



Why is Council building a new Cemetery fence?

The existing fence is very old and several parts of it were not built to last this long. It is falling down in places and fails to meet the requirements of the Cemetery's Plan of Management (POM) for secure and accessible fencing that will compliment the Cemetery's outstanding and unique heritage form.

The existing fencing allows for far too much anti-social behaviour and vandalism at night – at times causing costly repairs to monuments. It also provides poor access to the cemetery during the day, due to a lack gates and safe ramps and stairs.

Maintenance of the existing fence, particularly the picket fencing along Trafalgar Street, is also an issue. It has been frequently vandalised soon after repairs and is fully past repair in any case. This makes repair a waste of money and full replacement is the most cost effective solution.

Council is seeking to build fencing that:

- pays tribute to the heritage significance of the site,
- positively harmonises with the aesthetics of the site,
- melds appropriately with the monuments and structures within the Cemetery, and
- better meets functional needs such as night-time security and day-time access.

What are the options for new external fencing?

In February 2013, Council resolved that officers should prepare "a report on the options and costs for properly replacing the perimeter fencing of Waverley Cemetery with fencing that is compliant with the requirements of

the Cemetery's adopted Statutory Plan of Management." Taking into account the requirements of the POM, the main options considered were:

- replacing the current fencing with fencing of the same material and design (like with like) – ie., different styles of fencing all around as now,
- raising the current diverse styles of fencing,
- school style steel fencing,
- wrought iron fencing of various designs,
- wrought iron and sandstone pillar fencing,
- repairing existing fencing, and
- having no fencing at all.

For a fuller description of fencing options see the Waverley Council website.

In May 2013 a workshop was held with councillors outlining the options and their compliance with the POM. Technically the options are fairly straightforward and are compliant or non-compliant with the POM as shown in the table overleaf.

Options D and E are the only options that are compliant with the POM to any significant degree. Of these two options, Option D is considered to be more aesthetically pleasing and in keeping with the heritage of the Cemetery. Centennial Park style spear fencing has been used in the Cemetery in the past and remnants of it are still in place today. Sandstone pillars are also strongly in keeping with the Cemetery's current ceremonial entrance gates and the built monuments within the Cemetery proper.

PERFORMANCE OF OPTIONS FOR WAVERLEY CEMETERY EXTERNAL FENCING

| | OPTION A | OPTION B | OPTION C | OPTION D | OPTION E | OPTION F | OPTION G |
|---|------------------------|-----------------------|----------------------|------------------------------------|----------------------------|-------------------------|--------------------|
| To meet the requirements of the Plan of Management for the Cemetery fencing should ... | Replace like with like | Raise current fencing | School style fencing | Wrought iron with memorial pillars | Wrought iron spear fencing | Repair existing fencing | Remove all fencing |
| be secure at night | ✗ | ✗ | ✓ | ✓ | ✓ | ✗ | ✗ |
| provide safety from falls in dangerous places | ✗ | ✗ | ✓ | ✓ | ✓ | ✗ | ✗ |
| preferably improve access during the day | ✗ | ✗ | ✗ | ✓ | ✗ | ✗ | ✗ |
| preferably enhance views of the external boundaries | ✗ | ✗ | ✗ | ✓ | ✓ | ✗ | ✗ |
| preferably enhance views through to the Cemetery itself and the ocean | ✗ | ✗ | ✗ | ✓ | ✓ | ✗ | ✓ |
| be aesthetically attuned to the Victorian/Edwardian heritage of the Cemetery | ✗ | ✗ | ✗ | ✓ | ✓ | ✗ | ✗ |
| increase opportunities for installation of niche walls along the boundaries | ✗ | ✗ | ✗ | ✓ | ✗ | ✗ | ✗ |
| provide opportunities for improvement of the traditional exotic garden design and landscaping of the Cemetery | ✗ | ✗ | ✓ | ✓ | ✓ | ✗ | ✗ |
| enhance the educational and passive recreational experience of the Cemetery | ✗ | ✗ | ✓ | ✓ | ✓ | ✗ | ✗ |

What is the capital cost of each option?

The capital cost of each fence replacement option is approximately as shown below:

| OPTION | CAPITAL COST ESTIMATE |
|--|---|
| Option A – Replace like with like | \$1.2 million |
| Option B – Raise current fencing | \$1.5 million |
| Option C – School style fencing | \$1.5 million |
| Option D – Bullnose sandstone and wrought iron spear fencing with sandstone niche memorial pillars | \$4.6 million |
| Option E – Wrought iron spear fencing | \$1.5 million |
| Option F – Repair existing fencing | No capital Approx. \$35,000 pa |
| Option G – Remove all fencing | Not estimated, although removal would have a cost |

What is the capital cost of each option to ratepayers?

All options require loan funding. However, only with Option D does Council gain the capacity to earn income to repay the loan, through the sale of memorial ash niches.

This means the most expensive option – Option D – is actually the cheapest for ratepayers.

Option D also introduces the possibility of significant income for the Cemetery after the fence loan is repaid. If this income is foregone, the opportunity cost to ratepayers of choosing any of the other options is a minimum of \$15 million over 30 years.

The cost of Options A, F and G in the estimate tables is understated as these options would not provide sufficient security for the Cemetery. Cost estimates for Options A, F and G do not include costs that would arise from ongoing vandalism and public liability risk.

Council may choose to advance loans to the Cemetery in the early years of the project while business is building or provide a non-repayable contribution consistent with previous resolutions recognising the need for the Council to contribute to Cemetery asset renewal.

Will the fence affect access to the Cemetery?

Option D will significantly improve accessibility to the Cemetery by providing new gates and accessible ramps for entry from Trafalgar Street and Boundary Street. These gates and ramps are not affordable in the other options as they generate no income to offset the cost.

In all options, access to the Cemetery from the coastal walk will remain unchanged, as will access via the main ceremonial front gates at the corner of St Thomas and Trafalgar Streets.

How might the new fence affect views?

This is largely a matter of personal taste. However, Options D and E provide the greatest views through to the Cemetery and the ocean beyond. Picket fencing in Options A and B provides the smallest gap between vertical bars and so obscures views the most.

Aesthetically, Options A and B will tend to draw the eye to the fence rather than the Cemetery and Options C, D and E will tend more to draw the eye through to the Cemetery and beyond.

The pillars of Option D are expected to meld with the monuments in the Cemetery.

Will opening hours be changed?

No. Opening hours will be the same as now: 7 am until dusk – 7 days a week. Night time security patrols will remain the same.

How will parking in surrounding streets be affected?

Council is considering the potential to improve parking opportunities on the perimeter of the Cemetery near the corner of Trafalgar and St Thomas Streets. Subject to funding, perpendicular parking could be formalised in this area to increase spaces and remove the possibility for boat parking.

Will new fencing mean more cars in the Cemetery?

In all options, the number of cars entering the Cemetery is expected to remain unchanged. No extra vehicular access points are being created in any option.

How might fencing options affect the Cemetery's heritage?

Council is deeply respectful of the heritage of the Cemetery, and has tried to ensure development of options that will preserve the heritage significance of the site, consistent with the dictates of the POM. The Cemetery reflects Victorian and Edwardian architecture, and options have been explored that would be most in keeping with the Cemetery's style as well as existing monuments and structures.

When would new fencing be built?

Council expects construction on a new fence could commence in 2014/15, pending the outcome of community consultation and a Council resolution to progress with a Development Application (DA) on the preferred option.

We will continue to keep the community informed about the progress of the consultation and Council's decision.

Is Council building a fence in order to build a pavilion?

No. Council is currently assessing the business feasibility of a pavilion in Waverley Cemetery, alongside a number of other business development opportunities. A new fence is required regardless of whether a pavilion is preferred. In Option D for fencing, significant money will be made from the fence, with or without a pavilion. The business case for Option D shows it does not require a pavilion to be attractive as a sales item or highly positive financially.

Why isn't Council consulting about the pavilion at the same time?

Council has not finished assessing the feasibility of possible funding options for the Cemetery, including the pavilion, and will consult with the community when these have been thoroughly investigated and assessed. Consultation on new business plans and the feasibility of a potential pavilion is expected to commence later in

| EXTERNAL FENCING OPTIONS | CONSISTENCY WITH HERITAGE SIGNIFICANCE OF THE CEMETERY |
|--|---|
| Options A, B and F Replacement of like with like (not permissible under the POM) | Picket fencing is a post WWII structure which has no particular relationship with the Cemetery's heritage and conflicts in style with the Victorian/Edwardian monuments |
| Option C School style fencing or other steel options | School style fencing has no particular relationship with the Cemetery's heritage |
| Options D and E Centennial Park style fencing with or without memorial niche pillars | <p>Centennial Park style fencing has been used in the Cemetery in the past and fits with Victorian/Edwardian monuments in a manner similar to other major pre 20th Century open spaces in Sydney such as Centennial Park and the Botanic Gardens.</p> <p>Centennial Park style fencing is also harmonious with the sandstone and wrought iron fencing at the Cemetery's entrance and matches the dignity of that fencing style.</p> <p>Overall Option D has the best prospects for lifting the heritage look and feel of the site, in a manner befitting the Cemetery – Waverley's most significant heritage asset.</p> |