



**Australian Government**

**Department of Finance and Administration**

**PROPOSED CHRISTMAS ISLAND  
IMMIGRATION RECEPTION AND  
PROCESSING CENTRE**

**STATEMENT OF EVIDENCE TO THE PARLIAMENTARY  
STANDING COMMITTEE ON PUBLIC WORKS**

**September 2003**

CONTENTS	PAGE
<b>1. INTRODUCTION</b>	<b>1</b>
<b>1.1. Introduction</b>	<b>1</b>
<b>1.2. Objectives</b>	<b>1</b>
<b>1.3. Historical Background</b>	<b>1</b>
<b>1.4. The Need for the Work</b>	<b>2</b>
<b>1.5. Description of proposal</b>	<b>2</b>
<b>1.6. Options considered and comparative costs</b>	<b>3</b>
<b>1.7. Reasons for adopting the proposed course of action</b>	<b>3</b>
<b>1.8. Environmental Impact Assessment and Heritage Considerations</b>	<b>4</b>
<b>1.9. Details of organisations consulted</b>	<b>5</b>
<b>2. TECHNICAL INFORMATION</b>	<b>6</b>
<b>2.1. Project Location</b>	<b>6</b>
<b>2.2. Project Scope</b>	<b>6</b>
<b>2.3. Details of Site Selection</b>	<b>8</b>
<b>2.4. Site Description</b>	<b>8</b>
<b>2.5. Zoning and Approvals</b>	<b>8</b>
<b>2.6. Land Acquisition</b>	<b>8</b>
<b>2.7. Codes and Standards</b>	<b>9</b>
<b>2.8. Planning and Design Concepts and their basis</b>	<b>9</b>
<b>2.9. Acoustics</b>	<b>12</b>
<b>2.10. Energy Conservation Measures</b>	<b>13</b>
<b>2.11. Masterplanning and Site planning</b>	<b>14</b>
<b>2.12. Provisions for people with disabilities</b>	<b>14</b>
<b>2.13. Heritage and Environmental Issues</b>	<b>15</b>
<b>2.14. Child-care provisions</b>	<b>16</b>
<b>2.15. Fire Protection and Security Measures</b>	<b>16</b>
<b>2.16. Occupational health and safety measures</b>	<b>17</b>
<b>2.17. Landscaping</b>	<b>17</b>
<b>2.18. Impact on Local Community</b>	<b>18</b>
<b>2.19. Project Costs</b>	<b>18</b>
<b>2.20. Project Delivery System</b>	<b>19</b>
<b>2.21. Programme</b>	<b>20</b>

## **ATTACHMENTS**

### **A. Location, site and floor plans**

## 1. INTRODUCTION

### 1.1 Introduction

- 1.1.1. The proposal presented in this submission to the Parliamentary Standing Committee on Public Works (PWC) is for the construction of an Immigration Reception and Processing Centre (IRPC) on Christmas Island.
- 1.1.2. The IRPC will provide a standard of immigration reception and processing infrastructure in accordance with Australian Government policy. This will mean that individuals held, as a matter of law, in immigration detention, will be provided with a high standard of personal security and care (including medical care) and access to a range of culturally appropriate dietary and living arrangements.
- 1.1.3. The *Migration Act 1958*, requires that all non-citizens who are unlawfully in Australia be detained. This policy aims to maintain the integrity of Australia's migration and humanitarian programmes as well as to prevent unauthorised arrivals from entering the Australian community until any claims to stay in Australia are assessed.

### 1.2 Objectives

- 1.2.1. Consistent with Australian Government policy, the construction of permanent immigration reception and processing facilities on Christmas Island will:
  - a) provide appropriate facilities for the humane detention of unauthorised boat arrivals;
  - b) create an efficient, humane and secure facility, with a village style environment, appropriate to the Christmas Island location; and
  - c) provide a cost-effective solution to address the Government's policy of processing unauthorised boat arrivals on Christmas Island.

### 1.3 Historical Background

- 1.3.1. In late 2001 temporary facilities for unauthorised arrivals were established on Christmas Island at Phosphate Hill. However, this temporary facility has shown to be inadequate in terms of size, amenity and security for the detention of unauthorised boat arrivals on an ongoing basis. Accordingly, on 12 March 2002, the Government announced the construction of a purpose designed and built IRPC on Christmas Island with a capacity of 1200 people.
- 1.3.2. In June 2002, after a tender process, a contractor was appointed to design and construct the facility on a fast track basis. Works carried out by the contractor included the completion of a fully operational

350-person construction camp adjacent to the existing temporary facilities at Phosphate Hill and civil works on Mining Lease 138.

- 1.3.3. Other works carried out under the direction of the Department of Transport and Regional Services included the laying and operation of cables, pipes and crab crossing facilities within the currently cleared corridor along the road that commences as Murray Road and proceeds from near the power station to the Central Area Workshop site and then to the IRPC site. These pipes and cables will enable the supply of power, water and other services to the IRPC.
- 1.3.4. In light of the reduction in the number of unauthorised boat arrivals (no unauthorised boat arrivals had reached the Australian mainland since mid 2001), the Australian Government announced on 19 February 2003 that the proposed 1200 person IRPC was to be scaled back to 800 places comprising both purpose built and contingency facilities. The Australian Government also announced the timeframe for completion of the project would be increased to 36 months beginning February 2003. As a result of the changed timeframe and scope of works, the delivery method was amended to reflect a more traditional method of delivery rather than a fast track approach. As a result the existing construction contract was terminated.
- 1.3.5. In February 2002 the responsibility for the design and construction of the Christmas Island IRPC was transferred from the Department of Immigration and Multicultural and Indigenous Affairs (DIMIA) to the Department of Finance and Administration (Finance).

#### **1.4 The Need for the Work**

- 1.4.1 In accordance with Government policy a permanent IRPC on Christmas Island is required to:
  - a) provide appropriate facilities for the humane detention of unauthorised boat arrivals;
  - b) support the mandatory detention and border protection policies of the Australian Government, including providing capacity for the offshore processing of unauthorised boat arrivals; and
  - c) replace the existing temporary facility at Phosphate Hill that is inadequate, in terms of size, amenity and security, for the detention of unauthorised boat arrivals on an ongoing basis.

#### **1.5 Description of proposal**

- 1.5.1 It is proposed that the Christmas Island IRPC be a purpose built immigration reception and processing facility. It will be consistent with the Australian Government's aim of providing non-correctional and non-punitive accommodation that balances security with amenity, for people subject to the mandatory detention provisions of the *Migration Act 1958*. The Christmas Island IRPC accommodation capacity will be for approximately 800 people with approximately

50% housed in purpose-designed and built accommodation, with the remainder in basic contingency accommodation.

- 1.5.2 The facility will be geographically separated from the general community on a dedicated site covering approximately 30 hectares of Mining Lease 138 and Mining Lease 139. Parts of this relatively flat parcel of land at the north-western end of Christmas Island have previously undergone civil works and this forms the platform on which the proposal (the subject of this PWC submission) will be placed.
- 1.5.3 The facility will be designed and built to meet the requirements of the Building Code of Australia and other relevant standards and requirements which apply to Commonwealth facilities of this type. It will also comply with the Immigration Detention Standards and provide for an operational life of 30 years.
- 1.5.4 Location, site and floor plans are included in **Attachment A**.

## **1.6 Options considered and comparative costs**

- 1.6.1 A review of options for the construction of a purpose designed and built IRPC on portions of Mining Lease 138 and Mining Lease 139 at Christmas Island was undertaken in March 2003. Options considered as part of this review included:

- a) construction of an 800 resident facility with separate dedicated contingency accommodation facilities.

This option proposed four (4) accommodation units purpose built to accommodate 400 permanent residents with four (4) additional dedicated contingency accommodation units suitable for a further 400 residents; and

- b) construction of an 800 resident facility with integrated contingency accommodation capacity.

This option proposed eight (8) accommodation units purpose built to accommodate 400 permanent residents and each with an integrated surplus capacity to accommodate a further 400 residents in contingency accommodation.

- 1.6.2 The cost for both options was estimated to be in the order of \$180 million.

## **1.7 Reasons for adopting the proposed course of action**

- 1.7.1 The construction of an 800 resident facility with integrated contingency accommodation capacity (option (b) above) was determined as the preferred option as this option satisfied the following key criteria:

- a) sufficient capacity to cost effectively support the Government's policy of off-shore processing of unauthorised boat arrivals;

- b) provision of sufficient flexibility to enable DIMIA to accommodate a wide cross section of people such as single males, single females, families, unaccompanied minors, people with disabilities and people from differing cultural and religious backgrounds;
- c) capacity for sections of the facility to be closed down during periods of low occupancy with resultant savings in operating costs;
- d) maximises use of the contingency accommodation areas when it is not being used for accommodation by increasing the living space and recreational areas for the residents of each accommodation area; and
- e) ability to operate economically and effectively throughout the 30 year operational life.

## **1.8 Environmental Impact Assessment and Heritage Considerations**

- 1.8.1 The proposed Christmas Island IRPC will be constructed on portions of Mining Lease 138 and Mining Lease 139 which is a relatively flat parcel of land at the north-western end of Christmas Island. The site is bordered by the Christmas Island National Park.
- 1.8.2 On 3 April 2002, the Minister for the Environment and Heritage, granted exemptions under sections 158 and 303A of the *Environment Protection and Biodiversity Act 1999* (EPBA) to provide that Parts 3 and 13 of the Act do not apply in relation to the establishment and operation of the Christmas Island IRPC together with associated services and infrastructure. The exemption means that formal approval of any Environmental Management Plans (EMP) for the facility, usually issued by the Department of Environment and Heritage (DEH), is not required. DEH has however, undertaken to review the EMPs associated with the Christmas Island IRPC to ensure these meet the necessary environmental standards.
- 1.8.3 Works that effect the Christmas Island National Park will be consistent with the management plan for the Park. The *Environmental Protection and Biodiversity Regulations 2000* also apply to the proposed Christmas Island IRPC and associated infrastructure, so as to protect biodiversity in the areas of Christmas Island outside the Park.
- 1.8.4 Finance has signed a Memorandum of Understanding with Parks Australia to implement a Biodiversity Monitoring Programme to include the existing site conditions as well as the construction and operational phases.

## 1.9 Details of organisations consulted

1.9.1 Consultation has been undertaken with Christmas Island community groups and a range of Commonwealth agencies including the following organisations:

- a) Australia Asia Business Council;
- b) Australian Customs Service;
- c) Australian Federal Police;
- d) Australian Government Solicitor;
- e) Australian Quarantine and Inspection Service;
- f) Christmas Island Chamber of Commerce;
- g) Christmas Island residents at public meetings;
- h) Christmas Island Shire Council;
- i) Christmas Island Tourism Association;
- j) Christmas Island Workers Union;
- k) Department of Employment and Workplace Relations;
- l) Department of Environment and Heritage;
- m) Department of Foreign Affairs and Trade;
- n) Department of Health and Ageing;
- o) Department of Immigration and Multicultural and Indigenous Affairs;
- p) Department of Industry, Tourism and Resources;
- q) Department of the Prime Minister and Cabinet;
- r) Department of Transport and Regional Services; and
- s) Phosphate Resources Limited.

## 2 TECHNICAL INFORMATION

### 2.1 Project Location

- 2.1.1. Christmas Island, with an area of 135 square kilometres, is located in the Indian Ocean at latitude 10° 30' South and longitude 105° 40' East. It is approximately 380 kilometres south of Java Head at the southern entrance to the Sunda Strait, approximately 1350 kilometres from Singapore and 2650 kilometres from Perth. The nearest point to the Australian mainland is Northwest Cape some 1565 kilometres to the south-east of Christmas Island. The Island is the summit of a submarine mountain. It rises steeply to a central plateau dominated by stands of rainforest. The plateau reaches heights of up to 361 metres and consists mainly of limestone interstratified by layers of volcanic rock.
- 2.1.2. The proposed site for the development is a portion of Mining Lease 138 and Mining Lease 139, comprising a relatively flat parcel of land at the north-western end of Christmas Island.

### 2.2 Project Scope

- 2.2.1. The Christmas Island IRPC is proposed to be a purpose built immigration reception and processing centre supporting the Government's aim of providing non-correctional and non-punitive accommodation that balances security with amenity, for people subject to the mandatory detention provisions of the Migration Act 1958. The development is proposed to cover approximately 30 hectares of Mining Lease 138 and Mining Lease 139, a relatively flat parcel of land at the north-western end of Christmas Island. The facility will be designed and built to meet the Building Code of Australia and other standards and requirements which apply to Commonwealth facilities of this type, comply with the Immigration Detention Standards and provide for an operational life of 30 years.
- 2.2.2. The Christmas Island IRPC is proposed as a complex of predominantly low-rise, functionally integrated, permanent purpose-built buildings. It will comprise a series of manageable accommodation areas each accommodating approximately 50 individuals, together with purpose-built contingency accommodation. There will be three (3) forms of accommodation:
  - a) General Accommodation (including Contingency);
  - b) Management Unit; and
  - c) Medical.
- 2.2.3. The General Accommodation capacity for the Christmas Island IRPC will be approximately 800 people (approximately 50% in purpose-designed and built accommodation with the remainder in basic purpose-built contingency accommodation). The facility will include separate general accommodation areas specifically designed for families. There will be Management Unit accommodation capacity



for 20 people divided into two (2) similar sized areas. At least one (1) of the areas will be designed with sufficient flexibility to accommodate family groups and/or individuals as required. Medical Accommodation will cater for individuals:

- a) with a history of, or at risk of, self-harm;
- b) requiring medical quarantine; or
- c) with a medical condition but not requiring external hospitalisation.

2.2.4. In addition to the accommodation requirements, the Christmas Island IRPC will contain a number of central services. The facilities to be provided are:

- a) main reception;
- b) administration;
- c) induction;
- d) medical;
- e) kitchen facility, including storage;
- f) dining areas;
- g) visiting area;
- h) interview/conference;
- i) flexible use rooms;
- j) education services and facilities;
- k) active and passive recreational areas;
- l) industrial laundry;
- m) accommodation area laundries;
- n) property and valuables storage and processing; and
- o) multiple storage areas of varying sizes and function.

2.2.5. Location, site and floor plans are included in **Attachment A**.

## **2.3 Details of Site Selection**

- 2.3.1. As part of the previous project, the Department of Transport and Regional Services undertook the identification of potential locations and subsequent site selection. The availability of suitable development sites on Christmas Island is very limited. Two potential sites were identified: a portion of Mining Lease 106 and portions of Mining Lease 138 and 139.
- 2.3.2. Sites close to the proposed location of the Asia Pacific Space Centre (APSC) and the main island settlement were considered inappropriate for the use and size of the facility. Mining Lease 106 was excluded as it may be required for future Christmas Island development and the location and orientation would have likely necessitated the construction of a fully air-conditioned facility.
- 2.3.3. Following consideration of the available sites, portions of Mining Lease 138 and Mining Lease 139 at the north-west point were deemed the most appropriate location.
- 2.3.4. Subsequently Commonwealth Land, formerly subject to Mining Lease 138 and Mining Lease 139, was resumed from Phosphate Resources Ltd (PRL) in 2002 for the purpose of constructing the Christmas Island IRPC.

## **2.4 Site Description**

- 2.4.1. The development area will cover approximately 30 hectares. The site is a former mine site and therefore has suffered from the degrading effects of an open-cut mining operation. Civil works carried out by the contractor included bulk earthworks and stockpiling of fill material. The site has been graded and rolled with drains installed to limit damage to the works and prevent silt flowing into the adjacent National Park. This work was completed in May 2003.

## **2.5 Zoning and Approvals**

- 2.5.1. The Christmas Island IRPC development is proposed to occur on Commonwealth Land formerly Mining Lease 138 and Mining Lease 139. In accordance with Commonwealth legislation, approvals for work of this nature do not need to be sought from local government. Nevertheless, subject to security and confidentiality considerations, development and building documentation may be made available to the Christmas Island Shire Council following final design.

## **2.6 Land Acquisition**

- 2.6.1. The Christmas Island IRPC site comprises Commonwealth Land formerly subject to Mining Lease 138 and Mining Lease 139 that was resumed from Phosphate Resources Ltd (PRL) in 2002. There is no requirement for the acquisition of additional land.

## 2.7 Codes and Standards

- 2.7.1. All relevant codes and standards, including the Building Code of Australia will be complied with.

## 2.8 Planning and Design Concepts and their basis

### Planning and Design

- 2.8.1. As outlined in Section 1.2, the design concepts for the Christmas Island IRPC are based on three key objectives:

- a) providing appropriate facilities for the humane detention of unauthorised boat arrivals through:
  - culturally appropriate living spaces;
  - choices in family and cultural groupings;
  - choices in social interaction;
  - non punitive management;
  - self management;
  - personal security;
  - self development; and
  - recreational opportunities.
- b) creating a secure facility including:
  - safety of staff;
  - safety of residents;
  - maintaining order;
  - control of public interface; and
  - flexibility of secure perimeters.
- c) providing a cost-effective solution by:
  - maximising observation and management capacity of each service provider staff member;
  - minimising operational costs;
  - minimising construction costs;
  - utilising reliable technology; and
  - ability to adjust staffing levels and facility use commensurate with requirements.

- 2.8.2. The objectives of creating a humane, secure, yet efficient detention environment seem inconsistent with the variety of cultures that may be required to be accommodated within the facility. This will be achieved by key innovations within the design including:

- a) Culturally appropriate – Embrace the Region

The design provides a flexible canvass for cultural overlay. Rather than mimic elements of other cultures, the design reflects a strong sense of place, with the lightweight open shaded structures, indoor-outdoor connections and excellent ventilation drawn from the “long house” and “pavilion”

traditions of this region of the Indian Ocean. These buildings, of domestic scale and high flexibility, allow residents and operators to adapt them to their requirements. This flexibility provides opportunities to make choices in social groupings and social interaction that can enhance the “normalised” environment.

b) Non-Punitive - The Village Dominates

The security is discreet. The innovative planning divides the centre into two zones. A “green heart” links living spaces, gardens, recreation areas and community facilities. This series of boulevards, gardens and sports fields create a self-contained human scale “village” accommodating the day-to-day activities of the residents. This “village” is complete with a main and business street. Outside this zone, and screened from view, are the discreet “Secure Perimeter Zones” providing the level of control required for secure, safe and efficient operations.

c) Security and Operational Costs

The planning builds an optimised matrix of physical, electronic and observational security into the fabric of the facility. The potential physical separation and lock-down zones vary from individual rooms and family groups through a range of groupings up to 100 persons. This allows the flexibility for efficient management and provides security and dignity for the residents.

- 2.8.3. Operators of the complex will have the ability to increase and decrease the utilisation of the accommodation and services according to fluctuating resident populations across the whole complex. Any decrease in utilisation will result in operational economies without compromising either security standards or the level of service provisions to residents. The ability for the operators of the complex to progressively open or close portions of the complex as required is essential to ensure the scaling of operating costs in line with the occupancy levels.

## Structure

- 2.8.4 Structural systems and construction methods will be developed to respond directly to the requirements of the project. Specific design considerations for the Christmas Island IRPC are stated below and will be addressed during the design stages:

- a) transportation of materials;
- b) availability of local labour;
- c) minimisation of site based work;
- d) options for prefabrication; and

- e) operational longevity.

### **Materials and Finishes**

- 2.8.5 Building materials and finishes will be selected with regard to:
  - a) weather and environmental considerations;
  - b) suicide Prevention Standards;
  - c) energy Conservation Measures;
  - d) creating an appearance sympathetic with the surrounding environment;
  - e) shipping and handling considerations;
  - f) resistance to damage;
  - g) ease of operation, maintenance and cleaning; and
  - h) reflective of a non-punitive environment.

### **Mechanical Services**

- 2.8.6 Heating, cooling and ventilation requirements will be appropriate for the location and purpose of the complex. They will be accounted for as far as possible through the use of an energy efficient design, resulting in reduced energy consumption. The use of air-conditioning will be minimised. Where air-conditioning is used, consideration will be given to options for mixed mode operation combining air-conditioning with ventilation systems to reduce energy consumption.
- 2.8.7 It is anticipated that, at a minimum, air-conditioning will be required in some parts of the following areas:
  - a) Medical Centre;
  - b) Administrative Centre;
  - c) Interview Centre;
  - d) Control Room;
  - e) Compound Offices (including detention officer station and medical station);
  - f) Main Reception;
  - g) Management Unit;
  - h) Kitchen; and
  - i) Programme Centre.

### **Hydraulic Services**

2.8.8 Hydraulic service systems will be developed to respond directly to the requirements of the project. Specific design considerations for the Christmas Island IRPC are stated below and will be addressed during the design stages:

- a) conformation with the Building Code of Australia, Australian Standards and Local Government requirements;
- b) rain water run-off collection; and
- c) waste disposal, in consultation with DEH.

### **Electrical Services**

2.8.9 The requirements for the electrical installation at the Christmas Island IRPC will include:

- a) the facility being designed to conform with the Building Code of Australia, Australian Standards and Local Government requirements;
- b) features that enable the complex to maximise its environmental performance in the area of energy efficiency. Lighting and climate control will be major consumers of power and particular attention will be paid to the inclusion of energy efficient systems without detracting from performance;
- c) as with water, alternate strategies will be reviewed to minimise reliance on town supplies;
- d) emergency electricity generation will be provided to supply power at least for essential services including kitchen, dining areas, food storage facilities, medical centre, administrative centre, perimeter electronic security systems and some perimeter and accommodation lighting. This capacity would be used in the event of normal supplies being interrupted; and
- e) the capacity of the complex to generate its own power will be for a period of one (1) week.

### **2.9 Acoustics**

2.9.1 The acoustic design of the Christmas Island IRPC will encourage a humane environment and acknowledge that quieter buildings can assist in alleviating stress for building occupants that, in turn, can improve the living environment within the facility. The control of interior and exterior building services noise will be addressed to provide appropriate acoustic conditions in and around the buildings. Noise emissions to the boundary locations will also be addressed.

- 2.9.2 The proposed design requires that although the Christmas Island IRPC will not be located in an urban area it will be necessary to minimise the potential for disturbance to the surrounding area and wildlife caused by either light, reflections or noise, emanating from the complex. An acoustic consultant will be engaged to ensure that the acoustic requirements of the Building Code of Australia and relevant Australian Standards are addressed.

## **2.10 Energy Conservation Measures**

- 2.10.1 The Christmas Island climate is tropical and temperatures range from 21°C to 32°C with an average daily maximum temperature of 28°C in April and an average daily minimum temperature of 22° in August. Humidity is around 80-90%. Average rainfall is 2,000 mm per annum with most rain falling in the months between November and May with February and March usually the wettest. The wet season is from December to April as a result of the north-west monsoons. The rest of the year the weather is influenced by the south-east trade winds.
- 2.10.2 Given the tropical climate, passive energy conservation measures will be addressed during the design stages of the Christmas Island IRPC to maximise energy efficiency. Measures to be considered include:
- a) thermal glazing to reduce heat transmission to internal areas;
  - b) building orientation to maximise natural light, heating and cooling;
  - c) the use of light colours to reflect heat;
  - d) building materials and thermal insulation to maximise internal comfort;
  - e) appropriate waste disposal measures;
  - f) collection of rainwater run off;
  - g) integrated solar power generation; and
  - h) maximised use of natural light.
- 2.10.3 The project requirements for energy efficiency include:
- a) efficient use of energy is a central consideration. Features included will enable the complex to maximise its environmental performance in the area of energy usage. Lighting and climate control will be major consumers of power and particular attention will be paid to the inclusion of energy efficient systems without detracting from performance;
  - b) in determining the energy strategy for the facility, consideration will be given to its geographic and regional

positioning. As part of the design an energy management plan will be prepared for the facility. Opportunities for sustainable or renewable energy designs will be encouraged;

- c) heating, cooling and ventilation requirements will be appropriate for the location and purpose of the complex and be accounted for as far as possible through the use of an energy efficient design, resulting in reduced energy consumption; and
- d) the use of air-conditioning will be minimised. Where air-conditioning is used, consideration will be given to options for mixed mode operation combining air conditioning with ventilation systems to reduce energy consumption.

## **2.11 Master planning and Site planning**

2.11.1 The proposal comprises accommodation for approximately 800 people and is consistent with the design principles encompassed by the master plan which are:

- a) a “campus style” approach to the design providing residents with the possibility of access to open space and recreational, educational and programme facilities;
- b) an inward facing design minimising the impact of the operation of the facility on the external and adjacent areas;
- c) flexibility of groupings within the centre to allow separation and segregation of groups of residents when required; and
- d) a normalised environment with residents able to make their own decisions on the level of social interaction that is appropriate to themselves and their families.

## **2.12 Provisions for people with disabilities**

2.12.1 The facility will incorporate accommodation, access and facilities for residents, staff and visitors with either temporary or long term physical and/or psychological disabilities. Persons with disabilities, including those in wheelchairs, will have access to all areas and buildings in the complex and be able to move freely between the buildings. The design will also take into consideration the objectives of the *Disability Discrimination Act 1992* (C’th), where applicable. It will include a proportion of appropriate accommodation in all accommodation areas taking particular account of the size of rooms, accessible personal storage space and the inclusion of appropriate ablutions.

2.12.2 A specialist disability consultant will be engaged to review all aspects of the design of the facility. The consultant will assess the suitability of design solutions and operational policies and procedures in relation to staff, residents and visitors with disabilities to ensure that the objectives of the *Disability Discrimination Act 1992* (C’th) and the Building Code of Australia are appropriately considered.



## 2.13 Heritage and Environmental Issues

2.13.1 On 3 April 2002, the Minister for the Environment and Heritage granted exemptions under sections 158 and 303A of the *Environment Protection and Biodiversity Act 1999* (EPBA) to provide that Parts 3 and 13 of the Act do not apply in relation to the establishment and operation of the Christmas Island IRPC together with associated services and infrastructure. The exemption means that formal approval of any Environmental Management Plan (EMP) for the facility, usually issued by DEH, is not required. DEH has however, undertaken to review the EMPs associated with the Christmas Island IRPC to ensure these meet the necessary environmental standards.

2.13.2 Best practice environmental management measures will be implemented in relation to the establishment and commissioning of the Christmas Island IRPC and associated infrastructure, including:

- a) the development of an EMP for the construction and operation of the Christmas Island IRPC and associated infrastructure;
- b) the appointment of a suitable qualified environmental manager;
- c) monitoring of protected species, and the application of mitigation measures should any action prove to have adverse impacts on those species; and
- d) measures will be undertaken in consultation with DEH.

2.13.3 An EMP for groundworks associated with the facility has been prepared, 'Christmas Island IRPC, Environmental Management Plan – Construction EMP Issue C, August 2002'. Issues covered within this EMP include flora and fauna, waste management, legal requirements and the prevention of pollution. The EMP states "Compliance with the following environmental legislation is required during the construction of the IRPC.

- Environmental Protection Act 1986 (WA)(CI)
- Environmental Protection and Biodiversity Conservation Act 1999".

2.13.4 Further EMPs will be developed, in consultation with DEH, which will address matters specific to the construction and operation of the Christmas Island IRPC including:

- a) waste water;
- b) geotechnical constraints of the site as it relates to impacts of foundations and earthworks potential voids beneath the site and constituent fauna;

- c) landscaping;
- d) rehabilitation;
- e) blasting (only where blasting is required);
- f) energy management (possibility of renewable energy including wind turbines on site);
- g) dust control on North West Point Road, Murray Road and east West Baseline Road where there may be impacts on Abbott's Booby's nests and safety and enjoyment of other people using the park;
- h) lighting design; and
- i) information on hazardous materials to be stored on site.

## **2.14 Child-care provisions**

2.14.1 No provision has been made for childcare facilities for IRPC staff.

## **2.15 Fire Protection and Security Measures**

2.15.1 A specialist fire engineering consultant will be engaged during the design stages to address fire issues relative to the requirements of the Building Code of Australia and for the protection of Commonwealth assets.

2.15.2 In addition to the fire services complying with all relevant building codes, Australian Standards and industry standards, a risk assessment will be undertaken as part of the design. Risk mitigation measures identified by the risk assessment will be incorporated in the design, notwithstanding the fact that this will provide a level of protection that exceeds all relevant building codes.

2.15.3 It is expected that, where the risk is found to be significant or greater, an early warning system will be provided. Similarly, where the risk is found to be high or greater, additional fire protection will be provided and where risk is found to be extreme, additional surveillance equipment will be provided.

2.15.4 Specialist security consultants will be engaged during the design stages to address security requirements for the Christmas Island IRPC. The design of security requirements will encompass:

- a) overall facility design;
- b) resident separation;
- c) resident screening;
- d) perimeter security;

- e) detention service provider observation points; and
  - f) access control.
- 2.15.5 The facility will be designed so that the structure and layout of the building form an integral component in the day-to-day security management.
- 2.15.6 The facility will comprise a number of accommodation areas that will limit the number of individuals able to congregate in one place at one time. Management accommodation for residents that represent a significant and ongoing security risk or those that require intensive short-term management for security reasons will also be provided.
- 2.15.7 The perimeter of the facility will be medium level security with the design comprising an important component of the facility's overall security. The specifics of the security are yet to be finalised and will be addressed during the design phases. These are expected to include an energised detection and deterrence system. The final design will visually minimise security aspects of the facility and will seek instead to concentrate internal vistas on the surrounding rainforest and internal landscaping.

## **2.16 Occupational health and safety measures**

- 2.16.1 The design of the complex will, without exception, take into account the full range of health and hygiene issues applicable to the general area in which the complex is to be built. All Commonwealth, State and local government rules and regulations relating to health and hygiene standards will be accounted for in the design.
- 2.16.2 The project requirements relating to suicide prevention standards include:
- a) that the entire facility be designed in such a way as to minimise the possibility of self-harm;
  - b) that special attention be paid to the construction, detailing and fittings used in Medical Accommodation to exclude the possibility of self-harm or suicide; and
  - c) that the facility conform to the most stringent professionally recognised standards for the prevention of self-harm and suicide for persons in detention.
- 2.16.3 Construction of the Christmas Island IRPC will be in accordance with an approved Occupational Health and Safety Plan and in compliance with the *Occupational Health and Safety (Commonwealth Employment) Act 1999*.

## **2.17 Landscaping**

- 2.17.1 The site is a former mine site, suffering from the degrading effects of an open-cut mining operation.

- 2.17.2 A specialist Landscape Architectural consultant will be engaged during the design stages to address aspects of landscape design, construction and maintenance.
- 2.17.3 The requirements of the facility are unique and differ substantially from the surrounding environment. To address this issue a “green heart” is proposed for the facility which will define the residents’ circulation routes and lead to a communal “garden” that will be the focus of each General Accommodation unit. The landscaping will be divided into three zones:
- a) the Garden zone – A garden element in the centre of each residential unit will provide an area for vegetable and flower gardens and lawn play areas;
  - b) the Recreation Park zone – A variety of recreation parks form small play areas within each compound and this will compliment the central open space to provide various recreation options and residential access to activities and facilities; and
  - c) the Public Street zone – A central tree lined “Main Street” that will connect residential units to classrooms and common facilities. This zone will form the central space of the facility and will provide the facility with a “village” feel.
- 2.17.4 Plant materials for landscaping purposes will be chosen from exotic, non-evasive material and endemic species, where appropriate.

## **2.18 Impact on Local Community**

- 2.18.1 The development of a permanent IRPC on Christmas Island will contribute to the Island’s economy and local involvement in the project will be encouraged. In addition the construction tender will include the local training and local business content.
- 2.18.2 Detailed consultation has taken place, and will continue to occur throughout the project, with the following local organisations:
- a) Christmas Island Shire Council;
  - b) Christmas Island Workers Union;
  - c) Christmas Island Chamber of Commerce;
  - d) Christmas Island Tourism Association; and
  - e) Christmas Island residents at public meetings.
- 2.18.3 Regular contributions to the Christmas Island Community Newsletter keeping the community informed on the status of the project have commenced.

## **2.19 Project Costs**

2.19.1 The total outturn estimate for the works is \$276.2 million which includes construction and other related costs such as:

- a) \$197.7 million for Finance to manage from 19 February the project to completion from;
- b) \$20.5 million for DIMIA to manage original project; and
- c) \$58.0 million for the Department of Transport and Regional Services costs for infrastructure works completed to date.

2.19.2 The total building cost for the Christmas Island IRPC is estimated at \$177.8 million. This covers the design and construction works for:

- a) general accommodation;
- b) contingency overflow accommodation;
- c) ancillary buildings including furniture, furnishings and equipment;
- d) external works;
- e) works off site including:
  - satellite services,
  - sewerage,
  - sewer treatment plant, and
  - transportation;
- f) consultancies; and
- g) contingency and escalation.

## **2.20 Project Delivery System**

2.20.1 The proposed delivery system is a modified lump sum form of contract. With this system, documentation will be fully complete before a Contractor is formally engaged and accordingly, this form of delivery allows for the highest level of documentation quality and a fixed competitive price from the market prior to commencing any works. The advantages of this method, specific to the Christmas Island IRPC, are:

- a) time and cost risks are transferred to the Contractor;
- b) shipping logistics are managed by the Contractor;
- c) the preferred Contractor undertakes due diligence on the completed documentation providing valuable input to ensure the integrity of design and budget are maintained;

- d) a fixed price is obtained prior to commencing any works and prior to awarding the Contract; and
- e) risk to the Commonwealth is minimised. Design performance obligations rest with the design team and construction risk rests with the Contractor.

2.20.2 A competitively tendered early works package comprising the final earthworks for the site is currently being investigated. If adopted, this method would primarily utilise local labour and equipment to complete earthworks commenced as part of the earlier project.

## **2.21 Programme**

- 2.21.1 Subject to PWC approval, it is proposed that tenders for the construction of the Christmas Island IRPC will be called in March 2004 with a preferred tenderer selected in May 2004. A due diligence process would then be undertaken with the preferred tenderer, with the final price confirmed in September 2004. Construction of the main works would then commence in November 2004 with completion of construction in March 2006.
- 2.21.2 The above programme dates assume a competitively tendered early works package for the final earthworks. The early works package would be tendered in December 2003 with final earthworks to be completed in May 2004.
- 2.21.3 In order to achieve the above programme dates, it will be necessary to obtain PWC approval for concurrent documentation.

## ATTACHMENT A

### LOCATION, SITE AND FLOOR PLANS comprising:

4681/030901-001	Site & Locality plan	1:5000	at A3
4681/030901-002	Compound Layout	1:2000	at A3
4681/030901-003	External Facilities	1:500	at A3
4681/030901-004	Central facilities compound	1:500	at A3
4681/030901-005	General accommodation compound	1:500	at A3
4681/030901-006	Family accommodation compound	1:500	at A3
4681/030901-007	Main Reception (Ground & Upper)	1:200	at A3
4681/030901-008	Administration (Ground & Upper)	1:200	at A3
4681/030901-009	Conference	1:200	at A3
4681/030901-010	Visiting / Induction	1:200	at A3
4681/030901-011	Medical	1:200	at A3
4681/030901-012	Kitchen / Laundry / Store	1:200	at A3
4681/030901-013	External Warehouse	1:200	at A3
4681/030901-014	Education/Activities Group 1	1:200	at A3
4681/030901-015	Education/Activities Group 2	1:200	at A3
4681/030901-016	Education/Activities Group 3	1:200	at A3
4681/030901-017	Recreation	1:200	at A3
4681/030901-018	Accomm Central Facilities	1:200	at A3
4681/030901-019	General Accommm 12 & 24 bed	1:200	at A3
4681/030901-020	General Accommm 14 & 28 bed	1:200	at A3
4681/030901-021	Family Accommm Linked Rooms	1:200	at A3
4681/030901-022	Family Accommm Self Catering	1:200	at A3
4681/030901-023	Contingency Accommm	1:200	at A3
4681/030901-024	Management Unit	1:200	at A3
4681/030901-025	Utility, Electrical and Mechanical Services	1:200	at A3

**Note: These plans have been developed as part of the Concept Design Phase with significant input from the Client, DIMIA. However these plans have not yet been formally approved by DIMIA.**

