VILLAWOOD IMMIGRATION DETENTION FACILITY REDEVELOPMENT VILLAWOOD, NEW SOUTH WALES

STATEMENT OF EVIDENCE

TO THE

PARLIAMENTARY STANDING COMMITTEE

ON PUBLIC WORKS

JOINT SUBMISSION BY THE
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and
DEPARTMENT OF IMMIGRATION AND CITIZENSHIP
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GLOSSARY

Abbreviation	Meaning
ABCC	Australian Building and Construction Commission
ACPF	Australasian Correctional Planning Framework
ANAO	Australian National Audit Office
AS	Australian Standard
BCA	Building Code of Australia
BCC	Bankstown City Council
DBC	Detailed Business Case
DDA	Disability Discrimination Act
DEEWR	Department of Education, Employment and Workplace Relations
DEWHA	Department of Environment, Water, Heritage and the Arts
DIAC	Department of Immigration and Citizenship
DSP	Detention Services Provider
EPBC Act	*Environment Protection and Biodiversity Conservation Act (1999)* (Cth)
ESD	Ecologically Sustainable Development
Finance	Department of Finance and De-Regulation
FDB	Functional Design Brief
IDAG	Immigration Detention Advisory Group
IDC	Immigration Detention Centre
IDF	Immigration Detention Facility
IRH	Immigration Residential Housing
IRPC	Immigration Reception and Processing Centre
ITA	Immigration Transit Accommodation
MC	Managing Contractor
MIDC	Maribyrnong Immigration Detention Centre
MSU	Management Support Unit
OBC	Outline Business Case
OFSC	Office of the Federal Safety Commissioner
OSD	On-Site Stormwater Detention
PWC	Public Works Committee
Stage 1	An area within the existing Villawood Detention Centre with the highest level of security.
Stage 2 and 3	An area within the existing Villawood Detention Centre with a lower level of security.
VIDC/VIDF	Villawood Immigration Detention Centre/Facility (See note)
WELS	Water Efficiency Labelling Standards

Note: Throughout this document the term **VIDC** is used when referring to the existing detention centre at Villawood and **VIDF** is used when referring to the new facility post redevelopment.

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VILLAWOOD IMMIGRATION DETENTION FACILITY REDEVELOPMENT

INTRODUCTION

1. The Department of Immigration and Citizenship (DIAC) proposes to undertake a major redevelopment of the existing Villawood Immigration and Detention Centre (VIDC) in the suburb of Villawood in Sydney. A locality plan is provided in Attachment 1. The Department of Finance and Deregulation (Finance) will assume the responsibility for managing the delivery of the redevelopment on DIAC's behalf. To this end, DIAC and Finance have entered into a MoU that establishes a governance framework for the project and establishes the roles and responsibilities of the parties.

IDENTIFICATION OF THE NEED

2. With the closure of Baxter IDC, the VIDC offers the largest and most secure environment where difficult individuals can be accommodated and managed for extended periods of time. It requires substantial redevelopment to ensure that it continues to function as the principle detention, and only high security, facility on the Australian mainland.
3. The VIDC has been subject to wide ranging criticism from respected commentators, interest groups and official groups that are a central part of the Government's accountability and transparency processes (Commonwealth Ombudsman, AHRC).
4. In 2006, 2007 and 2008 the AHRC recommended the demolition of Stage 1 as a "matter of priority" (2006 & 2007) and a "matter of urgency" (2008); describing it as "inappropriate and run-down [with an] atmosphere [that] remains security-driven and prison-like" (2008).
5. The new Villawood Immigration and Detention Facility (VIDF) will be the principal referral centre for all mainland operations, providing a range of flexible accommodation options to manage clients of varying risk profiles (including the highest risk clients), backgrounds, ethnicities and cultures and provides opportunities to respond to future changes in detention policy.

PROJECT VISION

6. The new VIDF is to provide for the accommodation of people detained in a manner that is respectful of human dignity and responsive to the Government's Key Immigration Detention Values which take a risk-based approach to the management of

immigration detention.

7. These values are:
    1. Mandatory detention is an essential component of strong border control.
    2. To support the integrity of Australia's immigration program, three groups will be subject to mandatory detention:
        a. All unauthorised arrivals, for management of health, identity and security risks to the community;
        b. Unlawful non-citizens who present unacceptable risks to the community; and
        c. Unlawful non-citizens who have repeatedly refused to comply with their visa conditions.
    3. Children, including juvenile foreign fishers and, where possible, their families, will not be detained in an immigration detention centre (IDC).
    4. Detention that is indefinite or otherwise arbitrary is not acceptable and the length and conditions of detention, including the appropriateness of both the accommodation and the services provided, would be subject to regular review.
    5. Detention in immigration detention centres is only to be used as a last resort and for the shortest practicable time.
    6. People in detention will be treated fairly and reasonably within the law.
    7. Conditions of detention will ensure the inherent dignity of the human person.
8. The VIDF will provide for a variety of accommodation arrangements to best meet the needs of the individual subject to any health, identity or security concerns and flexibility to respond to future needs.
9. The VIDF will also support the integrity of the immigration program, most importantly by:
    a. Enabling health, identity and security checks to be conducted on those who arrive unlawfully in Australia;
    b. Protecting the Australian public from those unlawful non-citizens who present unacceptable risks to the community; and
    c. Ensure and facilitate the removal of those who repeatedly refuse to comply with their visa conditions.

PROJECT OBJECTIVES

10. The key objectives for the VIDF redevelopment project are to:

- Replace ageing infrastructure and facilities in accordance with the principles in the *Standards for Design and Fitout of Immigration Detention Facilities*, *Standards for Health Services in Australian Immigration Detention Centres*, and the Detention Health Framework;
- Remediate the site in a responsible manner so as to protect the health and safety of clients, staff and the local community;
- Provide flexibility to allow for changes in numbers and risk profiles of people in detention in the mid term future;
- Embrace Ecologically Sustainable Development (ESD) principles including whole of life decision making in design and construction and compliance with specific Commonwealth energy and water conservation policies;
- Acknowledge the history and heritage of the site and the management of the site in accordance with the *Environmental Protection & Biodiversity Conservation Act 1999* (Cth);
- Ensure compliance with all relevant authority approvals, planning codes and legislation, regulations, standards, licenses and certifications;
- Manage the project delivery (including procurement strategy, contract system and construction methodology) to maximise quality and value for money and minimise risk;
- Deliver the project within the approved budget and within the timeframes set out in the Master Program; and
- Incorporate into the new facility amenities that promote the health and wellbeing of people in detention, staff and visitors.

BACKGROUND

Government Policy for Detention Facilities

11. Detention that is indefinite or otherwise arbitrary is not acceptable and the length and conditions of detention, including the appropriateness of both the accommodation and the services provided, would be subject to regular review.
12. Conditions of detention will ensure the inherent dignity of the human person.
13. Additionally, the Government's Key Immigration Values explicitly ban the detention

of children in immigration detention centres. Children in the company of family members will be accommodated in immigration residential housing (IRH) or community settings.

AUSTRALIA'S DETENTION INFRASTRUCTURE

14. DIAC has determined a continuum of infrastructure based on operational requirements and risk of flight. This continuum spans:
    - Immigration Transit Accommodation (ITA) is a form of alternative detention that provides short stay accommodation for persons in immigration detention who represent a lower security risk, low flight risk and have no known health concerns that preclude their placement in ITA;
    - Immigration Residential Housing (IRH) is a form of alternative detention which provides a more domestic detention environment for eligible low flight and lower security risk persons; and
    - Immigration Detention Centres (IDC) provides an environment for the effective management of higher risk persons in immigration detention.
15. The Client Placement Model is a process of assessing the individual circumstances of persons in immigration detention and placing them in an accommodation consistent with their needs and risk assessment profile.
16. Detention facilities are also designed to cope with surge capacity situations that may occur from referrals from other IDCs or unforeseen fluctuations in compliance activity.

THE PRESENT ENVIRONMENT

17. Changes to detention policy and the decline in irregular migration arrivals after 1999–2001 have resulted in significant changes to the profile of the detention population. The majority of persons in detention in the VIDC in 2008 were persons detained due to breaches of visa conditions, and airport turnarounds.
18. To reflect the desire to provide a more humane environment for persons in immigration detention, several refurbishment projects have been undertaken over the past 5 years by DIAC. Darwin, Maribyrnong and Perth Immigration Detention Centre (IDC) have recently been upgraded (2005, 2006 and 2008 respectively) and minor interim refurbishment work has been undertaken at the VIDC continuously since 2005. In 2006 Immigration Residential Housing (IRH) was developed at the VIDC and

Perth. Immigration Transit Accommodation (ITA) has been developed in Brisbane and Melbourne and another is planned for Adelaide in 2010.

VIDC BACKGROUND

19. VIDC consists of a number of buildings scattered over a site covering more than 18 hectares. Buildings are grouped in two distinct areas accommodating people in detention across three stages together with all support facilities. (*The terms Stage 1, 2 and 3 refer to different areas within the existing VIDC and are NOT describing the staging of works for the new VIDF)*. Stage 1 has an operational capacity of 66 with the capability to accommodate 100 people in detention in surge events and is the highest level of security accommodation at the VIDC. Stages 2 and 3 provide a lower level of security with an operating capacity of 292 people in detention and 416 during surge events. The total accommodation capability at the VIDC for people in detention in normal usage is 358 and in surge events is 516.
20. In the context of the current national detention strategy, the VIDC mainly caters for visa over-stayers and those whose visas are cancelled because they have failed to comply with their visa conditions. People refused entry to Australia at international airports and seaports are also detained there. The period of detention will be for the shortest practicable time. People in detention at the VIDC currently stay an average of approximately three weeks. However, there is a small number of long-term people in detention that must also be catered for.
21. Nationally in 2007-08 there were 4514 people taken into immigration detention. The numbers have reduced since the Minister announced the New Directions in Detention. The Values predicate that low risk persons are now accommodated in the community. In 2008-09 more than 3800, or about 84% of the previous year's total, were taken into detention.
22. The VIDC has simultaneously held clients of over 70 different nationalities, representing a wide range of personalities, backgrounds, ethnic and cultural groups. In addition, VIDC has a regular intake of persons with criminal backgrounds who have completed a prison sentence and whose visas have been cancelled on character grounds and they are awaiting removal from Australia.
23. Meeting the requirements of this mix of people with varying immigration status including religion, language, ethnic rivalries, behavioural concerns and medical needs is a challenge that must continue to be managed within the new facility.

24. As at 1 August 2009 there were 260 people held in mainland detention centres with 64% held in VIDC.

SITE HISTORY

25. The VIDC is located on the site that was previously the Leightonfield Munitions Factory (established in 1941), then the Villawood Migrant Hostel (established in 1949), the Villawood and Westbridge Migrant Hostels in 1968 and then the VIDC (established in 1984).
26. The VIDC is operated utilising existing buildings remnant from those previous uses, as well as buildings constructed specifically for detention related purposes, i.e. Stage 1 High Security Area.
27. In 2002 the Government sold the eastern half of the site to a private developer. This land has been zoned for both residential (northern part) and light industrial (southern part) use.
28. Prior to this partial disposal of the site in 2002 a number of surplus and redundant buildings were demolished. During the course of this work asbestos contaminated soil was discovered and subsequently capped and fenced off for safety. Several buildings were retained for heritage reasons at that time.
29. The VIDC site was subsequently listed on the Register of the National Estate in 2003 and on the Commonwealth Heritage List in 2004.

SUMMARY OF THE SCOPE OF THE VIDF REDEVELOPMENT

30. Of the $186.7 million (excluding GST) estimated cost of the redevelopment, approximately $150 million (excluding GST) will be used to replace all central facilities currently in transportable buildings that are nearing the end of their economic life (Medical, Kitchen, Dining, Recreation, Education and Gymnasium) and new accommodation for high risk clients.
31. In summary the VIDF project scope of work includes:
    - Remediation to remove asbestos contaminated soil from the site;
    - Replacement of the existing Stage 1 accommodation and facilities with a new 90 bed high security facility located adjacent to, and sharing all central facilities with, the existing Stages 2 and 3;
    - Special care and observation accommodation for 6 people in detention;
    - Construction of new central facilities (Dining, Kitchen, Medical, Education,

Recreation, Reception, Visits, Administration and staff amenities);

- Refurbishment of the Stage 2 & 3 accommodation to provide improved facilities including new living rooms, new activities rooms and new bathrooms where required. This provides opportunities for self catering and laundry and improved access to the central facilities and recreation areas;
- Flexibility for use as a medium risk or open facility or to meet any future international or other humanitarian obligations;
- A site master plan has been developed to allow for future expansion of facilities; and
- Innovative containment measures to avoid the present correctional-style of containment which is inappropriate in a facility designed for administrative detention and is not punitive in nature.

32. The VIDF is to embrace the best practice principles of residential development to create vibrant hubs, restive spaces, active and passive recreation opportunities, places for social connection and individual privacy whilst ensuring the layout of the facility achieves social equity.
33. A functional design brief has been developed using as its basis:
    - A Masterplan Concept that has been prepared for redeveloping the existing VIDC within the constraints imposed by the existing facility and the site. It has been developed jointly by Finance and DIAC;
    - This Masterplan has provided the basis for establishing the budget and delivery strategy for the project as well as providing a structure for developing the project specific functional requirements; and
    - The *Standards for Design and Fitout of Immigration Detention Facilities* (October 2007).

NEED FOR THE WORKS

34. The existing facilities are dysfunctional, buildings are old, maintenance is high, and operational staffing is inefficient. The facilities do not meet current infrastructure policy standards or normal community standards and are unsuitable for sustained and longer term use. In general the existing facility needs to be upgraded to replace the ageing infrastructure, to provide appropriate facilities that meet general community standards, to improve the living conditions for people in detention and improve operational efficiency and modernise security.

35. In addition to being old and inefficient, the existing Stage 1 facility is unsuitable for providing secure accommodation for higher risk people in detention. The existing Stage 2 and 3 buildings are of permanent construction (brick and tile) but require modification and refurbishment to meet contemporary standards and comply with the *Disability Discrimination Act* (DDA) and changes in the *Building Code of Australia* since their construction. The majority of the built central facilities (i.e. kitchen, dining, medical, education, library, visits, administration and sporting facilities) are currently accommodated in transportable/demountable structures the majority of which have reached the end of their economic life.

36. Furthermore, there is a requirement to improve the overall standard of facilities for people in detention.

- In 2006, 2007 and 2008 the Australian Human Rights Commission (AHRC) reported adversely on the state of VIDC.
- The Palmer report has publicly highlighted shortcomings in detention practices and the facilities that support immigration detention.
- The Parliamentary Standing Committee on Public Works (PWC) in reporting on the Maribyrnong IDC upgrade project in 2005 required DIAC to develop benchmarks for a higher standard of facility.
- The Australian National Audit Office has similarly required the Department to prepare new standards for detention accommodation.

37. The resultant *Standards for Design and Fitout of Immigration Detention Facilities* (October 2007) will be implemented in the facilities provided in the VIDF.

SPECIFIC SHORTCOMINGS IN THE EXISTING FACILITIES

38. More specifically the need to carry out the proposed works at the VIDC is due to the following key issues:

Inadequacies in the built environment

- Accommodation: The majority of the higher security accommodation in the Stage 1 facility is dormitory style with little privacy, bunk beds and common bathroom facilities. Accommodation in Stage 1 is below Department standards and community expectations despite recent minor new works that have improved conditions in Stage 1.
- Kitchen and Dining: A number of deficiencies in the kitchen and dining facilities

have been identified including poor physical condition, old equipment and a number of OH&S related issues. (Note: The replacement transportable kitchen constructed in 2007 will extend the viability of the dining and food preparation facilities until the new and permanent facility is completed).

- Amenities: All core service amenities, i.e. medical, education and recreation are accommodated in transportable buildings that are nearing the end of their economic life. Repair and maintenance of these buildings is becoming increasingly uneconomical and they are becoming increasingly unsuitable for use.
- Health Services: Currently provided from a temporary transportable facility with a limited economic life. This facility is inadequate in size and function to provide the appropriate services for the population of people in detention.
- The current layout and design of buildings does not support the health and well being of people held in detention.

Inadequacies of the existing site services infrastructure

- Power: Power supply is approaching the limit of its capacity. Recent works have been undertaken to enable a temporary improvement to the supply however this is a short term solution. Permanent works are required to ensure reliable supply and distribution.
- Storm water: Due to its age and inadequate capacity the storm water system is subject to regular blockages and collapse and requires continuous maintenance.
- Sewer Drainage: Due to its age and inadequate capacity the sewer system is subject to frequent blockages. The pipes themselves are more than 50 years old, are constructed of clay and require constant maintenance.

Inadequate Recreation and Education Facilities

- Recreational Facilities are limited. This is currently being addressed by DIAC to improve facilities until such time as the planned playing fields, hard surface areas and landscaped gardens are available.
- Without reasonable access to a range of on-site facilities for recreation and education activities there is an increase in the level of boredom and dissatisfaction of people in detention. This can impact on the physical and mental health of people in detention.
- The existing education provisions include a classroom and a library in small

transportable buildings. On occasion the recreation rooms may be utilised for educational purposes but they do not provide the amenity or facilities to conduct instructional activities in an appropriate manner. It is recognised that although the average stay for a person in detention is three weeks, there is still a need for all residents to have access to educational facilities including libraries and classrooms.

Occupational Health and Safety (OH&S) Concerns

- The age and condition of some of the buildings, services, and walkways and the general layout of the facility give rise to OH&S concerns.
- The location of the kitchen and its attached food storage areas require large delivery trucks to enter the facility several times a day, mixing heavy vehicular and pedestrian traffic in a confined area which is highly undesirable.

Lack of Accommodation Flexibility

39. The VIDC provides accommodation for a wide range of people who require different levels of supervision and management. The current infrastructure makes it difficult to separate conflicting groups of people in detention, restricts the Detention Service Provider's (DSP's) ability to respond quickly to changes in numbers of people in detention and provides little opportunity to separate short and longer term residents. The existing Stage 1 area offers little flexibility to moderate the security levels to make alternative use of any of the areas. More zones or semi-independent areas would support flexibility of use.

Expensive and Out of Date Security Measures

40. Security at the existing facility is a mixture of chainmesh and palisade fencing, razor wire, electronic detection and deterrence, and the presence of security personnel. The existing security apparatus does not meet the standard of modern surveillance and protective equipment now available and is neither efficient nor cost effective. This results in higher human resource expenditure to achieve the required levels of security and movement throughout the facility.

Limited Access for People with Disabilities

41. Currently unassisted access to the facility for people with disabilities is difficult. There is no access to accommodation and restricted access to administrative areas and

recreational facilities. Access for people with disabilities will be significantly improved in the VIDF and will be compliant with the BCA and the *Disability Discrimination Act* (DDA).

Limited Car Parking

42. There are currently approximately 175 car parking spaces on the site for visitors and staff, the majority of it in temporary or poorly defined areas. The redevelopment will provide approximately 250 permanent and clearly marked car parking spaces. The car park facilities will be compliant with the BCA and DDA.

Operational inefficiencies:

43. It is anticipated that judicious planning and contract negotiations with suppliers may achieve efficiencies and cost savings in the use of resources such as power, water and gas. This opportunity does not currently exist due to the ageing infrastructure that necessarily incurs high maintenance costs. The redevelopment project will include the upgrade and augmentation of services to permit these savings through the introduction of building management systems, building orientation and appropriate materials and fittings.
44. The temporary nature of some of the existing demountable buildings makes them more susceptible to damage and higher maintenance costs. The redevelopment will address this issue through the design of purpose built infrastructure and the selection of more robust fittings and materials.
45. The separation of Stage 1 from the main centre results in a number of inefficiencies including the need to transport people in detention between compounds, the need to transfer prepared food greater distances, greater movement of administrative and interviewing staff and maintenance costs for two disparate campuses.
46. The use of low technology security measures (e.g. padlocks and keys) requires higher staffing levels in order for people in detention and staff to be able to move about the facility.

Benefit of the Redevelopment

47. Benefits of the redevelopment will include:
    - Reduced operational costs;
    - Be easier to manage;

- Provide a better sense of well being for visitors, staff and people in detention;
- Improved flexibility; and
- Economy of use.

The redevelopment will enable a "modular" use of facilities, which is more adaptable to varying risk categories and numbers in detention. This in turn will enable cost savings in the staffing and management of the facility without social isolation or overcrowding.

The new and refurbished facilities will be designed in accordance with accommodation standards specified in the *Standards for Design and Fitout of Immigration Detention Facilities* (refer to the Design Section below for further details), and will comprise:

- Multiple zones of self contained accommodation that provides high amenity and personal safety with opportunities for effective social interaction;
- New buildings with robust and low maintenance materials;
- Single and double occupancy bedrooms, greater privacy and better personal space;
- Improved access to communications such as telephones and internet;
- Greater range of food, dining options, education and meaningful activities;
- Anti-climb buildings and landscape elements, with minimal use of correctional style containment measures;
- Greater use of environmentally sustainable materials and incorporation of low energy and water use systems;
- Improved access to sports and physical exercise for people in detention in high security areas consistent with the level of amenity in the lower security areas; and
- Zonal separation using the natural slope of the landscape to provide middle distance and longer distance outlook.

PROPOSAL DESCRIPTION

48. The project scope is summarised as the provision of new and refurbished facilities to provide the following functions:
    - Flexible use accommodation (bedrooms, bathrooms, local living rooms and outdoor recreation areas);
    - Medical centre;
    - Active and passive recreation;
    - Education;

- Canteen;
- Kitchen;
- Dining rooms;
- Main reception;
- Visits centre;
- Larger multi-purpose social areas suitable for gatherings and special occasions;
- Administration and staff amenities (DIAC and DSP staff);
- Interview rooms;
- Induction rooms;
- Multi-purpose rooms;
- Special care accommodation;
- Spiritual space;
- Vehicle sally port;
- Property store;
- Maintenance;
- Bulk stores;
- Security upgrade (technology and fencing);
- Upgrade of site services; and
- Car park.

49. The project incorporates upgrading the power, water, sewer, communications, roadworks and parking infrastructure on the site and the removal of existing contaminated material.

REDEVELOPMENT HISTORY AND CHRONOLOGY

50. In the 1998-99 Budget the redevelopment of the VIDC was approved by Government and consideration of delivery models including various opportunities including Public Private Partnerships (PPP's) were explored. The use of the site by the Sydney Olympics committee as athlete accommodation was also being actively considered. In 2003 it was agreed to rebuild the centre within the constraints of the existing VIDC land area for a total projected population of 800. A program of works was approved for the VIDC in the 2004-05 Budget with supplementary funding in the 2006-07 Budget.
51. DIAC previously developed an option for the VIDC redevelopment to replace 200 of the existing 800 beds, along with the kitchen, recreational, support, visits and medical

facilities for the total projected 800 population. A second phase was planned to replace the remaining 600 beds.

52. Prior to finalising this option in 2006 the Government requested an investigation of the cost effectiveness of establishing a new, purpose-built facility on a greenfields site. Several potential greenfields sites and the financial comparison of each option demonstrated that all represented potentially viable alternatives, in net present value terms, than the redevelopment of the existing VIDC based on the then policies and long term projected occupancy of up to 800 people. One of seven greenfield sites was investigated in detail. This proposal was not accepted (April 2007) as it was determined that the current site could accommodate the full redevelopment without the acquisition of additional land. Subsequently Government directed the preparation of a proposal for the redevelopment of VIDC within the existing site boundaries.
53. In December 2007 DIAC submitted a proposal to Government seeking approval to construct a new 100-bed high security facility to replace the existing Stage 1, new central facilities to replace those currently situated in transportable buildings and to extend and refurbish the 12 existing brick and tile accommodation blocks in Stages 2 & 3.
54. The principles underpinning this ‘whole of Villawood’ master planning study were:
    - To make full use of the existing assets – previous studies have focused on a ‘greenfields’ development or partial new build on and around the site;
    - Identification of staged works that allow for both the ongoing refurbishment of existing assets as well as additional new building works as needed while maintaining a fully operational facility throughout the redevelopment project;
    - That the budget for these works is not to exceed $186.7 million (excluding GST) end cost;
    - Master planning the site recognised the need for the early delivery of various other minor works including the refurbishment and re-modelling of Stage 1 and the MSU, new Visits building, new Induction/Arrival/Interview area and entry from Miowera Road, remodelling of the female ‘Lima’ compound, new DIAC accommodation and re-alignment or removal of fences/paths/covered ways in Stages 2 & 3; and
    - The staging of the works to ensure the re-development does not involve any de-camping or evacuation of the site.
55. In the context of the post Palmer Report environment and development by DIAC of

benchmarked guidelines for immigration detention infrastructure (Standards For The Design And Fitout Of Immigration Detention Facilities – October 2007) it had become apparent that the originally funded design concept and the current VIDC site had significant constraints that limit the opportunity to redevelop an efficient centre.

56. The concept previously approved prior to the preparation of the 2007 proposal for VIDC was based on the Christmas Island Immigration Detention Centre design which has its basis in correctional architecture and immigration policy dating back to 2002. This standard of accommodation is not appropriate for a Sydney metropolitan location or detention values applying today. Subsequently DIAC has prepared Standards for the Design and Fitout of Immigration Facilities that reflect Australian community values.
57. The detailed options considered the mix of accommodation that could be provided within the budget funding. The options considered included:
    - Replacement of the existing Stage 1 secure facility with new facilities for accommodating higher risk people in detention including the flexibility to maintain separation between incompatible demographic groups;
    - Refurbish the existing Stage 2 and 3 to provide upgraded bedroom facilities and new common recreation and dining facilities including the flexibility to operate as either contained or open accommodation;
    - Replacement of the existing transportable visits and support buildings with new facilities that provide a higher level of amenity for people in detention, staff and visitors; and
    - Replacement of the existing temporary administration facilities for the DIAC staff and the Detention Service Provider (DSP) staff with new facilities to provide more efficient work conditions and better facilities to manage the VIDF.

DO NOTHING OPTION

58. If no work is undertaken, the continued use of the existing facilities will result in their further deterioration, high maintenance and recurrent costs, non-compliance with some elements of occupational health and safety, non-compliance with current community standards for accommodation including people with disabilities and continued operational inefficiencies. Some facilities such as the kitchen/dining building will ultimately become unusable due to non-compliance with health standards.
59. The site services infrastructure (e.g. power, water, and sewerage) is already aged and in need of a major upgrade. A large number of support facilities (e.g. medical and

mental health, education, catering and recreational) are currently housed in demountable buildings that are aged and deteriorating.

60. The 'Do Nothing' option would not improve the ongoing care and welfare of people in detention and the facilities in which they are detained, the Government's duty of care to staff and contractors and the efficient use of financial resources. It would also be inconsistent with recommendations by external stakeholders such as the AHRC and the Minister's advisory group.

PROPOSED COURSE OF ACTION

61. The option that provided the best value for money is:
    - Replacement of the existing Stage 1 secure facility with new facilities;
    - Refurbish the existing Stage 2 and 3 accommodation buildings to provide upgraded bedroom facilities and new common recreation and localised dining facilities in each accommodation unit;
    - Replacement of the existing visits and support facilities with new facilities; and
    - Replacement of the existing administration facilities for the DIAC staff and the Detention Service Provider (DSP) staff with new facilities.
62. The preferred option allows for refurbishing and modernising the existing Stage 2 and 3 accommodation buildings. The proposal will provide:
    - Accommodation for 400 people in detention with the ability to match the individual's risk profile and/or need for care to different accommodation styles;
    - Short term accommodation in the event of a surge in requirements for up to 728 people;
    - Amenities for those accommodated in the facility that are in keeping with community expectations and with DIAC's duty of care to people in detention, the DSP and Departmental staff; and
    - Administrative facilities for the DSP and Departmental staff.

ECONOMIC IMPACTS

63. The VIDF provides a positive economic impact in the area through commercial supply arrangements for material and supplies including food, equipment and maintenance services and also provides contractual employment opportunities for local professional and non-professional service providers.
64. The project will also provide employment for several hundred construction workers,

suppliers and consultants from the Sydney area during the design, documentation, construction and commissioning phases of the project.

ENVIRONMENTAL CONSIDERATIONS

65. An Environment Impact Assessment (EIA) has been completed and approval provided by the Department of the Environment, Water, Heritage and the Arts (DEWHA - previously the Department of Environment and Heritage) as required under section 75 of the *Environment Protection and Biodiversity Conservation Act* (1999) (EPBC Act). The Redevelopment project is not a controlled action under the Act provided the works are undertaken in a particular manner.

66. Four areas of environmental considerations have been identified:

- **Contaminants**: A comprehensive HAZMAT study in 2006 identified levels of soil contamination (asbestos) in various locations across the site. The budget for the VIDF includes an allowance for the removal of all contaminated soil across the site, including verification by a Contaminated Site Auditor, prior to construction.
- **Fauna and flora impact**. A stand of remnant Cumberland Plain Woodland exists on the southern end of the site. This stand sits outside the proposed construction envelope and will be retained as part of the project. There is no endangered flora or fauna species on the site. The proposed redevelopment building work will require the removal of the majority of the trees that are within the construction zone for the new works due to the re-contouring of the site to enable the construction of building platforms. Some of the hollow bearing trees on the site were found to provide a habitat for bats however a field study has shown that they are not an endangered species.
- **Landscaping**. A master plan for the landscaping of the whole site will be prepared and implemented as part of the project. The NSW Department of Environment and Climate Change will be consulted during the preparation of the landscape master plan. An indicative landscape concept is included as an attachment to this document.
- **Impact on surrounding neighbourhood**. The impact of construction activity (i.e. dust, noise and traffic) will be managed through the preparation and implementation of appropriate management plans in consultation with the Bankstown City Council (BCC). The impact on surrounding neighbours from the

ongoing operation of the facility (i.e. visual amenity, boundary security cameras and lighting, 24 hour patrol vehicles, recreational and social noise and public address system) will be managed through appropriate design, technology, landscaping and management plans.

HERITAGE CONSIDERATIONS

67. A Conservation Management Plan for the site as a whole, that encompasses the redevelopment, is currently being prepared.
68. The location of two small Nissen huts of heritage significance conflict with the proposed redevelopment. Therefore, it is proposed that a heritage precinct, accessible by the public during working hours, is to be developed on the site and the Nissen Huts will be relocated adjacent to the large Nissen Hut to form a heritage precinct. One building (Magazine Hut) will be retained in its current location and be adaptively re-used. Archival recording of other buildings of heritage significance identified by DEWHA has been completed and the buildings have since been demolished as they were in poor structural condition and were contaminated.
69. There are no known remaining heritage issues involved in the Project.

LONGER TERM PLANNING / RELATED PROJECTS

70. Due to the age and condition of the existing facilities and the need to improve the conditions under which persons in detention are held, DIAC has undertaken some minor works at the VIDC. These works, which have been the subject of previous correspondence with the PWC, include:
    - Stage 1 $4.5m – Remodelling and refurbishment to improve the visits experience and recreational amenities.
    - Refurbishment of the Management Support Unit $2.0m. This facility is being refurbished to provide for a range a care regimes.
    - Interim Visits Building and Interview Rooms $1.58m – Provides all weather shelter for family gatherings, meal preparation and other social meeting gatherings to include seating, kitchenette, private meeting rooms and amenities. The existing interview rooms did not meet minimum security requirements.
    - Improvements to the Female ‘Lima’; Compound $0.62m – Provide a new amenities block with kitchenette/dining space, living area, classroom, sewing room, laundry, fitness area and special care area to provide an improved level of

amenity for females.

- Realign the Stage 2 and 3 Security Fence $0.5m – Provide a more open and free flowing environment and improve access to the visits area at the same time as relocating services that are suspended from the existing fence.
- New DIAC Staff Office Accommodation - Extension to the DIAC offices to upgrade the staff amenities commensurate with Commonwealth standards.
- Upgrade Fire Services $0.25m – Upgrade fire pump and stand pipes to meet current code requirements.
- Minor Entry Modifications $0.02m – Undertake minor works to create separate entries for visitors and clients accessing the residential housing.

CONSULTATION

71. During the development of the Project, consultation will continue with the Department of Immigration and Citizenship, the Department of Finance and Deregulation, and with other relevant stakeholders such as:

- Department of Environment, Water, Heritage and the Arts;
- Public Works Committee;
- Minister's advisory group;
- Australian Human Rights Commission;
- Commonwealth Ombudsman;
- United Nations High Commissioner for Refugees;
- The Australian Red Cross;
- People in detention through the VIDC Community Consultation Group and Detainee Consultation Forum;
- The Detention Service Provider;
- Department of Education, Employment and Workplace Relations (Office of the Federal Safety Commissioner and Australian Building and Construction Commission);
- NSW Department of Housing;
- Bankstown City Council;
- Local residents; and
- Utilities providers.

RISK ASSESSMENT

72. A project risk assessment has been undertaken and mitigation strategies prepared for the key risks. Mitigation strategies will be developed in detail and modified progressively to manage the risks and to respond to emerging risks as the project progresses. There are no risks rated extreme. The risks rated high are identified below. These risks account for more than 80% of the risk impact that has been assessed on the project. They are listed as follows:

- Cost escalation increases beyond the escalation allowance in the budget;
- The final design of the VIDF differs significantly from DIAC's expectations and the budget provision;
- Changes in policy drive design and construction changes that are outside the budget provisions;
- Delays occur in the delivery phase of the project that delay the completion of the project and increase the impact of escalation on the project budget;
- Delays in the planning phase of the project that delay the completion of the project and increase the impact of escalation on the project budget; and
- Remediation of previously unidentified contamination exceeds the budget allowance.

TECHNICAL INFORMATION

PROJECT LOCATION

73. The VIDC is located at 15 Birmingham Avenue in the suburb of Villawood in Sydney's southwest, approximately 27km from the Central Business District. Attachment 2 shows the existing VIDC. The VIDC is on two parcels of land, the higher security area known as Stage 1 is on Lot 100 of 1.71 hectares and the main centre, known as Stages 2 and 3, is on Lot 102 of 16.8 hectares. The total site area is therefore 18.51 hectares, in DP1041971.
74. The facility will be consolidated onto the existing Stage 2 and 3 site. The site is on Commonwealth Land located within the Bankstown City Council area.
75. The project location and current facilities are shown on Attachments 1 & 2.

SITE SELECTION AND DESCRIPTION

76. The VIDF will be redeveloped on the existing site of the VIDC. The Commonwealth has owned the site since 1941. The site slopes gradually from the north-east to the south-west and currently includes the buildings making up the existing Immigration Detention Centre. The redevelopment will involve the removal of some of the existing buildings on site and the redevelopment/refurbishment of the existing Stage 2 and 3 accommodation buildings.
77. Residential land bounds the site to the north and west, the land to the south and southwest is light industrial. The vacant land to the east is proposed for use as residential at the north end and light industrial at the south end.

ZONING, APPROVALS AND LAND ACQUISITION

78. The VIDF site is Commonwealth owned and controlled by DIAC. The area is zoned for Commonwealth Purposes. State Government and Municipal Council approvals are not required for the project. However the project will give due consideration to State and Local Council planning guidelines, regulations and other statutory requirements.
79. The VIDF site was listed on the Register of the National Estate in 2003 and on the Commonwealth Heritage List in 2004.
80. No additional land will be acquired for the project.

APPLICABLE CODES AND STANDARDS

81. The building design must comply with the latest edition of:

- Commonwealth, State and local authority legislation;
- Building Code of Australia;
- Disability Discrimination Act 1992;
- Relevant Codes of Practice; and
- Relevant Australian State and international Standards.

PROJECT SCOPE

82. The works required for the project include the construction of new buildings to provide the following:

Management and Support Functions

83. The Administration / Visits Precinct are illustrated on Attachments 5 and 6. This precinct includes:

- Entry/ Reception;
- Induction and Processing;
- Visits;
- DIAC and DSP Administration; and
- Secure Control Area.

84. The Support Precinct is illustrated on Attachments 7, 8, 9 and 10. This precinct includes:

- Medical;
- Education/ Programs/ Library/ Internet;
- Sporting Facilities;
- Central Kitchen/ Dining; and
- Maintenance Service Areas (no drawing).

Accommodation

85. New accommodation will be provided to meet the flexible and higher risk accommodation requirement. This accommodation needs to be re-configurable to enable different categories of people in detention (male, female, etc) to be accommodated separately and safely and when required to allow the facility to also be

used for lower risk people in detention. This requires the higher risk accommodation to have the same level of amenity as the other accommodation but with the ability to add security layers as necessary.

86. The higher risk accommodation will be new construction. The higher risk accommodation precinct is illustrated on Attachment 3 and a typical indicative floor plan layout is illustrated on Attachments 11, 12 and 13. The planned provision of accommodation is:

- Higher Risk Accommodation – 24 beds;
- High Care and Observation Suite with carers rooms – 6 beds;
- General Flexible Accommodation – 60 beds;
- Kitchenette, laundry, dining, living, TV and games areas included as part of the accommodation precinct;
- Staff Support Centre (no drawing); and
- External Meeting/ BBQ Area (no drawing).

87. The existing Stage 2 & 3 accommodation buildings will be refurbished to provide multi-purpose accommodation. The Multipurpose Accommodation precinct is illustrated on Attachment 3 and a typical indicative floor plan layout is illustrated on Attachment 14. The Multipurpose Accommodation Precinct will contain the following features:

- Multipurpose bedrooms – 304 beds;
- Special Care bedrooms – 6 beds;
- Dining/ Living/ TV/ Games;
- Self Catering;
- Standalone Satellite Kitchen (no drawing);
- Standalone Laundry (no drawing);
- Standalone Activities/ Fitness Area (no drawing); and
- Staff Support Centre (no drawing).

Heritage Precinct

88. Relocating the existing small Nissen huts on the site to be near the existing large Nissen hut will create the heritage precinct. These buildings will be renovated to create meeting rooms and exhibition space for community and VIDF staff use as appropriate. The Heritage Precinct is shown on Attachment 3.

PLANNING AND DESIGN CONCEPTS

Purpose

89. The design of the VIDF will provide suitable living and working accommodation and amenities for people in detention, visitors and staff who will use the VIDF. Broadly, the design will provide:
    - An environment with a non-institutional character, allowing maximum freedom of movement within secure and non-secure perimeters, providing for the safety and security of staff, people in detention, visitors and the public; and
    - A design that is in accordance with the *Standards for Design and Fit out of Immigration Detention Facilities*.

Design Philosophy

90. The VIDF is to recognise the inherent dignity of the human person. To do so the facility is to create a local community that engenders a feeling of well-being, safety and security.
91. The VIDF is to embrace the best practice principles of residential development to create vibrant hubs, restive spaces, active and passive recreation opportunities, places for social connection and individual privacy while ensuring the layout of the facility achieves social equity.
92. The VIDF is to optimise both the articulation of its built form and landscape elements. There are to be variations in colour, materials and textures to increase visual interest. Attention should be given to the scale and proportion of buildings in relation to landscaped spaces. A variety of roof forms should be explored to contribute to creating a non-institutional character. The VIDF should be seen as a varied yet integrated collection of buildings that produce an interesting backdrop for the day to day activities. The use of natural light and ventilation should be maximised.
93. Attention should be given to the linkages between open spaces, varied outdoor recreation opportunities and settings, incorporation and use of existing or locally significant vegetation types and the use of landscape buffers between utilities and accommodation.
94. The VIDF is to be a pedestrian focused development. Corridors for vehicles should be careful not to impact on pedestrian linkages and paths.
95. The VIDF is to respect topography and varying micro-climatic conditions, including solar orientation and prevailing winds in establishing the relationships between

buildings, landscape spaces and circulation systems.

Materials and Finishes

96. The finishes, materials, furniture and equipment used throughout the building are to be of a durable quality. All materials selection must achieve the dual requirements of longevity and ease of maintenance.
97. Materials and finishes will be selected for their functionality, durability, low maintenance and Ecologically Sustainable Development properties.

Structural Design

98. The building and other structures required for the project are to be fit for purpose and designed in accordance with all relevant Codes and Standards.

Mechanical Services

99. The mechanical services encompassing air conditioning and ventilation systems will be broken into categories based on occupancy time, occupancy type and occupancy comfort requirements. The air conditioning and ventilation system will incorporate the following features:
    - Highly energy efficient equipment will be selected for systems serving areas that are continuously occupied;
    - Smaller systems will include reverse cycle split system units complete with Digital Control Units to connect to the Facility Wide Management System, whereas larger areas will require dedicated ducted systems;
    - Dedicated systems will be provided for areas subject to intermittent use e.g. Bedrooms, Conference room, Classroom etc. Smaller systems will include reverse cycle systems whereas larger areas may require packaged apparatus;
    - Intermittent mechanical exhaust ventilation will be provided for the toilet areas, operated via motion detector or light switch. Exhaust systems will be provided to all commercial kitchen hoods. Exhaust systems are to function as smoke exhaust systems under fire alarm conditions;
    - Vibration control shall comprise use of anti-vibration control mechanisms and choice of location of equipment. Noise control of mechanical equipment will be achieved by selection of quieter equipment, use of silencers and location of compressors away from noise sensitive areas;

- The automatic Smoke Exhaust System in the buildings will be designed based on advice from the Fire Safety Engineer. If necessary, these mechanical exhaust systems could function during normal mode to supplement the natural ventilation systems; and
- Small systems will generally be housed on secure floors, walls or accessible roofs. Larger systems will require dedicated plant rooms.

Electrical Services

100. The Electrical Services for the VIDF will include the replacement or upgrading of the existing power infrastructure to provide an adequate reliable supply for the facility.
101. The public utility electrical supply will provide low voltage power to the building electrical services.
102. Packaged self-contained main diesel generators will be provided to ensure reserve power generation for the following systems:
    - 100% of the external lighting;
    - CCTV surveillance;
    - Duress systems;
    - Perimeter detection systems; and
    - Intercom systems.
103. The generators will have sufficient fuel for seven days operation. Diesel exhaust will be discharged into the atmosphere and will conform to acceptable standards.
104. The main switchboard will provide supply to distribution boards.
105. In-ground electrical services will be upgraded with a pit and conduit network to be providing for:
    - Electrical low voltage reticulation;
    - Communication integrated voice and data network;
    - Fire alarm services;
    - Energy Management services;
    - Building Management/ Monitoring Services;
    - Exit and Emergency Monitoring Services;
    - Electronic Security Services; and
    - Public Address Services.
106. Electrical surge protection will be provided in accordance to AS3000.
107. General lighting and power will be provided throughout the building. Sub-circuits

feeding light and general power outlets will be fitted with residual current devices (earth leakage) to ensure personal safety.

108. External amenity and security lighting will be provided to insure safe passage of pedestrians and vehicular thoroughfares. Security lighting will be provided around the site coordinated with CCTV and security surveillance requirements and will comply fully to AS1680 and low level camera requirements.
109. A lightning protection system will be provided for the buildings in accordance to AS1680.
110. Exit and Emergency lighting will be provided in accordance with the Building Code of Australia and AS2293. Generally LED performance with integral backup and monitoring systems is proposed.

Fire Protection

111. The fire system design will fully integrate the requirements of the BCA and AS1670. The fire safety system adopted for the facility incorporates fire detection and alarm systems, hydrants and hose reels and illumination of building egress.
112. Fire detection will be achieved with smoke detectors and heat detectors connected to a main fire indicator panel with battery back-up and a mimic panel within the control centre.
113. An audible local fire alarm system to alert occupants will be installed throughout the building.
114. Safe egress from the building is ensured by compliance with BCA regulations, which involve the careful layout of designated fire exits and interconnecting passages.
115. The building will be provided with an Early Warning and Intercommunication System (EWIS) to assist with evacuation of the buildings in a fire or emergency as required by current Codes.

Hydraulic Services

116. The water quality from the Sydney Water potable water main does not require filtration. Sewerage discharge from the facility will be gravity connected to the Sydney Water sewer main running through the site without any pre-treatment.
117. Trade waste generated from the kitchen building will be treated in a grease arrestor and then gravity connected to the site sanitary drainage system to Sydney Water requirements. Existing Sydney Water sewer mains running through the site will need

to be deviated or adjusted to suit the new building layout.

118. Fire hydrants, fire hose reels and fire extinguishers will be provided in accordance with relevant Australian Standards. Fire sprinklers will not be required.
119. Roof stormwater will be collected from the new buildings only in underground storage tanks and used for site irrigation. The existing buildings roof stormwater will be connected directly to the underground stormwater drainage system.
120. Water supply pressure and flow in the Sydney Water potable water mains in the area is adequate and there will be no need for on site storage for fire or water services. However there will be a need for a fire hydrant pump.
121. A new potable water main will be provided. Domestic cold water shall be supplied to all sanitary fixtures (except for WCs that can be connected to the non-potable supply), fire hose reels, hot water system, washing machines, kitchens and any other appliance or fixture that requires it.
122. All new taps and appliances shall be made compliant to 'WELS', a national water saving implementation program introduced to minimise water consumption.
123. All existing domestic water systems, fixtures and fittings in existing buildings shall remain where possible.
124. Each hot water service shall include all necessary hot water pipes from the cold water feed to all fixtures and fittings requiring hot water. The heat source and system arrangement shall be selected to minimise lifecycle costs. The system shall be tailored to the layout and requirements of the buildings. The decision on the hot water generation system shall be based on lifecycle running costing as required by the Project Design Objectives.
125. Warm water will be required to be installed to all sanitary fixtures used for personal hygiene or disabled or health care facilities. A thermostatic mixing valve device shall be installed in a lockable stainless steel box adjacent to the fixtures, this will minimise the risk of scalding injuries.
126. All existing hot water plants (indoor or external) servicing existing buildings and new shall be replaced with gas fired internal units and flues being installed. Internal gas fired hot water units with flues will also serve proposed small buildings. Gas flues from hot water units shall be extended above the roof of the building they are serving.
127. Existing pipework shall be rerouted to suit the new hotwater plants in existing buildings.
128. All redundant plant equipment and pipework shall be decommissioned and removed.

Energy and Water Conservation Measures and Targets

129. Active Energy and Water conservation measures incorporated into the building design include:
    - Water saving sanitary fixtures and tapware to new wet areas;
    - Roof stormwater collection system and reuse for irrigation;
    - Energy efficient hot water units and plants; and
    - Thermal insulation on all hot and warm water pipework in accordance with AS 3500.4 Section 8.

CIVIL WORKS

Stormwater

130. The existing stormwater system will be replaced with a new system designed for a 1:20 year storm. The landscaping will accommodate the overland flow of a 1:100 year flood. The existing concrete drain adjacent to the Cumberland Plain Woodland will be retained as part of the new stormwater system. The existing buildings roof stormwater and the overflow from the new underground storage tanks will be connected to the underground stormwater drainage system. To comply with the local government requirements the piped and overland surface runoff is directed into the proposed On-site Stormwater Detention (OSD) basin that will slow the rate of discharge to Council system.

Water Sensitive Urban Design Measures

131. An end of line gross pollutant trap is proposed to treat the piped runoff before discharging into the OSD basin. The OSD basin is to be constructed in such a way to provide irrigation storage and allow for infiltration and rainwater tanks top up facility.

Car Parking and Vehicular Movement

132. Separate car parks for staff and visitors will be provided. Vehicles, including emergency vehicles will access the site using a combination of formed roads and pedestrian pathways. Vehicle access routes will be defined and designed to meet the facility requirements.

Pavements

133. The loop road will be 6m wide asphalt and the route between Birmingham Ave and Miowera Road will be 8m wide concrete with minimum single crossfall of 3% and minimum longitudinal slopes of 0.5%.

Noise and Acoustics

134. Particular considerations will be given to the acoustic requirements and in the selection of materials and finishes to control noise transmission across the facility.
135. Reduction in sound transmission or external noise will be achieved by the use of concrete, masonry or insulated lightweight walls and laminated glazing.
136. Internal ceilings, partitions and doors will be detailed to achieve required sound attenuation levels and reduce the build up of sound in meeting rooms and areas of congregation.
137. Building services will be designed to minimise noise transmission to the working environment.
138. Acoustic treatment will be provided to mechanical plant and the diesel generator in compliance with local regulations.

ECOLOGICALLY SUSTAINABLE DEVELOPMENT, WATER AND ENERGY CONSERVATION

139. The project will set a high ESD benchmark.
140. The adaptive reuse of the existing accommodation buildings on the site recognises the embodied energy contained within the existing buildings and provides a significant statement of environmental sustainability for the project.
141. Orientation and articulation of the new building forms maximise the use of natural light. The design of the new buildings and the adapted accommodation buildings will provide natural light to all living and working spaces. Optimum building orientation will ensure that areas of glazing are consistently provided on north and south facing elevations, and the natural light source enhances livability and aesthetics. Glazing to the east and west shall be minimised. Natural ventilation shall be also available to all living and working spaces.
142. Building materials are to be selected based on analysis of their life cycle. Glazing is to be used to assist internal thermal control and insulation is to be used in ceilings and roofs.

143. Energy conservation will be an important design consideration in the selection of plant and equipment. To achieve optimum performance, plant will be selected for energy efficiency and shading will be provided to minimise solar heat load.
144. The design will comply with the performance guidelines as set out in the Energy Efficiency in Government Operations Policy where practicable.
145. The following passive energy conservation measures will be incorporated into the design to maximise energy efficiency:
    - High efficiency glazing to reduce thermal transmission between the outside and inside of the building;
    - Adoption of light colours to the building exterior and window treatment to reflect heat;
    - Use of appropriate building materials and thermal insulation to minimise thermal external/internal gradients;
    - Use of natural light and daylight source to reduce lighting costs; and
    - Solar control to larger glazed areas.
146. Active energy conservation measures incorporated into the building design include:
    - Zoned air conditioning system to allow zone control of the air conditioning and reduction in operating cost and power consumption when the building is partly occupied; and
    - Time scheduled control of the common area air conditioning systems.

ACCESS PROVISIONS FOR PEOPLE WITH DISABILITIES

147. All parts of the facility will provide equitable access for all building users consistent with relevant legislation and codes (includes relevant sections of the Building Code of Australia and *Disability Discrimination Act* 1992). This includes but is not limited to:
    - Wheelchair access to one ground floor accommodation unit in each category of Accommodation and to all support facilities;
    - Wheelchair access to all outdoor areas; and
    - Appropriate code compliant signage.

OCCUPATIONAL HEALTH AND SAFETY

148. The Australian Government Building and Construction OHS Accreditation Scheme introduced under the Building and Construction Industry Improvement Act 2005 requires Contractors to integrate safe design principles into the risk management

process. The Designer shall develop and implement a Risk Elimination at Design (RED) system aimed at minimising occupational, health and safety risks and environmental risks during the construction phase and during the service life of the Works.

149. The facility design should provide for safety and efficiency in maintenance and repairs in accordance with the *Occupational Health and Safety Act* 1994 and the requirements of the Federal Safety Commissioner. This includes ease of access to plant for maintenance, repairs and replacement, and ease of access for cleaning.
150. The facility shall provide a high degree of occupant safety for all users. Safety of all users shall be provided via a combination of:
    - Separation of higher risk people in detention from others;
    - Physical security;
    - Electronic security, including access control; and
    - Security screening of persons entering the facility.

SECURITY

151. A risk-based approach will be used to develop a security regime that will be effective and practical. This requires the implementation of security countermeasures that will not only take into account the level of risk assessed but also both the operational parameters of the VIDF, its site and the needs of the stakeholders.
152. A philosophy is to be used that seeks to minimise potential high and significant category risks practically and cost-efficiently by providing a general level of protection against all levels of risk whilst also concentrating upon the higher level risks that are seen as considerable.
153. Those elements of this project that will impact upon security, including the dedicated security systems themselves, will form an integral part of the total concept design. As such the elements will interface seamlessly with other VIDC facilities and systems to provide interoperability across the site.
154. While administration and operation of the system will be over-sighted locally by DIAC senior administration personnel, the day-to-day operational tasks will be executed by the Detention Services Provider (DSP) personnel.
155. Security procedures will be written to meet local needs.
156. The measures included in the Security design follow the following Security principles:
    - CPTED (Crime Prevention Through Environmental Design);

- Defence in Depth; and
- Deter, Detect, Delay, and Deploy (Respond).

157. In summary these are:
    - Site boundary secured by monitored perimeter building elements, walls and fences with designated controlled entry/exit points;
    - Effective illumination levels and positioning of internal, perimeter and external lighting;
    - Careful placement of landscaping to allow clear lines of sight;
    - Segregation of clients according to risk profile;
    - Use of tamper resistant materials, fixtures, hardware and fittings throughout the centre;
    - Restricted and monitored building entrances, including electronic access control systems with key override;
    - Installation of electronic security including duress alarms, intruder detection alarms, closed circuit television (CCTV), paging and intercommunications systems; and
    - Contraband detection systems.
158. The above measures are to be implemented in such a way to ensure the safety and security of both personnel and clients, without creating the restrictive feel of a correctional environment.
159. Both the physical and electronic security measures to be employed allow for effective monitoring and control of people flows, incident response and management of day to day operations throughout the centre.

INFORMATION COMMUNICATION AND TECHNOLOGY

160. Data and communications systems will be provided to meet the needs of the facility and will include systems for the operation and management of the facility together with data and communications systems for use by persons in detention.
161. An integrated telephone and data communications backbone and horizontal cabling system will be provided throughout the site and to all buildings including accommodation buildings.
162. A Master Antenna Television system (MATV) and a public address system with internal and external zones will be provided across the site.
163. The data network system will consist of optical fibre to the rack and category 6A to

the desktop.

164. A new site wide pit and conduit system will be provided to reticulate these services including:
    - Building Monitoring System;
    - Fire Alarm Services;
    - Energy Management Services;
    - Public Address System; and
    - Exit and Monitoring System.

LANDSCAPING

165. The landscape design of the facility will be integrated with the site layout, to create a natural environment with a high level of amenity in conjunction with the operational requirements of the facility.
166. The landscaping itself, including retaining walls, will compliment innovative containment measures.
167. A landscape master plan will be prepared for the whole site after consideration of the recommendations from the ESD strategy for the facility. In principle the landscaping will be water efficient, low maintenance and suitable for recreational use by people in detention. Areas will be provided for longer term people in detention to grow plants and vegetables. The landscaping will also provide visual buffering to adjoining neighbours. The indicative landscape concept is illustrated in Attachment 4.

EXTERNAL SIGNAGE

168. Clear understandable non-threatening signage is to be provided. Signage is to be located within the landscape and support people's movement throughout the facility. Statutory signage is to comply with code requirements.

OUTDOOR FURNITURE

169. Outdoor furniture is to be selected on the basis of comfort, ergonomics, scale, robustness and durability. Outdoor furniture such as gazebos, pergolas and benches will be used to encourage the use of outdoor spaces as social interaction points.

SOCIAL AND COMMUNITY IMPACTS

170. The VIDF is located in the residential suburb of Villawood and the immediate

neighbourhood consists of a mix of residential and light industrial land uses.

171. It is an aim of this project to integrate the VIDF within the Villawood community as much as possible and in doing so to reduce the institutional look and feel of the facility. This approach is intended to provide better visual amenity to the people in detention and the neighbouring properties and to provide improved accessibility to the site for visitors and for appropriate community based outreach programs.

CONSTRUCTION

172. The project will employ skilled construction workers from the local area and will provide a positive economic impact to local construction related businesses.
173. Traffic, environmental and site management plans will be prepared to the approval of the appropriate authorities to minimise disruption to the local residents and businesses during the construction period.

PROJECT COSTS

174. The estimated cost of the project is $186.7million excluding GST.

PROJECT GOVERNANCE ARRANGEMENTS

175. The project will be managed jointly by Finance and DIAC using a two-tiered committee structure consisting of:
    - A Project Steering Committee (SC) (chaired at SES2 level); and
    - A Project Control Group (PCG) (chaired at EL2 level).
176. A Governance Protocol will be established that defines authority and delegations for the governance of the project. The Project Team consisting of the Project Manager, the Design Team representatives and the Managing Contractor's representative report to the PCG and as necessary to the SC.

PROJECT DELIVERY SYSTEM

177. The delivery strategy selected for this project is a Managing Contract delivery system. This system will require the Managing Contractor to arrange the trade packages, tender and enter into the trade contracts on behalf of the Principal and, potentially, itself perform some of the trade contract works. The Managing Contractor will also be responsible for the design and documentation of the project. This form of delivery was selected as it responds to:

a. The complex nature of this project;
b. Delivering the project in an evolving policy environment;
c. A capped budget; and
d. Flexibility in staging the works.

178. A Managing Contractor will be engaged by the Commonwealth through a two stage tendering process. The Managing Contractor contract also has provision for incentive payments during the construction phase. The incentive and key performance indicators will be negotiated before commencing the works.

179. The Design Team will be selected by the Commonwealth also through a two stage tendering process. The Design Team will be immediately novated to the Managing Contractor.

180. A Project Manager has been engaged to provide services up to the PWC hearing. A Project Manager for the delivery phase, subject to Parliamentary approval of the project will be engaged via a two-stage tender process. The delivery phase Project Manager will take on a Project Management / Contract Administration role.

PROJECT SCHEDULE

181. The project consists of two phases:

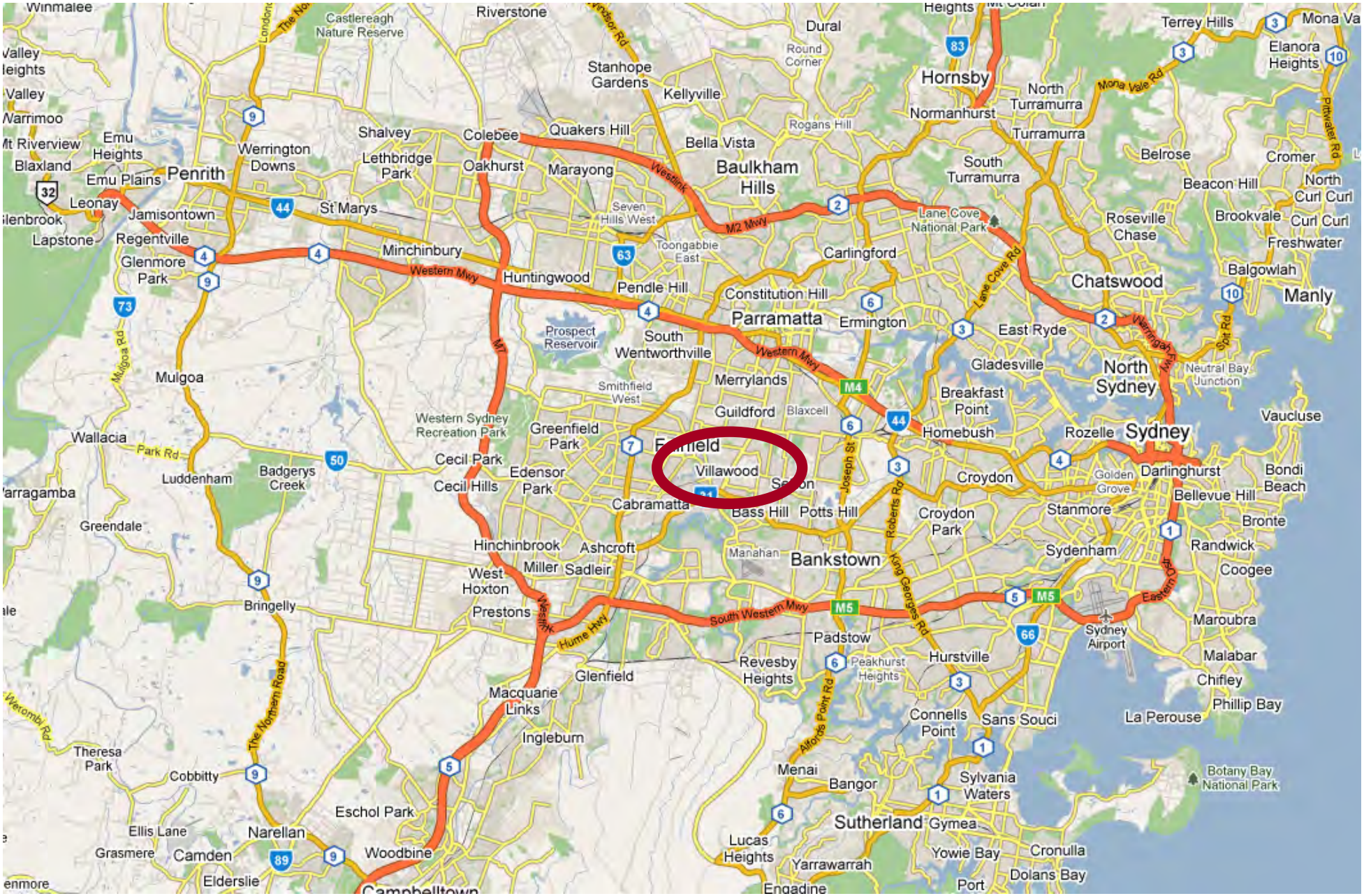
- Phase 1 – Central Service Facilities and new Accommodation; and
- Phase 2 – Refurbishment of existing Stage 2 & 3 buildings.

182. Subject to Parliamentary approval of the project, detailed design for Phases 1 and 2 of the redevelopment is expected to commence in early 2010. Construction of Phases 1 and 2 is expected to be completed in mid 2014.

LIST OF ATTACHMENTS

1. Site Location Plan
2. Aerial Photograph of VIDC.
3. Indicative Site Plan
4. Indicative Landscape Plan
5. Administration Building Indicative Ground & First Floor Plan
6. Higher & Lower Security Visits Area Indicative Floor Plan
7. Medical Facility Indicative Floor Plan
8. Education Facility Indicative Floor Plan
9. Sporting Facility Indicative Floor Plan
10. Kitchen / Dining Facility Indicative Floor Plan
11. Typical Higher Risk Accommodation Indicative Floor Plan
12. Typical High Care and Observation Accommodation Indicative Floor Plan
13. Typical General Flexible Accommodation Indicative Ground & First Floor Plan
14. Typical Multipurpose Accommodation Refurbishment Indicative Ground & First Floor Plan
15. Indicative 3D Aerial Image

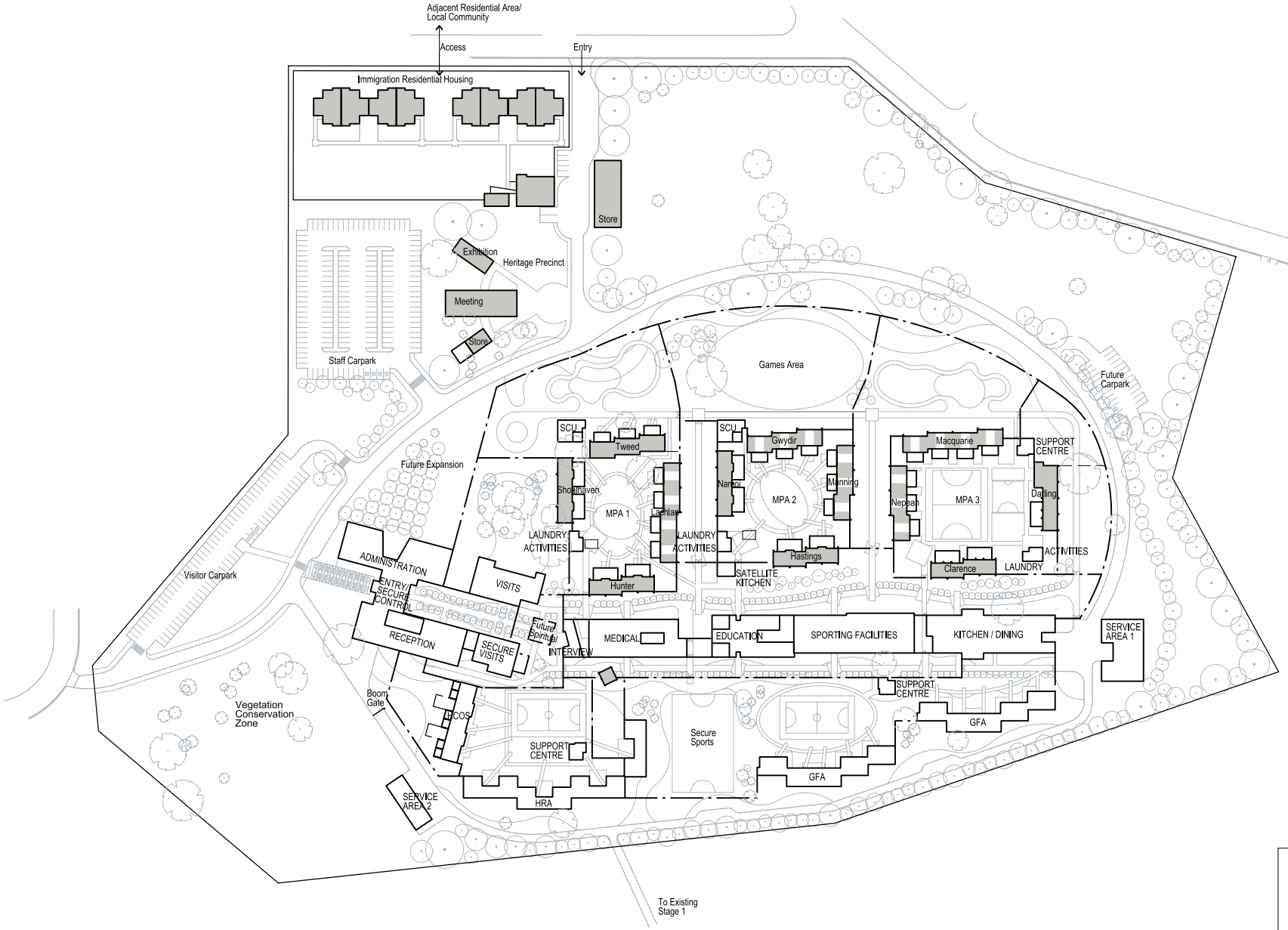
ATTACHMENT 1: Site Location Plan


Winmalee
Castlereagh Nature Reserve
Riverstone
Dural
Round Corner
Hornsby
Terrey Hills
Mona Va
Elanora Heights
Stanhope Gardens
Kellyville
North Turramurra
Normanhurst
Mona Vale Rd
Rogans Hill
Turramurra
Shalvey
Colebee
Quakers Hill
Bella Vista
Belrose
Cromer
Emu Heights
Werrington Downs
Lethbridge Park
Oakhurst
Marayong
Baulkham Hills
South Turramurra
Beacon Hill
North Curl Curl
Blaxland
Emu Plains
Penrith
Seven Hills West
Westlink M2 Mwy
Lane Cove National Park
Roseville Chase
Brookvale
Curl Curl
Leonay
Jamisontown
St Marys
Toongabbie East
Carlingford
Freshwater
Lapstone
Regentville
Minchinbury
Western Mwy
Huntingwood
Pendle Hill
Constitution Hill
Chatswood
Balgowlah
Manly
Glenmore Park
Parramatta
Ermington
East Ryde
Prospect Reservoir
South Wentworthville
Gladesville
North Sydney
Neutral Bay Junction
Mulgoa Rd
Mulgoa
Merrylands
Smithfield West
Breakfast Point
Guildford
Blaxcell
Homebush
Rozelle
Sydney
Vaucluse
Western Sydney Recreation Park
Greenfield Park
Wallacia
Park Rd
Cecil Park
Edensor Park
Villawood
Croydon
Darlinghurst
Bondi Beach
Luddenham
Badgerys Creek
Cecil Hills
Cabramatta
Bass Hill
Potts Hill
Croydon Park
Golden Grove
Stanmore
Bellevue Hill
Greendale
Bronte
Hinchinbrook
Ashcroft
Manahan
Bankstown
Sydenham
Randwick
Miller
Sadleir
West Hoxton
Coogee
Bringelly
Prestons
South Western Mwy
Hume Hwy
Padstow
Sydney Airport
Maroubra
Hurstville
Malabar
Revesby Heights
Peakhurst Heights
Glenfield
Chifley
Macquarie Links
Connells Point
Sans Souci
La Perouse
Phillip Bay
Ingleburn
Menai
Bangor
Sylvania Waters
Botany Bay National Park
Theresa Park
Cobbitty
Eschol Park
Sutherland
Gymea
Ellis Lane
Narellan
Grasmere
Camden
Woodbine
Lucas Heights
Yowie Bay
Cronulla
Elderslie
Yarrawarrah
Dolans Bay
Port
Engadine

ATTACHMENT 2: Aerial Photograph of VIDC


GURNEY ROAD
GURNEY ROAD
Existing Facilities
VIDC Boundary
STAGE 3
STAGE 2
MIOWERA ROAD
MILLER ROAD
Existing Stage 1
BIRMINGHAM AVENUE

ATTACHMENT 3: Indicative Site Plan



LEGEND:

HCOS	HIGHER CARE & OBSERVATION SUITE
HRA	HIGHER RISK ACCOMMODATION
GFA	GENERAL FLEXIBLE ACCOMMODATION
MPA	MULTIPURPOSE ACCOMMODATION
SCU	SPECIAL CARE UNIT

VIDFR

SITE PLAN

INDICATIVE CONCEPT DESIGN

NORTH

0 10 20 30 40 50 100m

SK 00 002

11 AUGUST 2009

PERUMAL PEDAVOLI ARCHITECTS

ATTACHMENT 4: Indicative Landscape Plan

VILLAWOOD IMMIGRATION DETENTION FACILITY
INDICATIVE CONCEPT DESIGN

LANDSCAPE CONCEPT

NORTH

0 6 12 18 24 30 60m

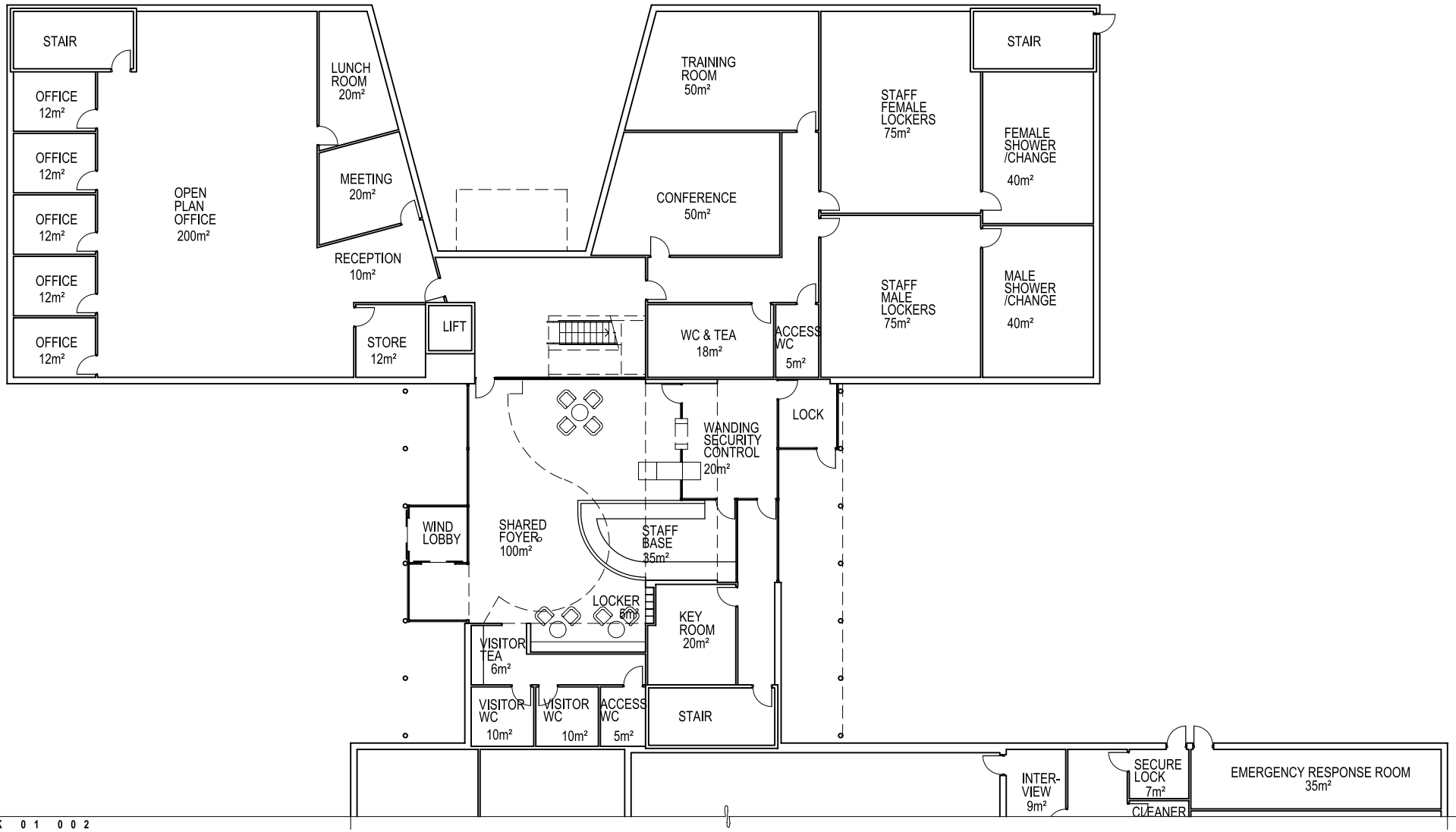
SK 00 008

12 MAY 2009

REV	DATE	AMENDMENT
A	12.05.2009	FINAL REVIEW

PERUMAL PEDAVOLI ARCHITECTS

ATTACHMENT 5: Administration Building Indicative Ground & First Floor Plan



VIDFR
DETENTION SERVICE PROVIDER
ADMINISTRATION AND ENTRY /RECEPTION
INDICATIVE CONCEPT DESIGN

NORTH

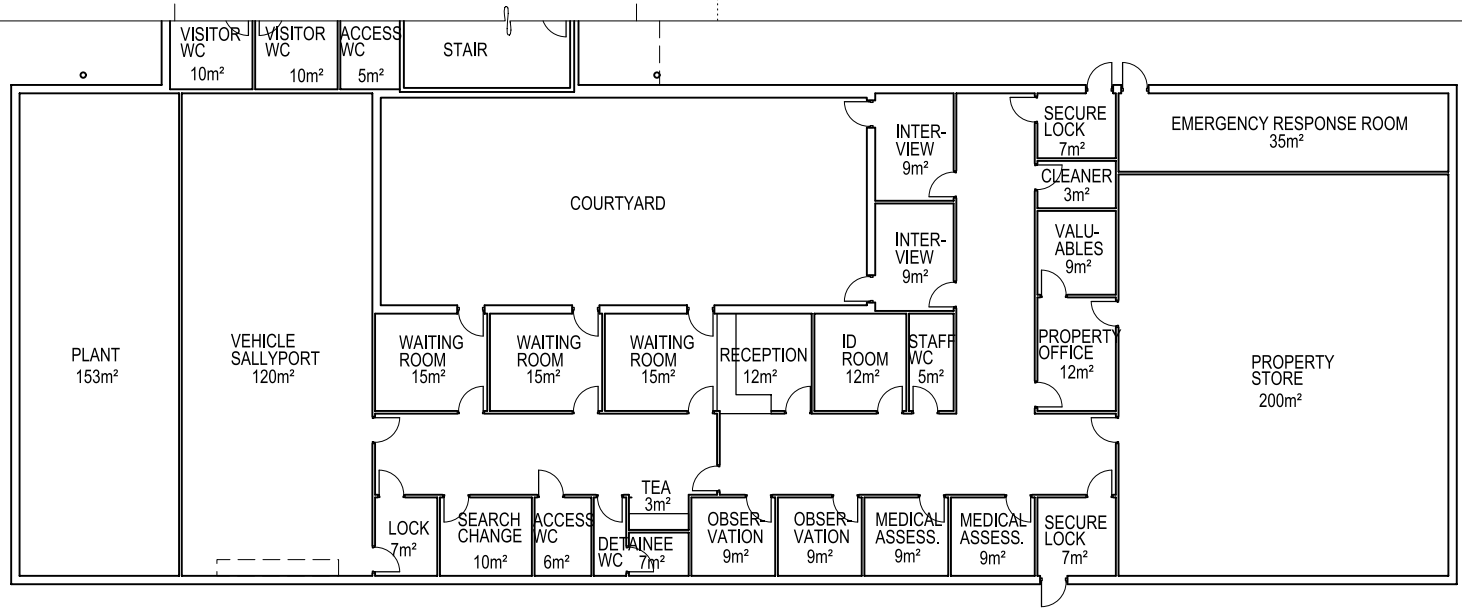
SK 01 001

0 1 2 3 4 5 10m

11 AUGUST 2009

PERUMAL PEDAVOLI ARCHITECTS

JOINS SK 01 001



VIDFR

PERSONS IN DETENTION RECEPTION

INDICATIVE CONCEPT DESIGN

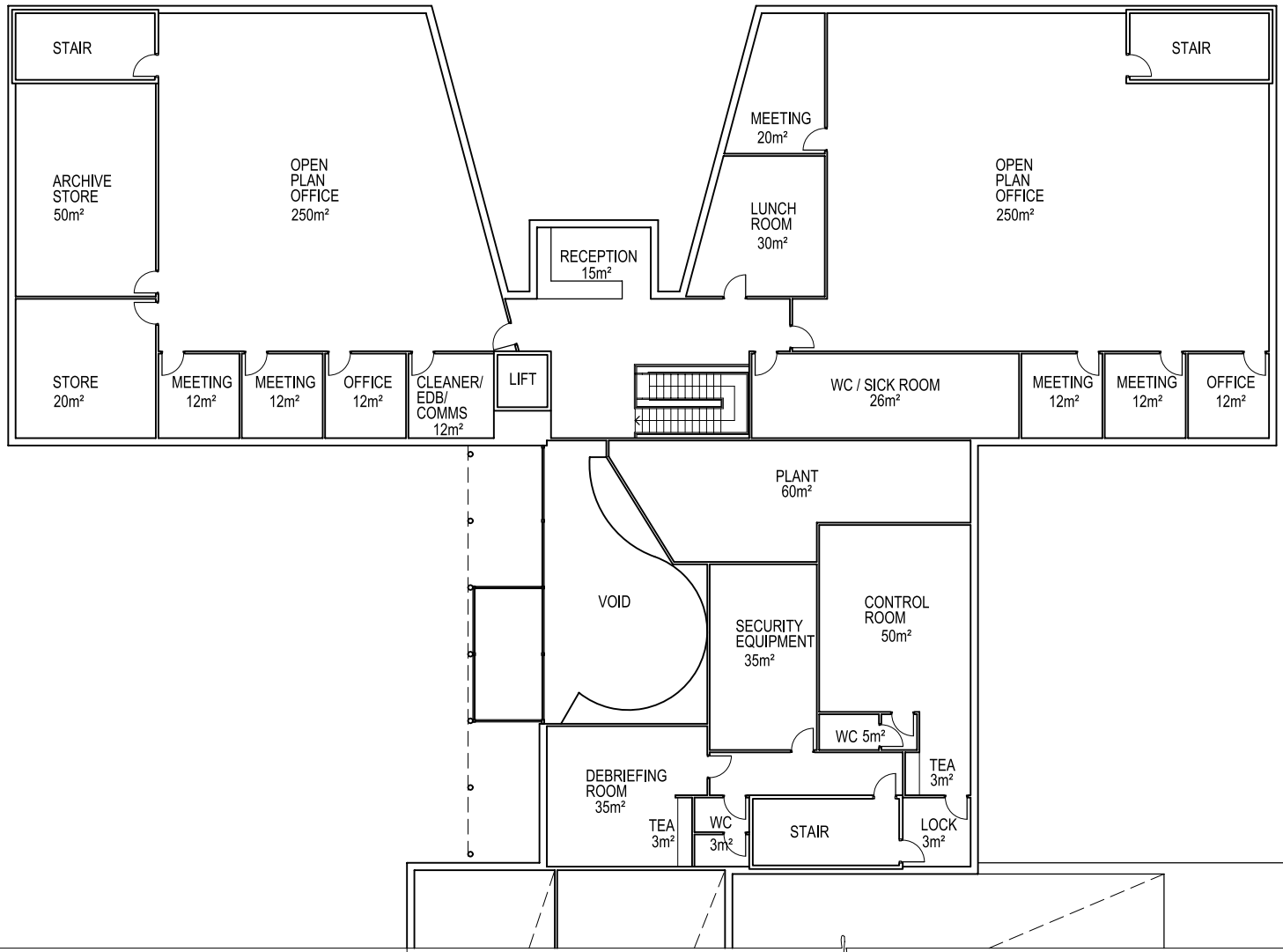
NORTH

0 1 2 3 4 5 10m

SK 01 002

11 AUGUST 2009

PERUMAL PEDAVOLI ARCHITECTS



J O I N S S K 0 1 0 0 4

L E G E N D :

EDB ELECTRICAL DISTRIBUTION BOARD

COMMS COMMUNICATIONS CUPBOARD

V I D F R

D I A C A D M I N I S T R A T I O N A N D S E C U R E C O N T R O L

I N D I C A T I V E C O N C E P T D E S I G N

NORTH

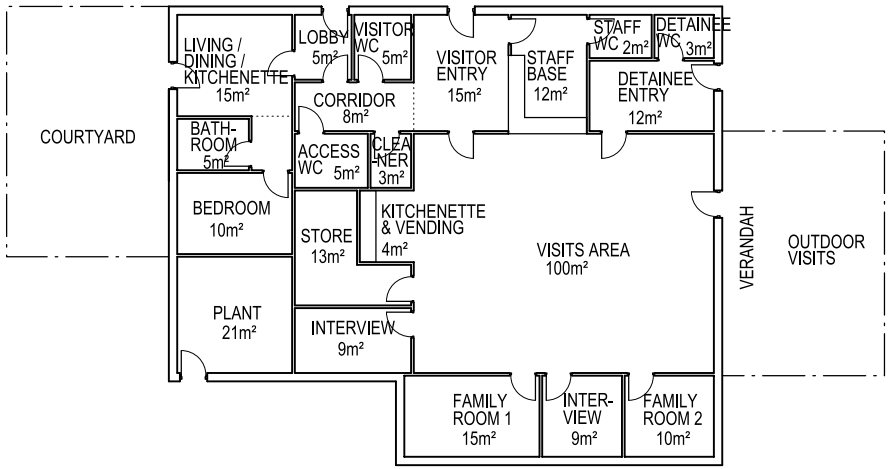
0 1 2 3 4 5 10m

SK 01 003

1 1 A U G U S T 2 0 0 9

PERUMAL PEDAVOLI ARCHITECTS

ATTACHMENT 6: Higher & Lower Security Visits Area Indicative Plan



VIDFR

HIGHER SECURITY VISITS

INDICATIVE CONCEPT DESIGN

NORTH

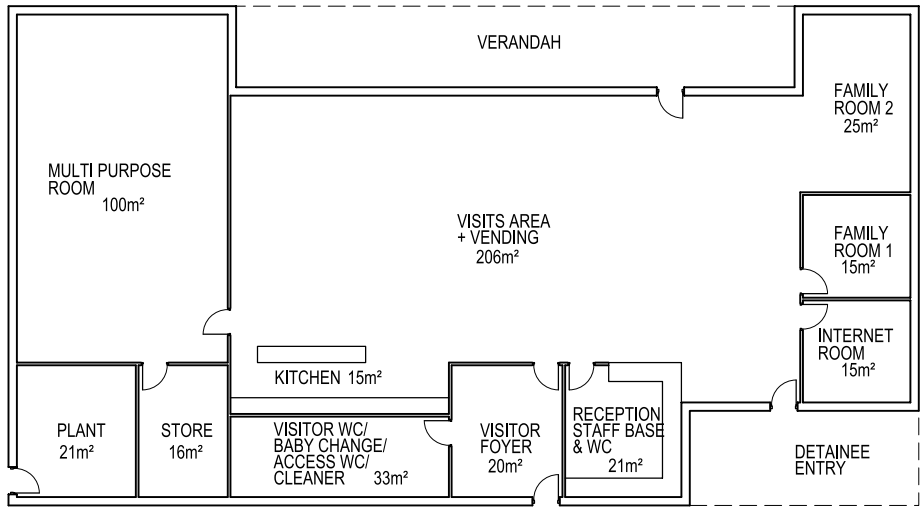
0 1 2 3 4 5 10m

SK 11 001

11 AUGUST 2009

PERUMAL PEDAVOLI ARCHITECTS

OUTDOOR VISITS



VIDFR

LOWER SECURITY VISITS

INDICATIVE CONCEPT DESIGN

NORTH

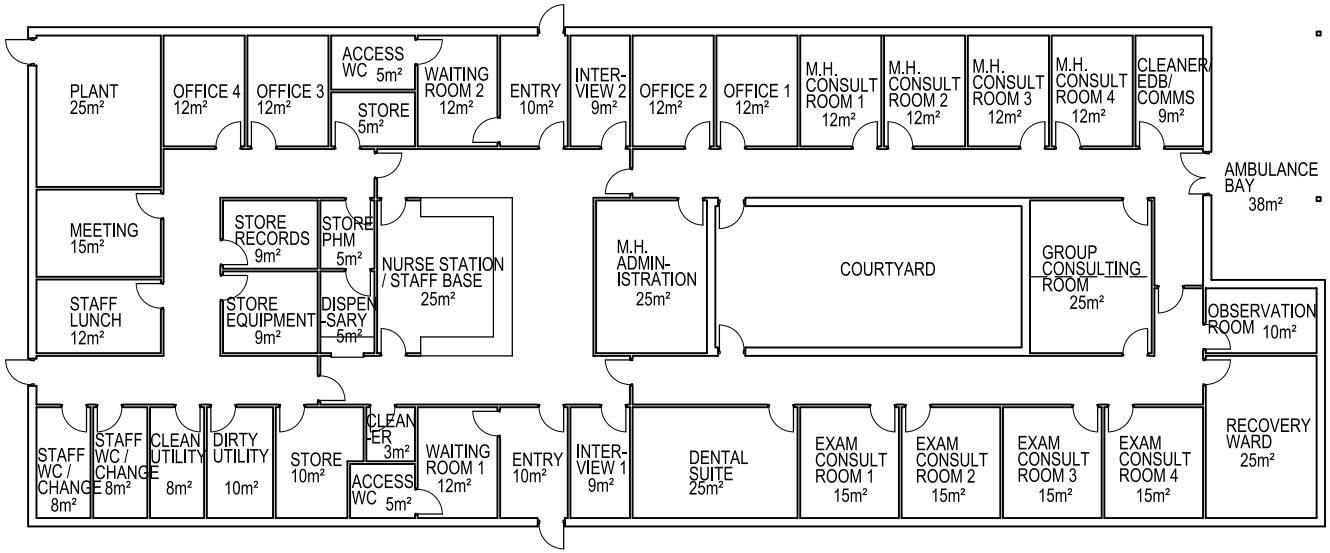
0 1 2 3 4 5 10m

SK 10 001

11 AUGUST 2009

PERUMAL PEDAVOLI ARCHITECTS

ATTACHMENT 7: Medical Facility Indicative Floor Plan



L E G E N D :

EDB	ELECTRICAL DISTRIBUTION BOARD
COMMS	COMMUNICATIONS CUPBOARD
M.H.	MENTAL HEALTH
PHM	PHARMACY

V I D F R

M E D I C A L F A C I L I T Y

I N D I C A T I V E C O N C E P T D E S I G N

NORTH

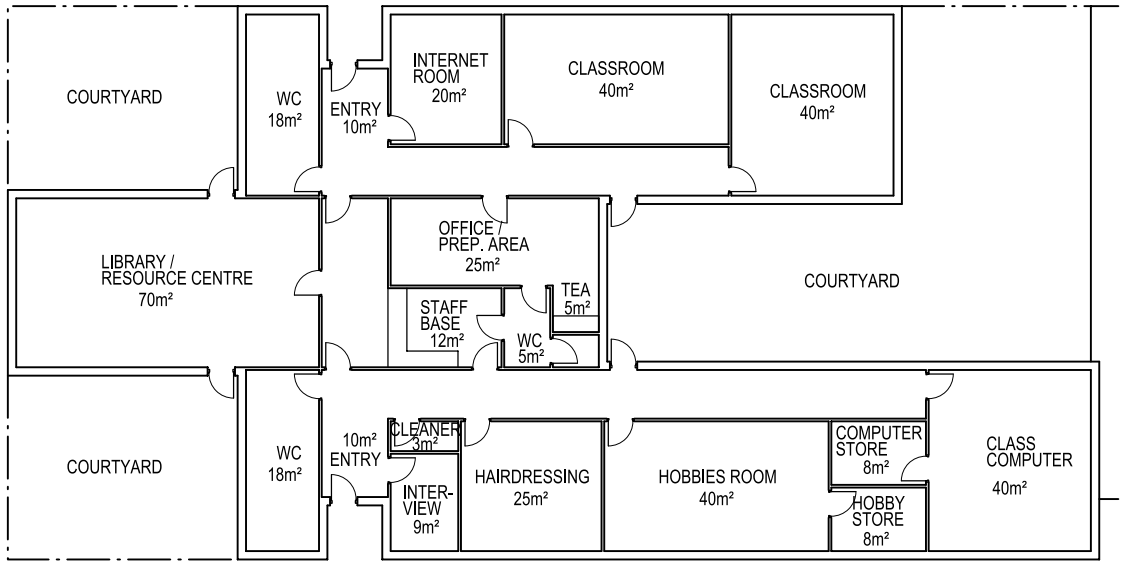
0 1 2 3 4 5 10m

SK 12 001

1 1 A U G U S T 2 0 0 9

PERUMAL PEDAVOLI ARCHITECTS

ATTACHMENT 8: Education Facility Indicative Floor Plan



VIDFR

EDUCATION FACILITY

INDICATIVE CONCEPT DESIGN

NORTH

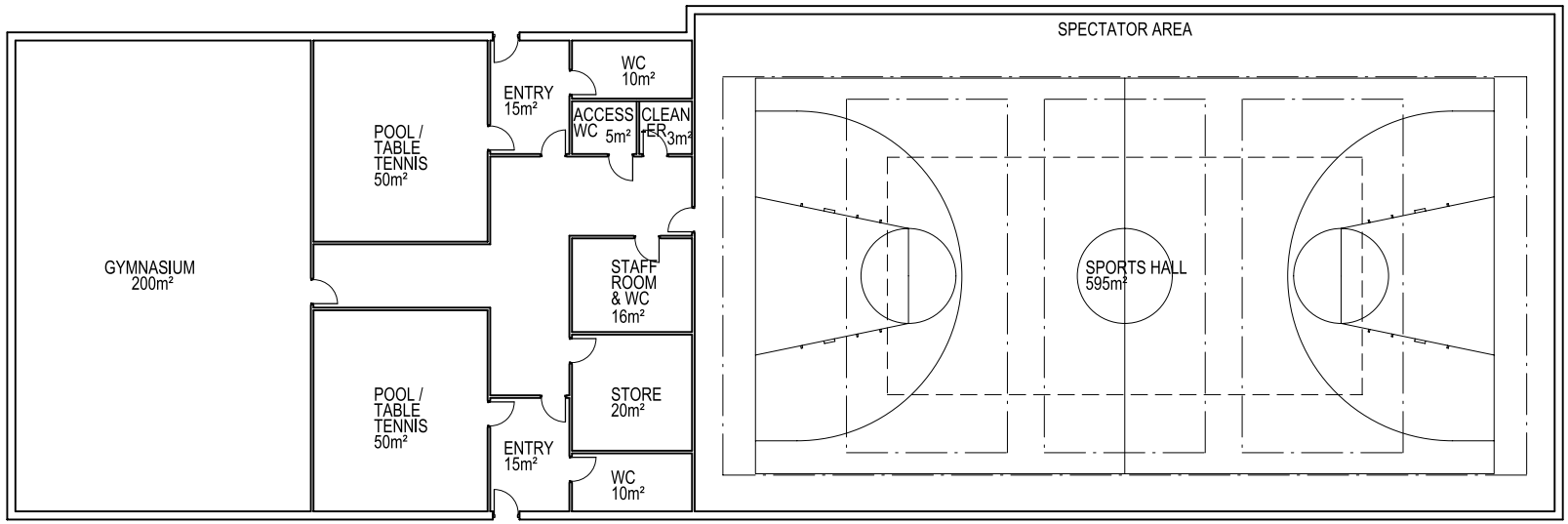
0 1 2 3 4 5 10m

SK 13 001

11 AUGUST 2009

PERUMAL PEDAVOLI ARCHITECTS

ATTACHMENT 9: Sporting Facility Indicative Floor Plan



VIDFR

SPORTING FACILITY

INDICATIVE CONCEPT DESIGN

NORTH

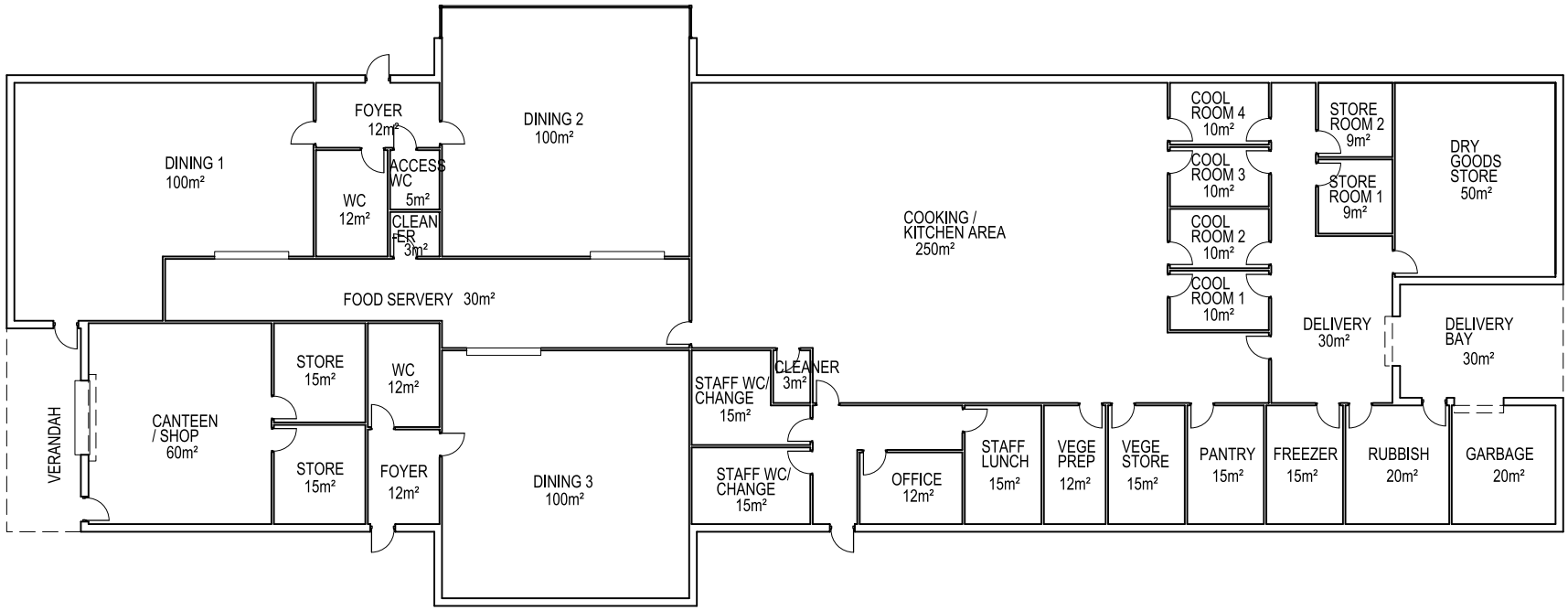
0 1 2 3 4 5 10m

SK 14 001

11 AUGUST 2009

PERUMAL PEDAVOLI ARCHITECTS

ATTACHMENT 10: Kitchen / Dining Facility Indicative Floor Plan



V I D F R

C A T E R I N G F A C I L I T Y

I N D I C A T I V E C O N C E P T D E S I G N

NORTH

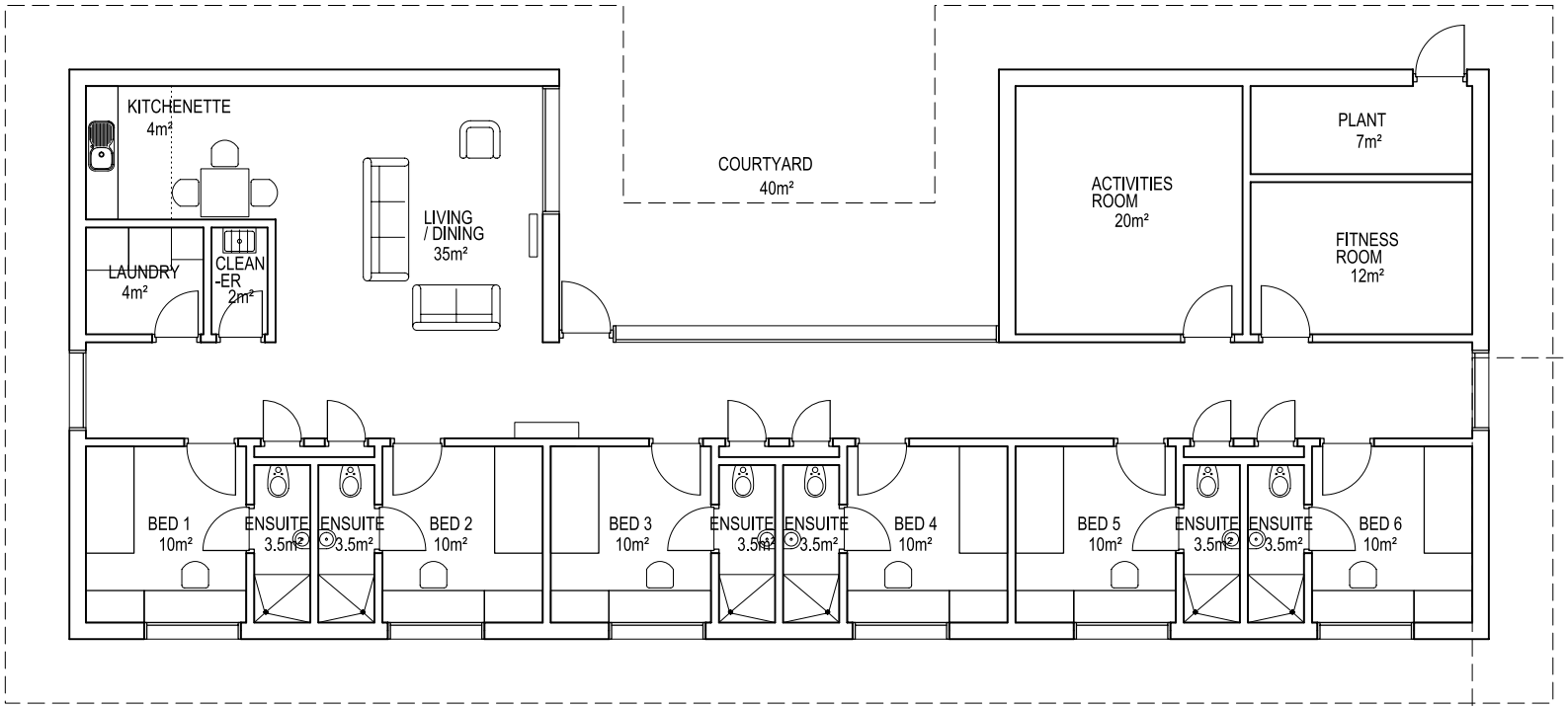
0 1 2 3 4 5 10m

SK 15 001

1 1 A U G U S T 2 0 0 9

PERUMAL PEDAVOLI ARCHITECTS

ATTACHMENT 11: Typical Higher Risk Accommodation indicative Floor Plan



VIDFR

HIGHER RISK ACCOMMODATION - TYPICAL

INDICATIVE CONCEPT DESIGN

NORTH

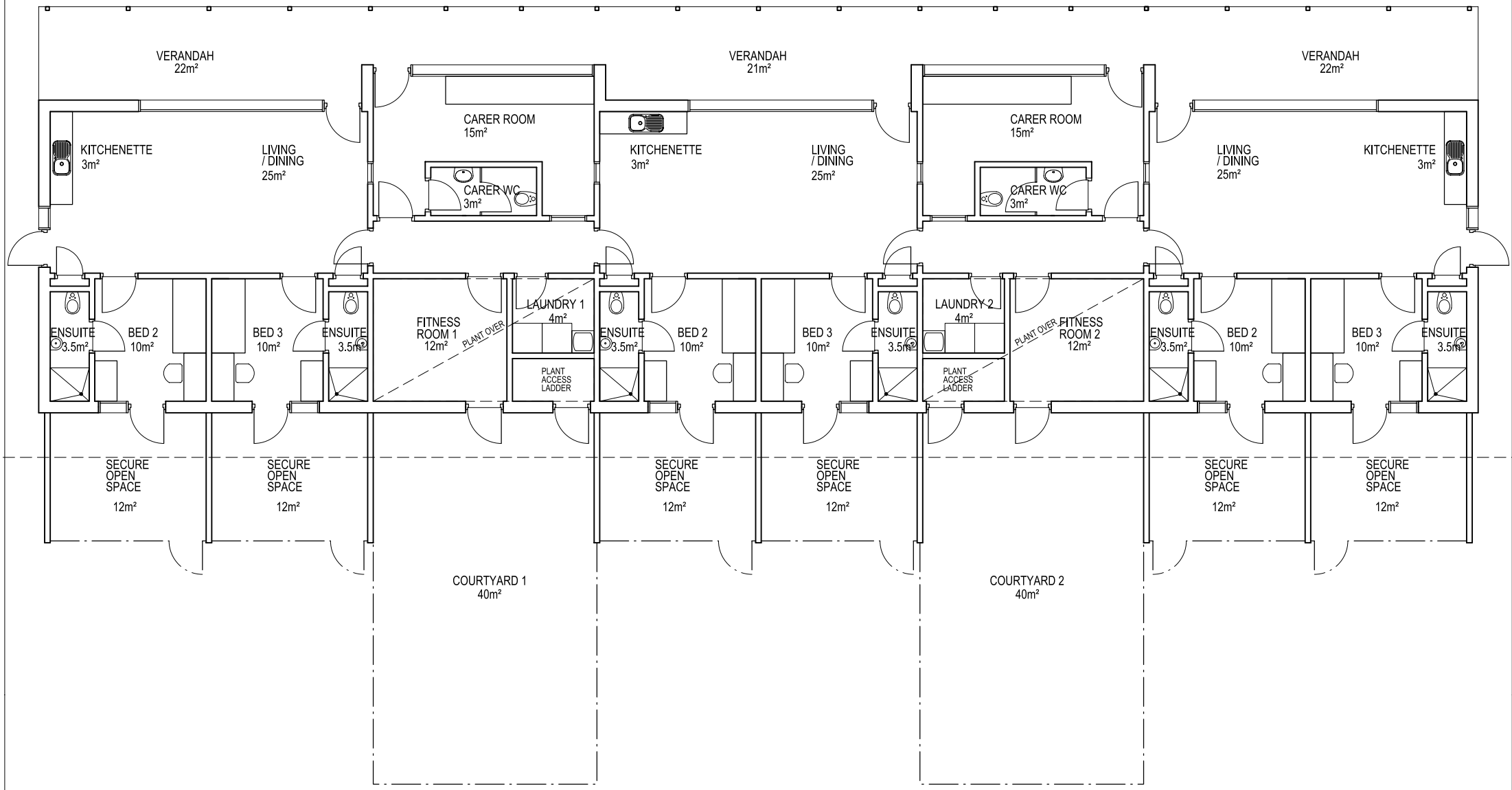
0 0.5 1 1.5 2 2.5 5m

SK 21 001

11 AUGUST 2009

PERUMAL PEDAVOLI ARCHITECTS

ATTACHMENT 12: Typical High Care & Observation Accommodation Indicative Floor Plan



VIDFR

HIGHER CARE AND OBSERVATION SUITE

INDICATIVE CONCEPT DESIGN

NORTH

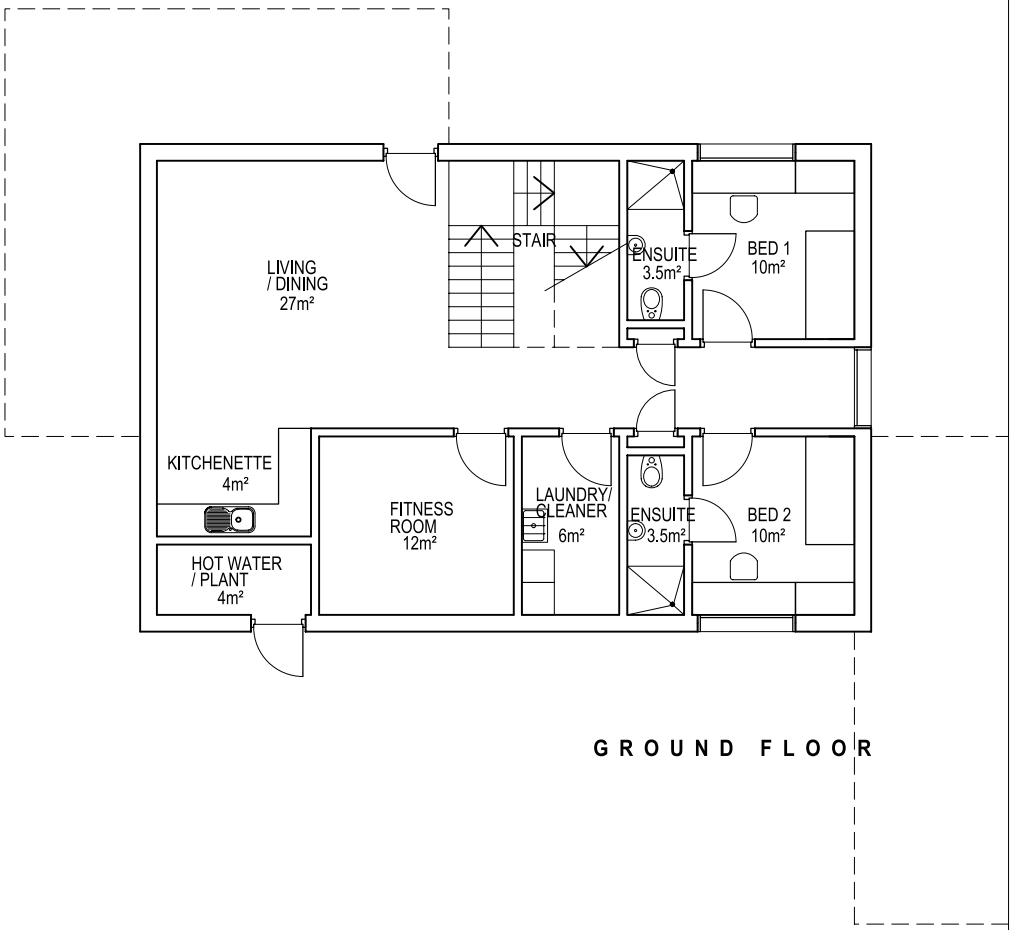
0 0.5 1 1.5 2 2.5 5m

SK 20 001

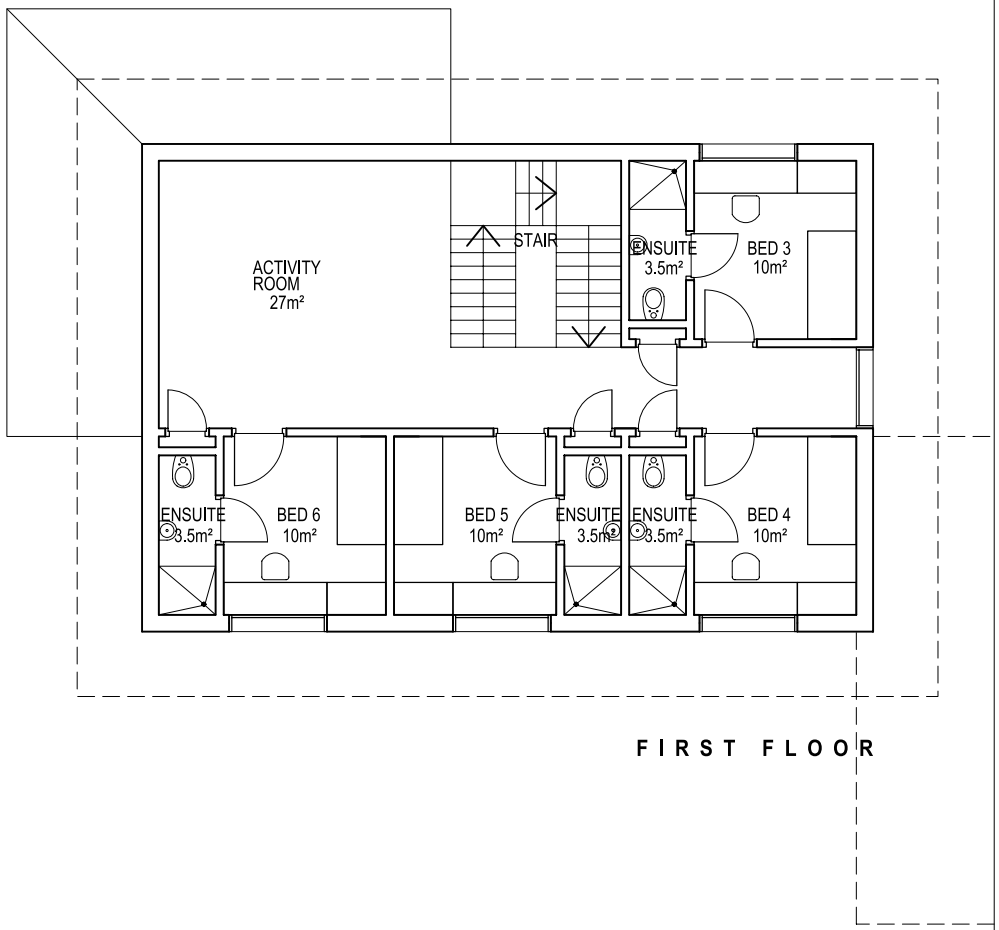
11 AUGUST 2009

PERUMAL PEDAVOLI ARCHITECTS

ATTACHMENT 13: Typical General Flexible Accommodation Indicative Ground & First Floor Plan



GROUND FLOOR



FIRST FLOOR

VIDFR

GENERAL FLEXIBLE ACCOMMODATION - TYPICAL

INDICATIVE CONCEPT DESIGN

NORTH

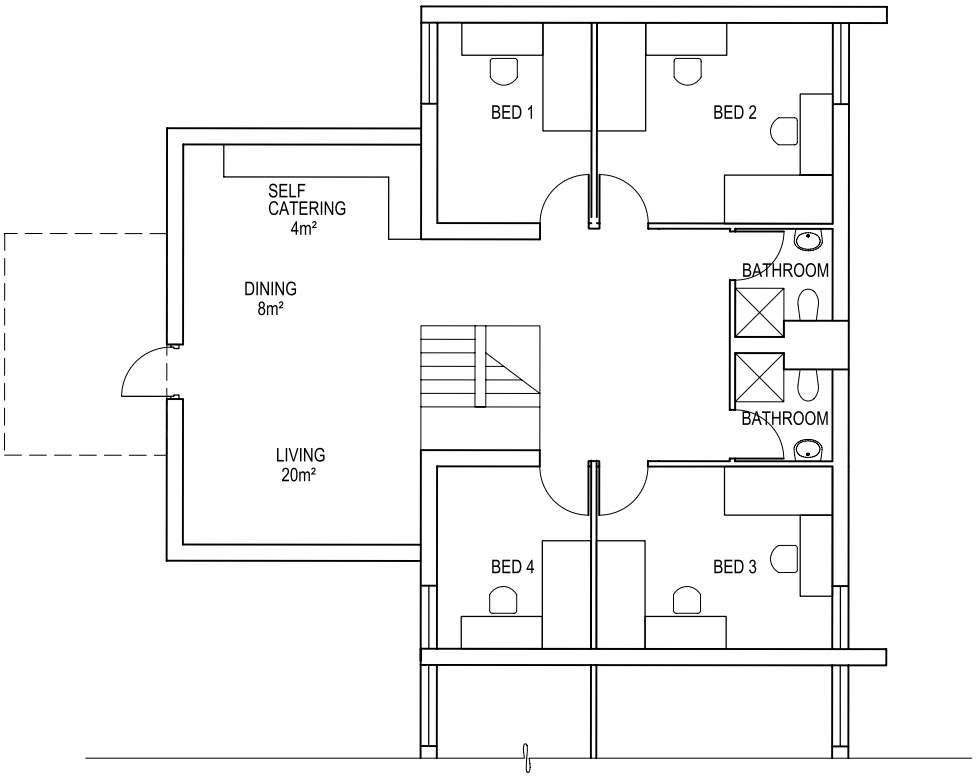
0 0.5 1 1.5 2 2.5 5m

SK 22 001

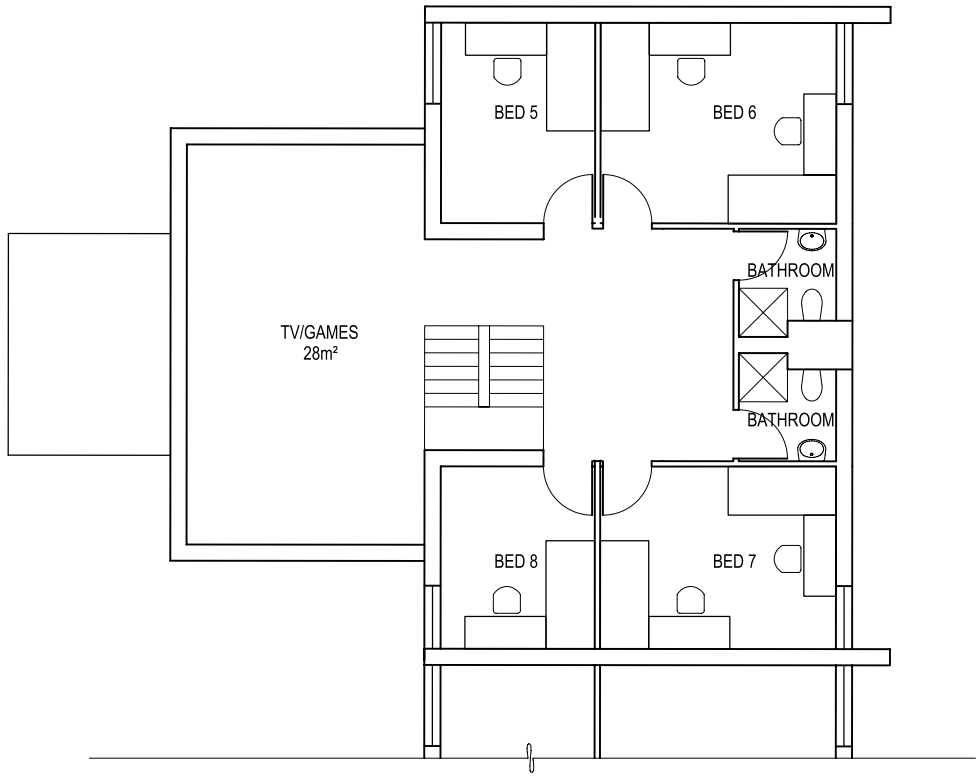
11 AUGUST 2009

PERUMAL PEDAVOLI ARCHITECTS

ATTACHMENT 14: Typical Multipurpose Accommodation Refurbishment Indicative Ground & First Floor Plan



GROUND FLOOR



FIRST FLOOR

VIDFR

MULTIPURPOSE ACCOMMODATION - TYPICAL

INDICATIVE CONCEPT DESIGN

NORTH

0 0.5 1 1.5 2 2.5 5m

SK 30 003

11 AUGUST 2009

PERUMAL PEDAVOLI ARCHITECTS

ATTACHMENT 15: Indicative 3D Aerial Image