



**KIAMA MUNICIPAL COUNCIL**  
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# Kiama Development Control Plan 2020

## Chapter 9. Industrial Uses



**RESPECT**



**INNOVATION**



**INTEGRITY**



**TEAMWORK**



**EXCELLENCE**

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**Chapter 9. Industrial Uses**

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## Topic 9.1 – Industry

### **Barney Street Quarry**

In addition to relevant controls contained in other chapters of this [DCP](#), these site specific controls apply to the land within the disused Barney Street Quarry, known as Lot 9 DP 850163 Barney Street, Kiama.

#### Objectives

- O:9.1.1 To recognise the fact that the Barney Street Quarry is sited within a residential area;
- O:9.1.2 To identify uses of the Barney Street Quarry which are considered inappropriate because of their likely impact upon the amenity of neighbouring residences;
- O:9.1.3 To ensure activities undertaken in the Barney Street Quarry do not interfere with the amenity of adjoining and adjacent residences due to the hours the activity is conducted or the manner in which the activity is conducted;
- O:9.1.4 To ensure activities undertaken in the Barney Street Quarry do not pollute or degrade the environment;
- O:9.1.5 To identify geotechnical constraints which exist in the Barney Street Quarry and appropriate remedial measures which may be undertaken; and
- O:9.1.6 To ensure that any activities undertaken on site will pose no amenity issues to surrounding residential development.

#### Section 1 - Potential Landuses

Only those land uses which generate low levels of noise, traffic and emissions are permitted within the Barney Street Quarry. Activities such as motor vehicle repairers, road transport terminals, timber yards etc are not acceptable land uses for the Barney Street Quarry as these activities are likely to have an adverse impact on the amenity of local residents by reason of noise, hours of operation, fumes and the like. Generally appropriate land uses for the Barney Street Quarry are those in which the processes carried on, the transportation involved or the machinery or materials used do not interfere with the amenity of the neighbourhood by reason of noise, vibration, smell, fumes, smoke, vapour, steam, soot, ash, dust, waste water, waste products, grit, oil or otherwise.

Activities which involve the storage or processing of hazardous or offensive materials or products are not appropriate for the Barney Street Quarry.

#### Section 2 - Pollution Issues

##### Controls - Noise

- 9.1.1 Due to the proximity of surrounding residential development, any activity which occurs within the Barney Street Quarry has the potential to create a noise nuisance. To minimise the impacts of noise and the potential disturbance to nearby residents the following guidelines will apply to any activity conducted within the quarry.

- 9.1.2 Generally, trading hours/hours of operation are restricted to:
- 7.00am to 6.00pm Monday to Friday;
  - 7.00am to 4.00pm Saturday.
  - No work Sundays or Public Holidays.
- 9.1.3 Generally, delivery vehicle movements to and from the quarry are restricted to:
- 7.00am to 6.00pm Monday to Friday;
  - 7.00am to 4.00pm Saturday.
  - No movements on Sundays or Public Holidays.
- 9.1.4 Delivery vehicle movements outside these hours should be limited in their frequency and should only involve access to and from the site for secure parking purposes and/or basic servicing not involving significant noise generation activities (eg body repairs or testing of engines). No vehicle movements at all should occur between 6.00pm and 7.00am, or before 9.00am on Sundays and Public Holidays.
- 9.1.5 All delivery vehicles or equipment should have their engines switched off while loading/unloading or queuing to load/unload and as soon as possible after arrival.
- 9.1.6 All delivery vehicles should leave the quarry immediately after starting of engines. Vehicles should not be allowed to idle for unnecessary lengths of time.
- 9.1.7 Where possible the loading/unloading vehicles and the moving of bulk materials should not be carried out before 8.00am. To avoid this, early daily loads should be loaded into vehicles prior to 6.00pm on the previous day.
- 9.1.8 Employees should be advised to take reasonable care to load/unload their vehicles without unreasonable impact, including the shutting and closing of tailgates etc.
- 9.1.9 All drivers of trucks should be instructed that when leaving the quarry they should turn right into Barney Street and observe “drive neighbourly” procedures.
- 9.1.10 Trucks and other equipment should be fitted with noise reduction equipment to achieve performance standards set down by the relevant state government authorities. Regular maintenance and checking of compliance should be undertaken.

#### *Controls - Fumes and Other Emissions*

- 9.1.11 Smoke, fumes, dust and other odours not only create an air pollution problem, but can also cause disturbance to persons through aggravating allergies, dirtying laundry or entering homes. To ensure activities in the Barney Street Quarry keep these potential impacts to a minimum, the following guidelines apply:
- 9.1.12 Access roads, driveways and carparking areas are to be sealed.
- 9.1.13 All vehicles and equipment shall be regularly checked to ensure that they meet maximum emission standards.

- 9.1.14 Activities must not cause perceptible odours, fumes, smoke, gas, vapours, steam, soot, ash, dust or grit that will affect neighbouring properties.
- 9.1.15 Large unsealed areas, although not encouraged, should be watered down regularly to reduce dust.

#### *Controls - Other Pollution*

- 9.1.16 Activities conducted in the Barney Street Quarry must not involve:
- Vibration being felt on neighbouring premises.
  - The erection of buildings or structures that are clearly visible from the street, other public place or an adjoining residential property that are unsightly or constructed of highly reflective, lightly coloured materials.
  - The likely discharge of contaminants – solid or liquid – into the sewerage system.
  - Ground contamination of soils by the deposition of liquid or solid wastes, including oil products and chemicals or their compounds, on the soil.
  - The accumulation of waste materials on the site other than those properly stored and to be disposed of by a regular collection system.
  - The washing down of vehicles or machinery, unless appropriate wash bay facilities have been installed to meet the requirements of the Environment Protection Authority and Sydney Water Corporation.

#### *Controls - Waste Disposal*

- 9.1.17 All waste disposal from site must be in accordance with chapter 10.

### Section 3 – Geotechnical Constraints

Council has previously commissioned a geotechnical stability and risk assessment of the Barney Street Quarry to assess the stability of the rock slopes and walls of the abandoned quarry. The geotechnical investigations have found that instability of the quarry walls is influenced by a number of factors including:

- a) Vegetation growing out of the rock face reduces stability of blocks by increasing the rate of weathering and forcing open joints;
- b) Excessive water pressures, caused by heavy surcharges of rainfall, may be sufficient to loosen unstable blocks; and
- c) Failure of individual or small groups of blocks (eg topping, sliding blocks or rock falls).

The geotechnical assessment has reviewed a number of options for remedial measures. It has been recommended that a range of measures be judiciously applied – relative to the particular conditions present at different locations around the rock face. These remedial measures include:

- a) Barraging-down the loose material – where loose blocks are identified and forced off the rock face under controlled conditions. This process needs to be repeated every few years, as the slope weathers and blocks loosen.

- b) Provision of drainage of excess water from behind the rock face and the area just beyond the crest of the rock face, to prevent the build up of excessive water pressures.
- c) Removal of vegetation from the slope and poisoning of roots to ensure regrowth does not occur. Ongoing control of vegetation is essential.
- d) Rock bolting and strapping of potentially unstable blocks of rock. Rock bolts need to penetrate through the loose block and anchor into a solid rock mass. Bolts and straps need to be protected from corrosion (eg galvanised) and inspected on a regular basis.
- e) Installation of a catch fence as a “passive” treatment to control the consequences of rock falls rather than prevent them. Catch fences are usually combined with a buffer zone at the base of the slope (an area where rocks can fall without risk of damage to property or persons). A trench is often incorporated within the buffer zone, and may be filled with energy absorbing material (eg gravel or vegetation) designed to control the impact of falls rocks.

#### *Controls - Geotechnical Constraints*

- 9.1.18 Any development application involving the erection of buildings or the use of land for open storage purposes will need to be accompanied by a geotechnical report, prepared by a qualified geotechnical engineer. The report should identify potential hazards and appropriate remedial measures and constraints. In granting development consent, Council may impose conditions requiring appropriate remedial measures to be taken to restrain or control the fall of rocks from the cliff wall at the quarry.

#### Controls - Signage

- 9.1.19 A single, directory-type communal advertising structure, identifying each of the businesses operating within the Barney Street Quarry may be established at the entrance to the quarry. The sign may be doubled sided and shall have dimensions of not more than 2.5m in height and 1.5m in width.
- 9.1.20 Any illumination of the sign (internal or external) is not permitted.
- 9.1.21 Development consent shall be obtained from Council prior to the erection of the sign. In granting consent for the advertising sign Council may, as a condition of consent, require the removal of existing signs.

#### Controls - Landscaping

- 9.1.22 Landscaping on site must meet all requirements in [Chapter 3 - Topic 3.2](#).

## How to contact Council

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### Office hours

Our Administration Building located at  
11 Manning Street Kiama is open 8.45 am to 4.15 pm  
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