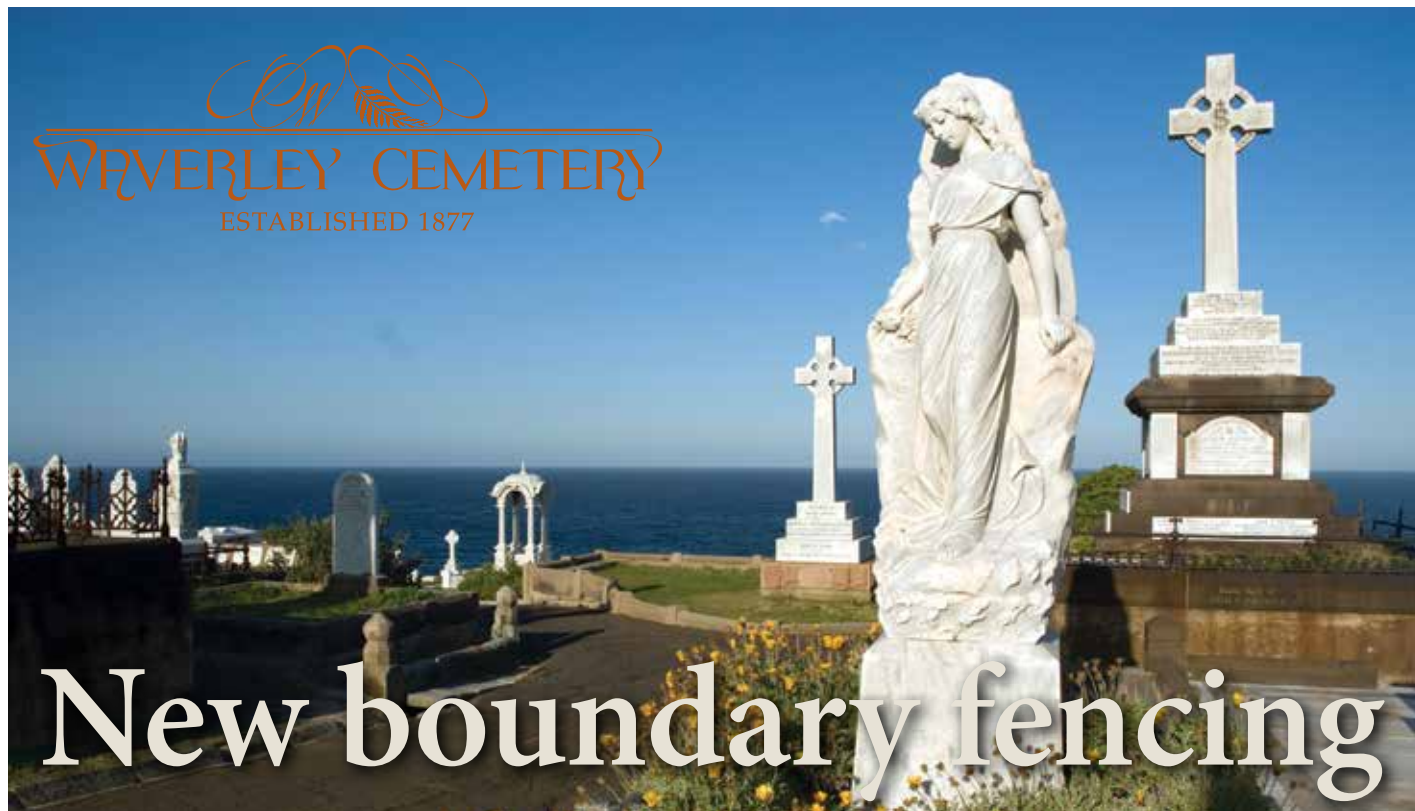


WAVERLEY COUNCIL

Preserving our magnificent Waverley Cemetery



Waverley Cemetery is a beautiful, iconic heritage site and Council has been working hard to ensure the site can be preserved and the Cemetery can remain operational.

New boundary fencing is required to improve security and access at the cemetery and Council wants your feedback on the proposed option.

There are several ways to have your say...



Complete the enclosed survey and return it to Council reply paid



Complete our online survey at
www.surveymonkey.com.au/s/cemeteryfence



Email your feedback to
cemeteryplanning@waverley.nsw.gov.au



Attend our Open Day at the Cemetery on
4 August 2013 between 10am and 2pm

SUBMISSIONS CLOSE ON 16 AUGUST 2013



See back page for
info about our **Open Day**

"Waverley Cemetery is hands down one of the nicest cemeteries in Sydney, if not Australia. The pure white angels against the blue sky with the ocean in the background make this a spectacular place. Stand on the big roundabout and you will not be disappointed!"

QUOTE FROM TRIP ADVISOR REVIEWER

Why is new fencing being proposed?

The existing fencing:

- doesn't provide adequate security for the site
- is in need of repair in many places and is easily damaged
- provides poor pedestrian access
- doesn't comply well with the Cemetery Plan of Management (POM) which was adopted in 2008
- generally doesn't provide the heritage character and dignity the site deserves.



What options have been considered for new fencing?

Council considered several replacement fencing options including:

- 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 height of current diverse styles of fencing
- school style steel fencing
- wrought iron fencing of various designs, including on concrete (Option E)
- wrought iron and sandstone pillar fencing
- repairing existing fencing
- having no fencing at all.

Some fencing options considered



Option A

– replacing like with like

This would mean retaining all the different styles of fencing we currently have on different streets.



Option B

– raise the current fencing

This would mean retaining all the different styles of fencing we currently have on different streets.



Option C

– school style steel fencing



Option E

– wrought iron spear steel fencing on a concrete base

What is the preferred fencing option?

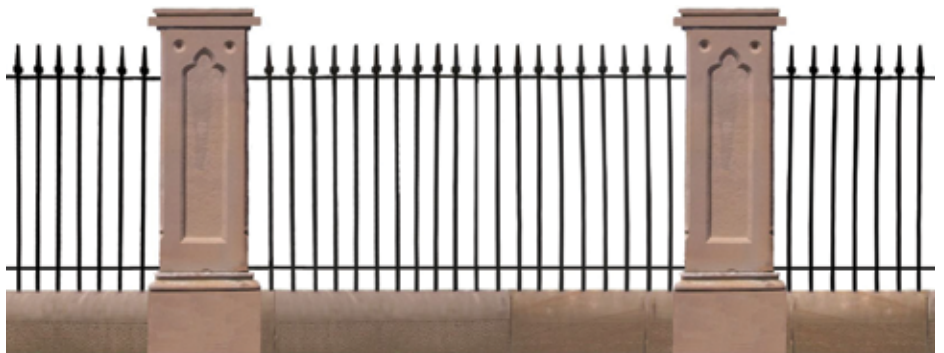
Wrought iron and sandstone pillar fencing with memorial niche spaces, or Option D, is currently the preferred proposal for a number of reasons:

- It fits in with the character and heritage of the cemetery beautifully.
- It would improve security, access and views.
- It evokes the existing sandstone pillars at the main front gates and would enable the inclusion of niches, for which there is increasing demand.
- It is the only option which generates income for the cemetery.
- Income from niches would mean that ratepayers would not have to pay for the fencing or some of the other required preservation works at the cemetery.

This option is the most expensive option and would cost around \$4.6 million to construct, but this would be offset by income generated from the inclusion of niches. Income generation would not be available with any other option.

In Option D, the layout of the fencing would be:

- wrought iron fencing with memorial pillars along Trafalgar and Boundary Streets, and
- wrought iron fencing without memorial pillars along St Thomas Street and Fig Tree Lane.



Option D – as viewed from the street



Option D – as viewed from inside the Cemetery

Artists impression of external view of fencing along Boundary Street



Option D – wrought iron fencing with memorial pillars

Pillars would be set out approximately 4.6 metres apart

Other advantages of Option D

Because Option D generates significant income, it also has the advantage of opening up potential opportunities to:

- significantly improve pedestrian access points as shown below
- create new on-street parking layouts near the main gates
- restore the decorative ceremonial entrance gates on the corner of Trafalgar and St Thomas Streets to their former glory.



Artist’s impression, view from Trafalgar Street



The existing fencing



Artist’s impression, view from Boundary Street



The existing fencing

An option for improving parking

Subject to availability of funding, new on-street parking layouts at the main entrance of the cemetery may be possible.

Two options are under consideration to increase parking in Trafalgar Street near the corner of St Thomas Street.

Option A

Formalised parking and enhanced landscaping.

Option B

Formalised parking and increased spaces.



How well do the options suit the Cemetery?

In evaluating the options we looked at previous feedback from local residents and the requirements of the Plan of Management for Waverley Cemetery. Some options performed well against the Plan of Management requirements and others didn't, as shown in the table below.

All options, except Option G, have some positive features in common. In all options:

- opening hours will remain unchanged
- access to the coastal walk will remain unchanged
- night time entry restrictions and security patrols would remain unchanged
- site uniqueness and peacefulness would not be impacted
- no extra cars and parking issues will be generated by a fence.

PERFORMANCE OF FENCING OPTIONS

DISADVANTAGE	A	B	C	D	E	F	G
Higher capital cost				✓			
Higher maintenance costs	✓	✓	✓	✓	✓	✓	
Higher or frequent asset renewal costs	✓	✓	✓			✓	✓
Higher potential for continued vandalism	✓	✓				✓	✓
More frequent repairs	✓	✓				✓	
Provides no income	✓	✓	✓		✓	✓	✓
Higher public liability risk	✓	✓				✓	✓
A less dignified site	✓	✓	✓			✓	✓
Fewer new grave sales	✓	✓	✓			✓	✓

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 community consultation process?

In February this year Council resolved to develop options for perimeter fencing of Waverley Cemetery that are compliant with the requirements of the adopted Plan of Management for the Cemetery.

A range of technically feasible options have been explored but not all of them would meet the requirements of the Plan of Management.

Normally Council would propose consulting on the full range of options but not all of the options could actually be built under the Plan of Management without some considerable loss of value for the site and service. As one of the options is highly advantageous in terms of both aesthetics and finance, Council has resolved to treat this option as the preferred option for purposes of consultation.

In consulting the community we are seeking:

- suggestions on how Option D could be improved,
- views on the drawbacks of Option D, and
- comments on aspects of the other options that appeal to the community or should be avoided.

Online and hardcopy survey forms provide space for interested community members to provide this feedback.

Consultation time line

July

Consultation commences

- web forum
- surveys
- mail out

4 August

Open Day

16 August

Close of comments

September

Report to Council on community feedback

What is the capital cost of each option?

The estimated capital cost of each fencing 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

Option D is by far the most expensive and Council does have the alternative of constructing niches in special separate walls instead of in pillars in the fence. From a cost point of view it would be 15–20% cheaper to construct the niches in separate walls but the return on pillars in the fence would be significantly more than the return from niches in separate walls due to the attractive and unique nature of the pillar concept. The net financial benefit for the ratepayer is significantly greater in Option D than an option that constructs separate walls and fencing.

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.

OPTION		LOAN COST ESTIMATE
OPTION A	Replace like with like	\$2.6 million
OPTION B	Raise current fencing	\$3.4 million
OPTION C	School style fencing	\$3.4 million
OPTION D	Bullnose sandstone and wrought iron spear fencing with sandstone niche memorial pillars	\$10.1 million offset by income from sale of 30% of the constructed niches over 30 years = \$0
OPTION E	Wrought iron spear fencing	\$3.4 million
OPTION F	Repair existing fencing	No capital. Approx. \$35,000 pa
OPTION G	Remove all fencing	Not estimated

In this situation an aesthetically pleasing top of the range design happens to be able to generate significant income and as such the most expensive option turns out to be the cheapest solution by far for the ratepayer. It also provides an ongoing stream of quite reliable income to help reduce our \$14 million asset renewal backlog for the Cemetery.

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.

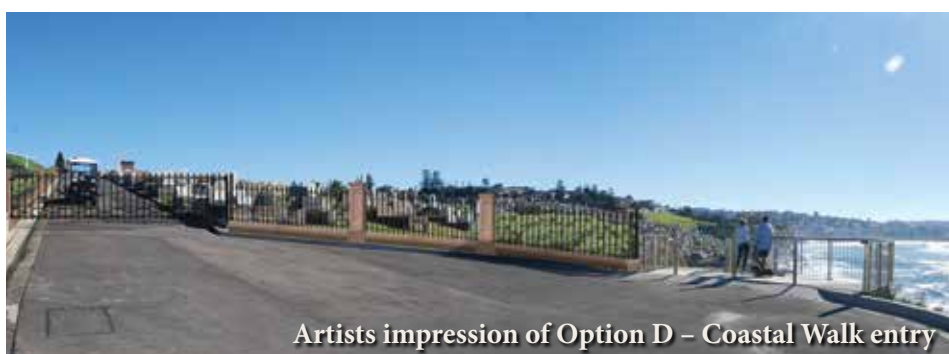
We will continue to keep the community informed about the progress of the consultation and Council's decision.

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>

So we're looking forward to working through the matter with you to make changes from this...



...to this



And this...



...to this



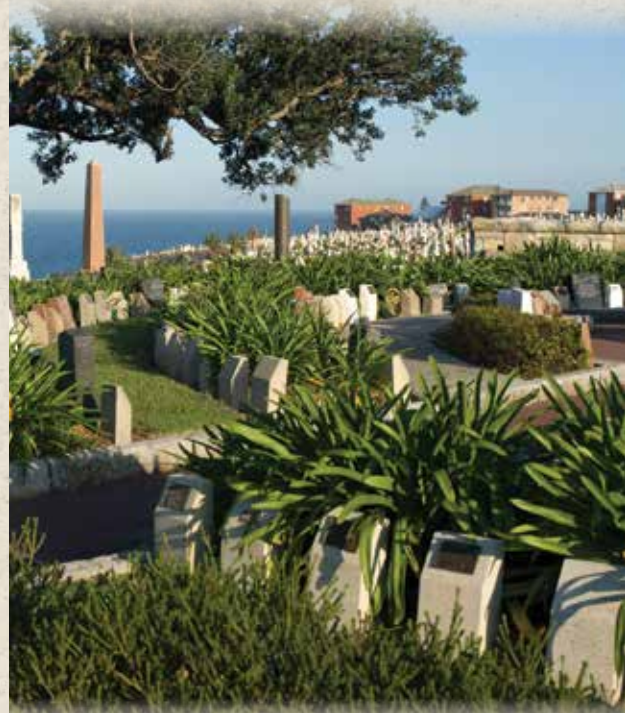
Waverley Cemetery Open Day

Sunday 4 August
10am – 2pm

We believe we have an amazing opportunity here to do something that really enhances both the Cemetery and the spectacular coastal environment of Waverley and are looking forward to hearing what you have to say.

Come along to find out more about the fencing and have an opportunity to talk to staff and have your say. There will also be a sausage sizzle, history tours, the ability to do a name search for loved ones located in the Cemetery, and information on products and services provided at the Cemetery.

For public transport to the Open Day, visit 131500.com.au or call 131 500 to plan your trip.



Did you know the business at Waverley Cemetery has been working for the community and serving Sydney since 1877?

It's one of the oldest continually operating funeral suppliers in Sydney.

An important part of the cemetery's significance is the fact that we continue to be able to help families in need well into the 21st century.

Funerals, burial and cremation memorials are available and enquiries can be made directly at the cemetery office six days a week, Monday to Saturday. The cemetery staff can help with all enquiries.

For more information visit www1.waverley.nsw.gov.au/cemetery or call (02) 9665 4938.


ESTABLISHED 1877