage Zone on the south-eastern boundary and the established biodiversity offset area to the west of the site; and	Approval Letter for VMP (dated, 19 October 2021) Vegetation Management Plan (dated, 27 August 2021) Site Inspection	Stage 1	Sub-section 5.2 of the Vegetation Management Plan (dated, 27 August 2021) sighted, provides for management of the Koala connectivity corridor, Strategic Fire Advantage Zone, and the biodiversity offset area. Section 5.3 provides for revegetation in the Koala connectivity corridor.	Compliant
	(d) detail the fencing to be installed, the timing for installation and how this will prevent access by koalas and other fauna into the landfill.	Approval Letter for VMP (dated, 19 October 2021) Vegetation Management Plan (dated, 27 August 2021) Site Inspection	Stage 1	Sub-section 5.2.4 of the Vegetation Management Plan (dated, 27 August 2021) sighted, details fencing to be installed, the timing for installation and how it aims to prevent koala's and other fauna from accessing the site.	Compliant
B28. Vegetation Management Plan	The Applicant must implement the most recent version of the VMP approved by the Planning Secretary for the duration of the development.	Approval Letter for VMP (dated, 19 October 2021) Vegetation Management Plan (dated, 27 August 2021) Site Inspection	All phases	The Revision 5 of the Vegetation Management Plan (dated, 27 August 2021) sighted, is the most recent version of the plan which is being implemented on the site and was approved by the Planning Secretary 19 October 2021.	Compliant
Hazards and Risk					
B29. Dangerous Goods	The quantities of dangerous goods stored and handled at the site must be below the threshold quantities listed in the Department of Planning's <i>Hazardous and Offensive Development Application Guidelines – Applying SEPP 33</i> at all times.	Landfill Environmental Management Plan (dated, 15 August 2021)	All phases	Sub-section 2.3.6 of the Landfill Environmental Management Plan (dated, 15 August 2021) states: " <i>Some chemicals, paints and oils are stored on-site and these are detailed in the Pollution Incident Response Management Plan (PIRMP). Small quantities of these are received on-site and stored in the transfer station area of the WMF. These are then transferred off-site for recycling or further processing at other facilities. Diesel mobile plant and equipment will be refuelled at the landfill site via mobile refuel truck when required and in accordance with the Solid Waste Management Manual (PMHC, 2018) "</i> ". Based on the information sighted in the Waste Report (dated, 12 November 2024 to 11 November 2025) it does not appear that the threshold quantities listed in the Department of Planning's Hazardous and Offensive Development Application Guidelines - Applying SEPP 33. PHMC advised only small volumes of dangerous goods and an email from SafeWork NSW sighted dated 11 February 2026 indicating Safework has assessed the site is compliant with no further actions from PHMC required.	Compliant
Fire Management					
B30. Defendable Space	The Applicant must establish a defendable space around the operational areas of the landfill to allow for emergency service personnel to undertake property protection activities. The defendable space shall be a minimum 10 meters in width and managed as an inner protection area (IPA) as outlined in section 4.1.3 and Appendix 5 of <i>Planning for Bush Fire Protection</i> (NSW RFS 2006) and the NSW Rural Fire Service <i>Standard for Asset Protection Zones</i> .	Bushfire and Fuel Management Plan (dated, 26 July 2021) Landfill Environmental Management Plan (dated, 15 August 2021) Site inspection checklists Site Inspection	All phases	Sighted in sub-section 5.3 of the Bushfire and Fuel Management Plan (dated 26 July 2021) makes reference to defendable space: "A 20 m wide Defendable Space will be provided to each leachate tank. A minimum of 10 m Defendable Space will be provided around operational areas of the landfill". Site appears to be managed in accordance with this requirement.	Compliant
B31. Defendable Space	The Applicant must establish a 6-meter-wide trafficable space with adequate access for a fully laden 15 tonne (GVM) Rural Fire Service / State Forests Category 1 Tanker around the perimeter of the landfill. The trafficable space may be contained within the defendable space area required by Condition B30.	Bushfire and Fuel Management Plan (dated, 26 July 2021) Landfill Environmental Management Plan (dated, 15 August 2021) Site Inspection	All phases	Sub-section 5.4 of the Bushfire and Fuel Management Plan (dated, 26 July 2021) was sighted. It states that "The temporary fire breaks will include a 6 m access track which provides adequate access for a fully laden 15 tonne (GVM) Rural Fire Service State Forests Category 1 Tanker (Category 1 Tanker)".	Compliant

B32. Defendable Space	Any hazardous materials storage, buildings and open space areas must be located a minimum 50 meters from unmanaged vegetation.	Site Inspection	All phases	During the site inspection the Auditor observed that hazardous materials storage, buildings and open space areas within the operational area were >50 meters from unmanaged vegetation.	Compliant
B33. Defendable Space	The Applicant must establish and maintain a 30 meter wide Strategic Fire Advantage Zone (SFAZ) around the southern side of Stage 2 and the eastern side of Stage 3, as shown on Figure 3 in Appendix 1.	Bushfire and Fuel Management Plan (dated, 26 July 2021) Site Inspection	All phases	Sub-section 5.1 of the Bushfire and Fuel Management Plan (dated, 26 July 2021) sighted, states that a 30 m wide SFAZ will be provided and maintained along the boundary with the adjoining Rawdon Creek Nature Reserve (eastern side of Stage 3). This appeared to be in place during the site inspection.	Compliant
B34. Bush Fire and Fuel Management Plan	Within 12 months of the date of this consent, the Applicant must update the Bush Fire and Fuel Management Plan (BFFMP) for the Cairncross Waste Management Facility to include the development, to the satisfaction of the Planning Secretary. The BFFMP must: (a) be prepared in consultation with the NSW Rural Fire Service MidCoast District Fire Control Centre;	Bushfire and Fuel Management Plan (dated, 26 July 2021) Approval Letter dated (dated, 24 November 2020) Previous Compliance Report (Water Technology, 2024)	Stage 1	Condition previously assessed and non compliance assessed by NSW Planning. As per letter from DPIE dated 28/07/2025, no further action is proposed for the previous non compliance and future operational compliance reports should note this condition as 'Not Triggered'.	Not Triggered
	(b) be prepared by a suitably qualified and experienced person(s);	Bushfire and Fuel Management Plan (dated, 26 July 2021) Previous Compliance Report (Water Technology, 2024)	Stage 1	Condition previously assessed and non compliance assessed by NSW Planning. As per letter from DPIE dated 28/07/2025, no further action is proposed for the previous non compliance and future operational compliance reports should note this condition as 'Not Triggered'.	Not Triggered
	(c) include details of: (i) 24/7 contact details including alternative telephone contact; (ii) maintenance measures for the defendable spaces and SFAZ; (iii) location of hazards (physical, chemical and electrical) that may impact on firefighting operations and procedures to manage identified hazards during firefighting operations;	Bushfire and Fuel Management Plan (dated, 26 July 2021)	Stage 1	Condition previously assessed and non compliance assessed by NSW Planning. As per letter from DPIE dated 28/07/2025, no further action is proposed for the previous non compliance and future operational compliance reports should note this condition as 'Not Triggered'.	Not Triggered

	(d) identify strategies to contain and minimise the effects of any threats to the environment and public health including but not limited to: (i) measures to minimise the risk of fire on site, including in the landfill area/s; (ii) actions to extinguish any fires on site promptly; (iii) measures to ensure adequate firefighting capacity on site, including a firefighting tanker;	Bushfire and Fuel Management Plan (dated, 26 July 2021)	Stage 1	Condition previously assessed and non compliance assessed by NSW Planning. As per letter from DPIE dated 28/07/2025, no further action is proposed for the previous non compliance and future operational compliance reports should note this condition as 'Not Triggerred'.	Not Triggerred
	(e) include plans of site infrastructure, firefighting water supply, site access and internal roads;	Bushfire and Fuel Management Plan (dated, 26 July 2021)	Stage 1	Condition previously assessed and non compliance assessed by NSW Planning. As per letter from DPIE dated 28/07/2025, no further action is proposed for the previous non compliance and future operational compliance reports should note this condition as 'Not Triggerred'.	Not Triggerred
	(f) detail a communication strategy for notifying the relevant government agencies and potentially affected community in a fire event; and	Bushfire and Fuel Management Plan (dated, 26 July 2021)	Stage 1	Condition previously assessed and non compliance assessed by NSW Planning. As per letter from DPIE dated 28/07/2025, no further action is proposed for the previous non compliance and future operational compliance reports should note this condition as 'Not Triggerred'.	Not Triggerred
	(g) any additional matters required by the NSW Rural Fire Service.	Bushfire and Fuel Management Plan (dated, 26 July 2021)	Stage 1	Condition previously assessed and non compliance assessed by NSW Planning. As per letter from DPIE dated 28/07/2025, no further action is proposed for the previous non compliance and future operational compliance reports should note this condition as 'Not Triggerred'.	Not Triggerred
B35. Bush Fire and Fuel Management Plan	The Applicant must implement the most recent version of the BFFMP approved by the Planning Secretary for the duration of the development.	Bushfire and Fuel Management Plan (Revision 5 dated, 26 July 2021) Approval letter for BFFMP (dated, 24 November 2020)	All phases	The Bushfire and Fuel Management Plan (Revision 5 dated, 26 July 2021) sighted, was approved by the Planning Secretary 24 November 2020 and is the most recent version of the plan being implemented.	Compliant
Traffic and Access					
B36. Operating Conditions	The Applicant must ensure: a) the development does not result in any vehicles queuing on the public road network;	Landfill Environmental Management Plan (dated, 15 August 2021) Site Inspection	All phases	Sub-section 6.3.4.1, Table 6-6 of the Landfill Environmental Management Plan (dated, 15 August 2021) sighted, states that no vehicles will be permitted to queue on the public road network. PHMC advised no queuing on the roadway occurs.	Compliant
	b) heavy vehicles and bins associated with the development are not parked on local roads or footpaths in the vicinity of the site;	Landfill Environmental Management Plan (dated, 15 August 2021) Site Inspection	All phases	Sub-section 6.3.4.1, Table 6-6 of the Landfill Environmental Management Plan (dated, 15 August 2021) sighted, states that heavy vehicles and bins associated with the development will not be parked on local roads or footpaths in the vicinity of the Facility.	Compliant
	c) all vehicles are wholly contained on site before being required to stop;	Landfill Environmental Management Plan (dated, 15 August 2021) Site Inspection	All phases	Sub-section 6.3.4.1, Table 6-6 of the Landfill Environmental Management Plan (dated, 15 August 2021) sighted, states that all vehicles will be wholly contained within the site before being required to stop.	Compliant

	d) all loading and unloading of materials is carried out on site; and	Landfill Environmental Management Plan (dated, 15 August 2021) Site Inspection	All phases	Sub-section 6.3.4.1, Table 6-6 of the Landfill Environmental Management Plan (dated, 15 August 2021) sighted, states that all loading and unloading of materials will be carried out on-site.	Compliant
	e) all trucks entering or leaving the site with loads have their loads covered and do not track dirt onto the public road network.	Landfill Environmental Management Plan (dated, 15 August 2021) Site Inspection	All phases	Sub-section 6.3.4.1, Table 6-6 of the Landfill Environmental Management Plan (dated, 15 August 2021) sighted, states that all trucks entering or leaving the site will have their loads covered and will not track dirt onto the public road network.	Compliant
Aboriginal and Historic Heritage					
B37. Unexpected Finds Protocol	If any item or object of Aboriginal heritage significance is identified on site: a) all work in the immediate vicinity of the suspected Aboriginal item or object must cease immediately;	Landfill Environmental Management Plan (dated, 15 August 2021) Audit Interview	All phases	Sub-section 6.3.3 of the Landfill Environmental Management Plan (dated, 15 August 2021) sighted, details management measures to be implemented in the event of uncovering any item or object of Aboriginal heritage significance on the site. PHMC advised no unexpected finds or Aboriginal heritage were discovered during the reporting period.	Compliant
	b) a 10 m wide buffer area around the suspected item or object must be cordoned off; and	Audit Interview	All phases	PHMC advised no unexpected finds or Aboriginal heritage were discovered during the reporting period.	Not Triggered
	c) the Biodiversity and Conservation Division of the Department (former OEH) must be contacted immediately.	Audit Interview	All phases	PHMC advised no unexpected finds or Aboriginal heritage were discovered during the reporting period.	Not Triggered
B38. Unexpected Finds Protocol	Work in the immediate vicinity of the Aboriginal item or object may only recommence in accordance with the provisions of Part 6 of the <i>National Parks and Wildlife Act 1974</i> .	Landfill Environmental Management Plan (dated, 15 August 2021) Interview	All phases	PHMC advised no unexpected finds or Aboriginal heritage were discovered during the reporting period.	Not Triggered
B39. Unexpected Finds Protocol	If any archaeological relics are uncovered during the course of the work, then all works must cease immediately in that area. Unexpected finds must be evaluated and recorded in accordance with the requirements of the Department of Premier and Cabinet Heritage Division.	Landfill Environmental Management Plan (dated, 15 August 2021) Interview	All phases	PHMC advised no unexpected finds or Aboriginal heritage were discovered during the reporting period.	Not Triggered
B40. Fencing	All fencing must be erected in accordance with the development plans included in the EIS and RTS. <i>Note: This condition does not apply to temporary construction and safety related fencing.</i>	Site Inspection	All phases	During the site inspection, the Auditor sighted all fencing in place in accordance with approved plans.	Compliant
Rehabilitation, Final Landform and Closure					
B41. Rehabilitation	The Applicant must progressively rehabilitate the completed landfill cells to achieve the final landform shown in Appendix 4. The vegetation types, maintenance, monitoring and performance criteria for the rehabilitation works must be detailed in the Landfill Environmental Management Plan required by condition C2.	Landfill Environmental Management Plan (dated, 15 August 2021) Site Inspection	Stage 3	Landfilling in Stage 1 commenced 20 July 2022. PMHC advises that the site are still far from the rehabilitation phase.	Compliant
B42. Final Landform	The Applicant must rehabilitate the site to achieve the final landform shown in Appendix 4, and in accordance with the criteria in the EPA's <i>Environmental Guidelines: Solid Waste Landfills 2016</i> , or its latest version.	Audit Interview	Stage 3	Landfilling in Stage 1 commenced 20 July 2022. PMHC advises that the site are still far from the rehabilitation phase.	Compliant

B43. Landfill Closure Plan	The Applicant must prepare and implement a Landfill Closure Plan (LCP) to the satisfaction of the Planning Secretary. The LCP must: a) be prepared in accordance with section 76 of the POEO Act;	Audit Interview Landfill Environmental Management Plan (dated, 15 August 2021)	Stage 3	PMHC advised that landfill in the Stage 1 cells is still ongoing and far from requiring rehabilitation. Sub-section 2.3.11 of the Landfill Environmental Management Plan (dated, 15 August 2021) states that a Landfill Closure Plan will be developed and submitted to the NSW EPA and the DPIE twelve months prior to the planned closure of the landfill (Stage 3). The Landfill Closure Plan will specify: - The measures to be implemented when closing and stabilising the landfill to achieve the final landform shown in Appendix 4 of SSD 5792 (See Appendix D); - The design and construction quality requirements for the final capping; - Describe ongoing surface water, leachate and gas monitoring; - Identify any proposed future use of the site; - Detail the maintenance procedures for the final capping, in accordance with the requirements of the EPA's Environmental Guidelines: Solid Waste Landfills (second edition, 2016); - Residents' notification process and compliant management. - No waste will be received for disposal at the site after the landfill operations cease.	Not Triggered
	b) be prepared by a suitably qualified and experienced expert(s);	Audit Interview	Stage 3	PMHC advised that landfilling in the Stage 1 cells is still ongoing and far from closure.	Not Triggered
	(c) be submitted to the EPA and the Planning Secretary twelve (12) months prior to the planned closure of the landfill (Stage 3);	Audit Interview	Stage 3	PMHC advised that landfilling in the Stage 1 cells is still ongoing and far from closure.	Not Triggered
	(d) be approved by the EPA and the Planning Secretary prior to the final closure of Stage 3;	Evidence of Planning Secretary and NSW EPA approval 12 months prior to closure?	Stage 3	PMHC advised that landfilling in the Stage 1 cells is still ongoing and far from closure.	Not Triggered
	(e) detail the requirements for ongoing management of the capped waste mass;	Evidence of Planning Secretary and NSW EPA approval 12 months prior to closure?	Stage 3	PMHC advised that landfilling in the Stage 1 cells is still ongoing and far from closure.	Not Triggered
	(f) detail the maintenance procedures for the final capping, in accordance with the requirements of the EPA's <i>Environmental Guidelines: Solid Waste Landfills 2016</i> , or its latest version;	Landfill Environmental Management Plan (dated, 15 August 2021)	Stage 3	PMHC advised that landfilling in the Stage 1 cells is still ongoing and far from closure.	Not Triggered
	(g) describe monitoring and management measures to ensure the integrity of the cap;	Landfill Environmental Management Plan (dated, 15 August 2021)	Stage 3	PMHC advised that landfilling in the Stage 1 cells is still ongoing and far from closure.	Not Triggered
	(h) describe ongoing surface water and leachate management, odour and dust control;	Landfill Environmental Management Plan (dated, 15 August 2021)	Stage 3	PMHC advised that landfilling in the Stage 1 cells is still ongoing and far from closure.	Not Triggered
	(i) detail landfill gas monitoring and maintenance; and	Landfill Environmental Management Plan (dated, 15 August 2021)	Stage 3	PMHC advised that landfilling in the Stage 1 cells is still ongoing and far from closure.	Not Triggered
	(j) Identify future land use/s on the site.	Landfill Environmental Management Plan (dated, 15 August 2021)	Stage 3	PMHC advised that landfilling in the Stage 1 cells is still ongoing and far from closure.	Not Triggered
Part C: Environmental Management, Reporting and Auditing					
	Management plans required under this consent must be prepared in accordance with relevant guidelines, and include: a) detailed baseline data;	Landfill Environmental Management Plan (dated, 15 August 2021) Bushfire and Fuel Management Plan (dated, 26 July 2021) Water Management Plan (dated, 4 June 2021) Leachate Management Plan (14 December 2020) Vegetation Management Plan (dated, 27 August 2021)	All phases	Detailed baseline data was sighted in the approved site management plans, as follows: - Section 2 of the Landfill Environmental Management Plan (dated, 15 August 2021); - sub-section 2.5 of the Bushfire and Fuel Management Plan (dated, 26 July 2021); - sub-section 4.1 of the Water Management Plan (dated, 4 June 2021); - Section 4 of the Leachate Management Plan (14 December 2020); and - Section 4 of the Vegetation Management Plan (dated, 27 August 2021).	Compliant

	b) details of: i) the relevant statutory requirements (including any relevant approval, licence or lease conditions); ii) any relevant limits or performance measures and criteria; and iii) the specific performance indicators that are proposed to be used to judge the performance of, or guide the implementation of, the development or any management measures;	Landfill Environmental Management Plan (dated, 15 August 2021) Bushfire and Fuel Management Plan (dated, 26 July 2021) Water Management Plan (dated, 4 June 2021) Leachate Management Plan (14 December 2020) Vegetation Management Plan (dated, 27 August 2021)	All phases	Detailed requirements in this condition for the relevant site management plans, sighted as follows: Landfill Environmental Management Plan (dated, 15 August 2021): - Section 4, Statutory Requirements; and - sub-section 6.3, includes limits, performance measures and criteria. Bushfire and Fuel Management Plan (dated, 26 July 2021): - Section 3, Statutory Requirements; and - Section 5, Management and Mitigation. Water Management Plan (dated, 4 June 2021): - Section 3, Statutory Requirements; - sub-section 5.4, relevant limits, performance measures and criteria; and - sub-section 5.4.4 includes the specific performance indicators that are proposed to be used to evaluate the performance of, or guide the implementation of the development and any management measures. Leachate Management Plan (dated, 14 December 2020) - sub-section 4.3, Statutory Requirements; - sub-section 6.2, includes relevant limits, performance measures and criteria; and - sub-section 6.2.3 includes the specific performance indicators that are proposed to be used to judge the performance of, or guide the implementation of the development and any management measures. Vegetation Management Plan (dated, 27 August 2021) - Section 3, Statutory Requirements; and - Sections 5 and 6 includes performance measures and criteria.	Compliant
	c) a description of the measures to be implemented to comply with the relevant statutory requirements, limits, or performance measures and criteria;	Landfill Environmental Management Plan (dated, 15 August 2021) Bushfire and Fuel Management Plan (dated, 26 July 2021) Water Management Plan (dated, 4 June 2021) Leachate Management Plan (14 December 2020) Vegetation Management Plan (dated, 27 August 2021)	All phases	Description of the measures to be implemented in the relevant site management plans in accordance with this condition, sighted as follows: Landfill Environmental Management Plan (dated, 15 August 2021): - Section 6, performance measures; - Sub-sections 7.3 and 7.4, includes audit requirements used to evaluate the overall environmental performance of the site including it's compliance status; and - sub-section 7.6, provides for review and continuous improvement. Bushfire and Fuel Management Plan (dated, 26 July 2021): - Section 3, includes Statutory Requirements; and - Section 7, includes performance measures and criteria. Water Management Plan (dated, 4 June 2021): - sub-section 5.4, limits, performance measures and criteria. - sub-section 4.4, limits, performance measures and criteria. PMHC have advised that environmental performance improvements would be informed by ongoing water monitoring data, particularly in the event of an exceedance of relevant water monitoring criteria in the development consent and / or EPL limits (Water Technology, 2024). Appendix A of the Landfill Environmental Management Plan (dated, 15 August 2021) contains compliance requirements for each required plan of management. Under GWP-03 Groundwater Pollution, PMHC states that "A groundwater assessment report would be prepared at least once every five years, or should the groundwater monitoring program detect a possible failure of the leachate containment system". Leachate Management Plan (dated, 14 December 2020): - Section 6 includes limits, performance monitoring and criteria. Vegetation Management Plan (dated, 27 August 2021): - sub-section 7.3, provides for review and improvement.	Compliant
	d) a program to monitor and report on the: (i) impacts and environmental performance of the development; and (ii) effectiveness of the management measures set out pursuant to paragraph (c) above;	Landfill Environmental Management Plan (dated, 15 August 2021) Bushfire and Fuel Management Plan (dated, 26 July 2021) Water Management Plan (dated, 4 June 2021) Leachate Management Plan (14 December 2020) Vegetation Management Plan (dated, 27 August 2021)	All phases	Sub-section 6.2 and 6.3 of the Landfill Environmental Management Plan (dated, 15 August 2021), provides for d(i) and Section 7 provides for d(ii). Sub-section 6.3 of the Bushfire and fuel management plan (dated, 26 July 2021) provides for d(i) and Section 7 provides for d(ii). Sub-sections 4.2 and 5.2 of the Water Management Plan (dated, 4 June 2021) provides for d(i) and Sub-sections 5.4 and 4.4 provides for d(ii). Sub-section 6.2.3 of the Leachate Management Plan (dated, 14 December 2020) provides for d(i) and Sub-section 7.3 provides for d(ii). Sub-section 4.7 of the Vegetation Management Plan (dated, 27 August 2021) provides for d(i) and sub-section 7.1 provides for d(ii).	Compliant

C1. Management Plan Requirements	e) a contingency plan to manage any unpredicted impacts and their consequences and to ensure that ongoing impacts reduce to levels below relevant impact assessment criteria as quickly as possible;	Landfill Environmental Management Plan (dated, 15 August 2021) Bushfire and Fuel Management Plan (dated, 26 July 2021) Water Management Plan (dated, 4 June 2021) Leachate Management Plan (14 December 2020) Vegetation Management Plan (dated, 27 August 2021)	All phases	Sub-section 7.6.2 of the Landfill Environmental Management Plan (dated, 15 August 2021) provides for contingency operational measures. Sub-section 7.6.1 of the Bushfire and Fuel Management Plan (dated, 26 July 2021) provides for contingency operational measures. Sub-section 5.4.4 of the Water Management Plan (dated, 4 June 2021) provides for groundwater contingency measures and 4.4.8 provides for surface water contingency measures. Sub-section 5.6 of the Leachate Management Plan (dated, 14 December 2020) provides for leachate storage and offsite disposal contingency and sub-section 7.6 contingency measures when addressing Non-compliances, Non-conformances and developing / implementing Corrective Actions. Section 5 of the Vegetation Management Plan (dated, 27 August 2021) provides management and mitigation measures, including monitoring requirements. Sub-section 6.1 provides for impacts requiring offsets and sub-section 7.3 provides for review and improvement.	Compliant
	f) a program to investigate and implement ways to improve the environmental performance of the development over time;	Landfill Environmental Management Plan (dated, 15 August 2021) Bushfire and Fuel Management Plan (dated, 26 July 2021) Water Management Plan (dated, 4 June 2021) Leachate Management Plan (14 December 2020) Vegetation Management Plan (dated, 27 August 2021)	All phases	Sub-section 7.6 of the Landfill Environmental Management Plan (dated, 15 August 2021) includes review and continuous improvement. Section 7 includes monitoring and review of internal environmental management requirements and monitoring processes and procedures to maintain compliance with statutory requirements and conformance with approved plans of management. sub-section 7.3 includes the audit requirements of the site to evaluate environmental performance and the compliance status of the site's operations. Section 7 of the Bushfire and Fuel Management Plan (dated, 26 July 2021) outlines requirements for Environmental Auditing to evaluate environmental performance and the compliance status of the site's operations. Sub-section 7.2 includes reporting requirements to ensure compliance with the conditions of this consent and the site's EPL and sub-section 7.3 Review and Improvement provides that continuous improvement will be achieved by the ongoing evaluation of environmental management performance and effectiveness of the plan against environmental policies, objectives and targets. PMHC have advised that the WMP would guide water management and monitoring requirements on the site with the results of water monitoring data used to identify opportunities to improve environmental performance (Compliance Report, 2024). Sub-section 6.2.3 and 7.3 includes for performance evaluation and improvement. Sub-section 7.3 of the Vegetation Management Plan (dated, 27 August 2021) includes review and improvement.	Compliant
	g) a protocol for managing and reporting any: (i) incident and any non-compliance (specifically including any exceedance of the impact assessment criteria and performance criteria); (ii) complaint; (iii) failure to comply with statutory requirements; and	Landfill Environmental Management Plan (dated, 15 August 2021) Bushfire and Fuel Management Plan (dated, 26 July 2021) Water Management Plan (dated, 4 June 2021) Leachate Management Plan (14 December 2020) Vegetation Management Plan (dated, 27 August 2021)	All phases	The Landfill Environmental Management Plan (dated, 15 August 2021) includes sub-section 7.4 Non-conformance, Non-compliances and Actions , sub-section 5.5.1 Incident Notification Requirements, sub-section 7.6.2 Contingency Operational Measures, and sub-section 7.5.3 Incident non-compliance reporting. The Bushfire and Fuel Management Plan (dated, 26 July 2021) includes incident management and non-compliance in sub-section 7.2 and complaints included in sub-section 7.5. The Water Management Plan (dated, 4 June 2021) includes management and non-compliance in sub-section 6.3, complaints in sub-section 6.4 and failure to comply with statutory requirements in sub-section 6.5. The Leachate Management Plan (dated, 14 December 2020) includes incidents management and non-compliance in sub-section 7.4 and 7.6, complaint in sub-section 7.5 and failure to comply with statutory requirements in sub-section 7.6. The Vegetation Management Plan (dated, 27 August 2021) includes incidents, complaints, non-compliances, and corrective actions in sub-sections 7.4 to 7.6.	Compliant

	h) a protocol for periodic review of the plan. Note: the Planning Secretary may waive some of these requirements if they are unnecessary or unwarranted for particular management plans.	Landfill Environmental Management Plan (dated, 15 August 2021) Bushfire and Fuel Management Plan (dated, 26 July 2021) Water Management Plan (dated, 4 June 2021) Leachate Management Plan (14 December 2020) Vegetation Management Plan (dated, 27 August 2021)	All phases	The protocol for periodic review included in each approved plan of management, as follows: - Sub-section 7.6.1 of the Landfill Environmental Management Plan (dated, 15 August 2021); - Section 7 of the Bushfire and Fuel Management Plan (dated, 26 July 2021); - Section 6 of the Water Management Plan (dated, 4 June 2021); - Sub-section 7.3 of the Leachate Management Plan (dated, 14 December 2020); and - Sub-section 7.3 of the Vegetation Management Plan (dated, 27 August 2021).	Compliant
C2. Landfill Environmental Management Plan	The Applicant must prepare a Landfill Environmental Management Plan (LEMP), in accordance with the requirements of condition C1 and to the satisfaction of the Planning Secretary.	Plan (dated, 15 August 2021) Notification of Planning Secretary's satisfaction (dated, 26 October 2021)	All phases	A letter from DPIE to PMHC (dated, 26 October 2021) was sighted and indicated that the Landfill Environmental Management Plan (Revision 4, dated 15 August 2021) was reviewed and approved by the Planning Secretary.	Compliant
C3. Landfill Environmental Management Plan	As part of the Landfill Environmental Management Plan required under Condition C2 of this consent, the Applicant must include the following: a) describe the role, responsibility, authority and accountability of all key personnel involved in the environmental management of the development;	Landfill Environmental Management Plan (dated, 15 August 2021)	All phases	Sub-section 5.1 of the Landfill Environmental Management Plan (dated, 15 August 2021) describes the role, responsibility, authority and accountability of all key personnel involved in the environmental management of the development.	Compliant
	b) describe the procedures that would be implemented to: (i) keep the local community and relevant agencies informed about the operation and environmental performance of the development; (ii) receive, handle, respond to, and record complaints; (iii) resolve any disputes that may arise; (iv) respond to any non-compliance; (v) respond to emergencies; and	Landfill Environmental Management Plan (dated, 15 August 2021)	All phases	The following sub-sections of the Landfill Environmental Management Plan (dated, 15 August 2021) relate to each item of this condition, as follows: - Sub-section 5.3.5 (i); - Sub-section 5.3 (ii); - Sub-section 5.3.3 (iii); - Sub-section 7.4 (iv); and - Sub-section 5.4 (v).	Compliant
	c) include: (i) Leachate Management Plan (see Condition B11); (ii) Groundwater Management Plan (see Condition B16); (iii) Surface Water Management Plan (see Condition B17); (iv) measures to control dust and odour from all emission sources on site; (v) a Landfill Gas Monitoring Plan (LGMP) developed in accordance with the requirements of the EPA's <i>Environmental Guidelines: Solid Waste Landfills 2016</i> or its latest version; (vi) management measures for the control of feral animals, including foxes and wild dogs; (vii) measures to control litter and prevent illegal dumping, with reference to the Memorandum of Understanding between NSW National Parks and Wildlife Service, Forestry Corporation of NSW and Port Macquarie-Hastings Council; (viii) details of vegetation types, maintenance, monitoring and performance criteria for progressive rehabilitation works and a weed management plan.	Landfill Environmental Management Plan (dated, 15 August 2021)	All phases	(i) Leachate Management Plan in Appendix B; (ii and iii) Water Management Plan in Appendix C; (iv) measures to control dust and odour from all emission sources on site in sub-section 6.3.6; (v) a Landfill Gas Monitoring Plan (LGMP) developed in accordance with the requirements of the EPA's <i>Environmental Guidelines: Solid Waste Landfills</i> or its latest version in Appendix E; (vi) management measures for the control of feral animals, including foxes and wild dogs in sub-section 2.3.9; (vii) measures to control litter and prevent illegal dumping, with reference to the Memorandum of Understanding between NSW National Parks and Wildlife Service, Forestry Corporation of NSW and Port Macquarie-Hastings Council in sub-section 2.3.8; and (viii) details of vegetation types, maintenance, monitoring and performance criteria for progressive rehabilitation works and a weed management plan in Appendix G.	Compliant
C4. Landfill Environmental Management Plan	The Applicant must: a) not commence landfilling until the Landfill Environmental Management Plan is approved by the Planning Secretary; and	Notification of Planning Secretary's satisfaction (dated, 26 October 2021)	Stage 1	The Landfill Environmental Management Plan (Revision 4, dated 15 August 2021) sighted, was approved by the Planning Secretary 26 October 2021. Landfilling in Stage 1 commenced 20 July 2022 after the plan was approved.	Compliant
	b) operate the development in accordance with the Landfill Environmental Management Plan approved by the Planning Secretary (and as revised and approved by the Planning Secretary from time to time).	Landfill Environmental Management Plan (dated, 15 August 2021)	All phases	The site's operations appear to be conducted in accordance with the most recent sighted version of the Landfill Environmental Management Plan (Revision 4, dated 15 August 2021) approved by the Planning Secretary 26 October 2021. The 'Revision' table of the plan on pdf document page number 5 indicates that the plan was last updated 15 July 2021 to address the findings of the independent audit.	Compliant

C5. Revision of Strategies, Plans and Programs	Within three months of: a) the submission of a Compliance Report under condition C12;	Evidence and Details of Revision	All phases	Letter to DPHI on 27 June 2025 sighted stating the following. "Council would like to notify the Department that per condition C5 (a) of the consolidated consent, we have conducted a review of the development's strategies, plans and programs after the submission of the annual compliance report. This review was completed within three months of the submission of the compliance report. Following the review, no revisions to the strategies, plans and programs were considered necessary to improve the environmental performance of the development based on the compliance report findings. Further to previous correspondence to the Department regarding an updated interim leachate management plan, this will be provided to the Department once the associated works are completed"	Compliant
	b) the submission of an incident report under condition C7;	Evidence and Details of submission	All phases	During the audit interview, PMHC advised that no incidents were recorded during the reporting period.	Compliant
	c) the submission of an Independent Audit under condition C15;	Evidence and Details of submission	All phases	Advised during the interview the 2026 audit is currently being completed.	Compliant
	d) the approval of any modification of the conditions of this consent; or	Evidence of revision / approval Previous compliance report (Water Technology, 2024) Previous Compliance Report (Talis, 2025).	All phases	The following timeline of events associated with the approval of MOD 1 as per the Previous Compliance Report (Talis, 2025). SSD 5792 MOD1 was granted 31 August 2023 and as a result, some conditions of this consent were revised (Water Technology, 2024). Any strategies, plans or programs that are affected by the conditions of this consent are to be revised. A letter from PMHC to DPE (dated, 5 December 2023) indicated that a revision of the Leachate Management Plan would be completed 31 January 2024. It is noted that the Leachate Management Plan has not been revised. PMHC are to ensure that all management plans needed to be revised as a result of SSD 5792 MOD1 changes are actioned within the agreed timeframe with DPHI. Auditor's Note: During the audit PMHC stated the following: - the existing Leachate Management Plan (dated, 14 December 2020) is the current leachate management plan, which supports the site as it currently operates. - works associated with the Interim Leachate Management Plan have not commenced. - once the Interim Leachate Management Plan has been installed, an updated plan will be prepared and sent to DPHI for approval. PMHC to enter formal discussions with DPHI regarding the update of the Leachate Management Plan. This has been assessed as Non-compliant. PMHC Comments: "We disagree that the condition has not been complied with. The application for Mod 1 included an Interim Leachate Management Plan. That plan and the works it contemplated was approved in the Mod. There is no need to update the Leachate Management Plan as the Interim Leachate Management Plan sits over that document. Condition A2 requires the development to be carried out in accordance with the modification and the Modification Assessment. The Interim Leachate Management Plan has been developed based on the approval of Mod 1 and we have attached this for your records. The Interim Leachate Management Plan has been prepared. An updated Interim Leachate Management Plan will be provided to the Department once the interim leachate management plan works are completed". ENV Comments ENV, as the Independent Auditor for the reporting period, considers PMHC to generally comply with this requirement highlighting an Interim Leachate Management Plan has been prepared for the works associated with MOD1 and has been granted by the Department. PMHC to ensure all management plans are updated in accordance with the consent conditions. MOD 2 has not been yet been approved therefore updated management plans are not yet required.	Compliant
	e) the issue of a direction of the Planning Secretary under condition A2(b) which requires a review,	Evidence and Details of submission	All phases	During the audit interview, PMHC advised that no direction was issued by the Planning Secretary during the reporting period.	Not triggered

	f) the strategies, plans and programs required under this consent must be reviewed, and the Department must be notified in writing that a review is being carried out.	Evidence and Details of submission	All phases	A letter from PMHC to DPE (dated, 5 December 2023) notifying of the intention to review the Leachate Management Plan was sighted. Revision of the Leachate Management Plan has not been completed as works associated with MOD 1 have not been completed.	Compliant
C6. Revision of Strategies, Plans and Programs	If necessary to either improve the environmental performance of the development, cater for a modification or comply with a direction, the strategies, plans and programs required under this consent must be revised, to the satisfaction of the Planning Secretary. Where revisions are required, the revised document must be submitted to the Planning Secretary for approval within six weeks of the review. <i>Note: this is to ensure strategies, plans and programs are updated on a regular basis and to incorporate any recommended measures to improve the environmental performance of the development.</i>	Evidence of revision / approval	All phases	Previous Compliance report (Talis, 2025) reported the following. "The revision of the Leachate Management Plan has not been completed. PMHC did not notify the Planning Secretary that the review and update of the Leachate Management Plan would be halted. Auditor's Note: <i>PMHC intend to enter formal discussions with the Planning Secretary regarding delaying the update of the leachate management plan for the following reasons:</i> - the existing leachate management plan describes what is currently happening on the site. - the Interim Leachate Management Plan is a high level conceptual plan. How it will ultimately operate will be determined in the future when the final design is selected." Advised by the site team that the previous response is still relevant. The works associated with MOD2 are still being reviewed and are not approved.	Not triggered

Reporting and Auditing					
C7. Incident Notification, Reporting and Response	The Department must be notified in writing to compliance@planning.nsw.gov.au immediately after the Applicant becomes aware of an incident. The notification must identify the development (including the development application number and the name of the development if it has one) and set out the location and nature of the incident. Subsequent notification requirements must be given, and reports submitted in accordance with the requirements set out in Appendix 3.	Audit interview Annual Return 2025	All phases	Interview with PMHC advised no incidents were reported during the reporting period.	Compliant
C8. Non-Compliance Notification	The Department must be notified in writing to compliance@planning.nsw.gov.au within seven days after the Applicant becomes aware of any non-compliance.	Audit interview Previous Compliance Report (Water Technology, 2024)	All phases	Notification sighted alerting the Department within 7 days of the compliance report being issued was sighted. PMHC notified the department the day the compliance report was issued.	Compliant
C9. Non-Compliance Notification	A non-compliance notification must identify the development and the application number for it, set out the condition of consent that the development is non-compliant with, the way in which it does not comply and the reasons for the non-compliance (if known) and what actions have been, or will be, undertaken to address the non-compliance.	Audit interview	All phases	The previous compliance report (Talis, 2025) identified the non-compliances and the conditions of consent, the way in which it does not comply and the reasoning for the non-compliance and the proposed actions to address the non-compliances. This evidence was provided to the Department.	Compliant
C10. Non-Compliance Notification	A non-compliance which has been notified as an incident does not need to also be notified as a non-compliance.	N/A	All phases	Acknowledged.	N/A
C11. Compliance Reporting	No later than 6 weeks before the date notified for the commencement of operation, a Compliance Monitoring and Reporting Program prepared in accordance with the Compliance Reporting Post Approval Requirements (Department 2018) must be submitted to the Department.	Evidence of submission	Stage 1	As per the previous compliance report (Water Technology, 2024) sighted, it was reported that PMHC emailed DPE 24 November 2020 regarding the submission of programs for compliance reporting and independent environmental auditing. A letter from DPE dated, 9 December 2020 informed PMHC that the department was satisfied that the compliance reporting program and the independent environmental audit program for the development were consistent with the Post Approval Requirements (2020). DPE states in a letter dated, 9 December 2020 the following: "Based on your notification for commencement being January 2021, the first Independent Audit for the construction of Stage 1 of the landfill is due on 29 March 2021 and the first Operation Compliance Report is due on 3 January 2022".	Compliant
C12. Compliance Reporting	Compliance Reports of the project must be carried out in accordance with the Compliance Reporting Post Approval Requirements (Department 2018).	Previous Compliance Report (Water Technology, 2024)	All phases	The previous compliance report (Talis, 2025) was sighted and appeared to be consistent with the Compliance Reporting Post Approval Requirements (December, 2018). This compliance report is undertaken within the Compliance Reporting Post Approval Requirements.	Compliant
C13. Compliance Reporting	The Applicant must make each Compliance Report publicly available no later than 60 days after submitting it to the Department and notify the Department in writing at least 7 days before this is done.	Evidence of submission date and Departments notification	All phases	Previous compliance report submitted to the PHMC website 2 May 2025, within 60 days of receiving the report. Notification was provided to the Department at least 7 days prior to submitting the compliance report to the website.	Compliant

C14. Independent Audit	No later than 4 weeks before the date notified for the commencement of operation, an Independent Audit Program prepared in accordance with the Independent Audit Post Approval Requirements (Department 2018) must be submitted to the Department.	Previous Compliance Report (Water Technology, 2024) Independent Environmental Audit Program	Stage 1	As reported in the previous sighted compliance report (Water Technology, 2024), PMHC emailed DPE (24 November 2020) regarding the submission of programs for compliance reporting and independent auditing. A letter from DPE (dated, 9 December 2020) informed PMHC that the Department is satisfied that the Compliance Reporting Program and the Independent Audit Program for the development are consistent with the Post Approval Requirements (2020). DPE stated in a letter to PMHC (dated, 9 December 2020) the following: "Based on your notification for commencement being January 2021, the first Independent Audit for the construction of Stage 1 of the landfill is due 29 March 2021 and the first Operation Compliance Report is due on 3 January 2022).	Compliant
C15. Independent Audit	Independent Audits of the development must be carried out in accordance with: a) the Independent Audit Program submitted to the Department under condition C14 of this consent; and	Independent Environmental Audit (dated, 17 February 2023) Previous Compliance Report (dated, 27 February 2024)	All phases	The most recent Independent Environmental Audit (dated, 17 February 2023) was sighted. The initial Independent Environmental Audit (Construction) for Stage 1 was completed on 30 July 2021. The construction of Stage 1 was completed December 2021. Landfilling operations in Stage 1 commenced 20 July 2022. The requirements of this condition (C15) requires an independent audit to be carried out within 26 weeks of the commencement of operation (i.e., landfilling) which is by no later than 18 January 2023. DPE granted PMHC an extension to this date until 28 February 2023 (DPE letter to PMHC dated, 25 November 2022).	Compliant
	b) the requirements for an Independent Audit Methodology and Independent Audit Report in the Independent Audit Post Approval Requirements (Department 2018).		All phases	See responses in Condition C14 and C15(a).	Compliant
C16. Independent Audit	In accordance with the specific requirements in the Independent Audit Post Approval Requirements (Department 2018), the Applicant must: a) review and respond to each Independent Audit Report prepared under condition C15 of this consent;	PMHC response to previous IEA (dated, 19 July 2023)	All phases	The Auditor sighted "Independent Audit Report February 2023 - Response to Audit Recommendations" from PMHC to DPE (dated, 19 July 2023).	Compliant
	b) submit the response to the Department; and	PMHC response to previous IEA (dated, 19 July 2023)	All phases	The Auditor sighted "Independent Audit Report February 2023 - Response to Audit Recommendations" from PMHC to DPE (dated, 19 July 2023).	Compliant
	c) make each Independent Audit Report and response to it publicly available no later than 60 days after submission to the Department and notify the Department in writing at least 7 days before this is done.	Evidence of upload and notification to the Department	All phases	The previous Independent Audit Report (Water Technology, 2023) was sighted on PMHC's website: https://www.pmhc.nsw.gov.au/Your-Council/Policies-plans-and-strategies/Plans/Cairncross-Waste-Facility-Management-Plans . Evidence provided that the audit report was made publicly available (11 September 2023) and the Department was notified more than 7 days prior (21 February 2023), however no evidence was provided to demonstrate publication within the required 60-day timeframe.	Non-Compliant
C17. Monitoring and Environmental Audits	Any condition of this consent that requires the carrying out of monitoring or an environmental audit, whether directly or by way of a plan, strategy or program, is taken to be a condition requiring monitoring or an environmental audit under Division 9.4 of Part 9 of the EP&A Act. This includes conditions in respect of incident notification, reporting and response, non-compliance notification, compliance reporting and independent auditing.	N/A	All phases	Acknowledged.	N/A

Access to Information					
C18.	At least 48 hours before the commencement of operation until the completion of all works under this consent, including rehabilitation, the Applicant must: a) make the following information and documents (as they are obtained or approved) publicly available on its website: (i) the documents referred to in condition A2 of this consent; (ii) all current statutory approvals for the development; (iii) all approved strategies, plans and programs required under the conditions of this consent; (iv) the proposed staging plans for the development if the development is to be staged; (v) regular reporting on the environmental performance of the development in accordance with the reporting requirements in any plans or programs approved under the conditions of this consent; (vi) a comprehensive summary of the monitoring results of the development, reported in accordance with the specifications in any conditions of this consent, or any approved plans and programs; (vii) a summary of the current stage and progress of the development; (viii) contact details to enquire about the development or to make a complaint; a complaints register, updated monthly; (ix) the Compliance Report of the development; (x) audit reports prepared as part of any Independent Audit of the development and the Applicant's response to the recommendations in any audit report; (xi) any other matter required by the Planning Secretary; and	Port Macquarie Hastings Council Website	Stage 1	The following website was sighted: https://www.pmhc.nsw.gov.au/Your-Council/Policies-plans-and-strategies/Plans/Cairncross-Waste-Facility-Landfill-Expansion The following documents are published on the website (linked above): Management Plans - Cairncross Leachate Management Plan (Revision 4) - Cairncross Bush Fire and Fuel Management Plan - Cairncross Landfill Environmental Management Plan (Revision 4) - Cairncross Water Management Plan (Revision 7) - Cairncross Vegetation Management Plan (Revision 5) Compliance Reports and Audits - Cairncross Waste Management Facility SSD 5791 Compliance Report Final 2021-11-11 - Cairncross Waste Management Facility Compliance Report February 2023 - Cairncross Waste Management Facility Compliance Report 27 February 2024 - Cairncross Waste Management Facility Independent Environmental Audit February 2023 - 1270 Cairncross Waste Management Facility Independent Environmental Audit Final Report - Independent Audit Response to Audit Requirements 19-07-23 - Cairncross Waste Management Facility Compliance Report 22 April 2025 Licenses and Approvals - Cairncross Signed Consent - Cairncross Environment Protection License - Cairncross Landfill Expansion Project Detailed Design Stage 1A, 1C and 1E - Cairncross Landfill Expansion - Environmental Impact Statement - Cairncross Landfill Expansion - Response to submission of EIS - Cairncross Waste Management Facility - Modification 1 Report - Cairncross Waste Management Facility Modification 1 - Consolidated Consent The following link provides for landfill monitoring results: https://www.pmhc.nsw.gov.au/Your-Council/Council-reports/Environment-reports/Landfill-reports/2025-Cairncross-Waste-Management-Facility-Reports	Compliant
C18.	b) keep such information up to date, to the satisfaction of the Planning Secretary.	Port Macquarie Hastings Council Website	All phases	Based on the Auditor's findings provided in Condition C18, it is evident that PMHC publish and make relevant documentation publicly available on the Port Macquarie Hastings Council website.	Compliant

APPENDIX C

Compliance Report Declaration Form

Compliance Report Declaration Form

Project Name: Cairncross Waste Management Facility (SSD-5792)

Project Application Number: SSD-5792

Description of Project: Waste Management Facility

Project Address: 351 Telegraph Point Road, Pembroke, NSW 2446

Proponent: Port Macquarie Hastings Council

Title of Compliance Report: Operational Compliance Report

Date: 18 March 2026

I declare that I have reviewed the contents of the attached Compliance Report and to the best of my knowledge:

- i. the Compliance Report has been prepared in accordance with all relevant conditions of consent;
- ii. the Compliance Report has been prepared in accordance with the Compliance Reporting Requirements;
- iii. the findings of the Compliance Report are reported truthfully, accurately and completely;
- iv. due diligence and professional judgement have been exercised in preparing the Compliance Report; and
- v. the Compliance Report is an accurate summary of the compliance status of the development.

Notes:

- Under section 10.6 of the Environmental Planning and Assessment Act 1979 a person must not include false or misleading information (or provide information for inclusion in) a report of monitoring data or an audit report produced to the Minister in connection with an audit if the person knows that the information is false or misleading in a material respect. The proponent of an approved project must not fail to include information in (or provide information for inclusion in) a report of monitoring data or an audit report produced to the Minister in connection with an audit if the person knows that the information is materially relevant to the monitoring or audit. The maximum penalty is, in the case of a corporation, \$1 million and for an individual, \$250,000; and
- The Crimes Act 1900 contains other offences relating to false and misleading information: section 307B (giving false or misleading information – maximum penalty 2 years' imprisonment or 200 penalty units, or both).

Name of Authorised Reporting Officer: Timothy Bischof

Title: Environmental Scientist

Signature: 

Qualification: Master of Environmental Management and Sustainability

Company: ENV Services Pty Ltd T/A ENV Solutions

Company Address: 313 River Street, Ballina, NSW 2478



APPENDIX D

Site Photographs

Client Name	Site Location	Project
Port Macquarie Hasting Council	Cairncross Waste Management Facility	Operation Compliance Report

Photo No.	Date	
1	9 February 2026	
Description View transfer station area (outside SSD-5792 boundary).		

Photo No.	Date	
2	9 February 2026	
Description View transfer station area (outside SSD-5792 boundary).		

PHOTOGRAPHIC LOG

Client Name	Site Location	Project
Port Macquarie Hasting Council	Cairncross Waste Management Facility	Operation Compliance Report

Photo No.	Date	
3	9 February 2026	
Description View of day cover material.		

Photo No.	Date	
4	9 February 2026	
Description View of mulch stockpile.		

Client Name	Site Location	Project
Port Macquarie Hasting Council	Cairncross Waste Management Facility	Operation Compliance Report

Photo No.	Date	
5	9 February 2026	
Description View of sediment basin.		

Photo No.	Date	
6	9 February 2026	
Description View of leachate storage tanks and bunding.		

Client Name	Site Location	Project
Port Macquarie Hasting Council	Cairncross Waste Management Facility	Operation Compliance Report

Photo No.	Date	
7	9 February 2026	
Description View of leachate pump shed.		

Photo No.	Date	
8	9 February 2026	
Description View of MOD1 leachate system under construction.		

Client Name	Site Location	Project
Port Macquarie Hasting Council	Cairncross Waste Management Facility	Operation Compliance Report

Photo No.	Date	
9	9 February 2026	
Description View of landfilling cell 1A.		

Photo No.	Date	
10	9 February 2026	
Description View of leachate infiltration ponds.		

Client Name	Site Location	Project
Port Macquarie Hasting Council	Cairncross Waste Management Facility	Operation Compliance Report

Photo No.	Date	
11	9 February 2026	
Description View of resource recovery area of recyclable material and white goods.		

Photo No.	Date	
12	9 February 2026	
Description View of landfill gas monitoring points.		

